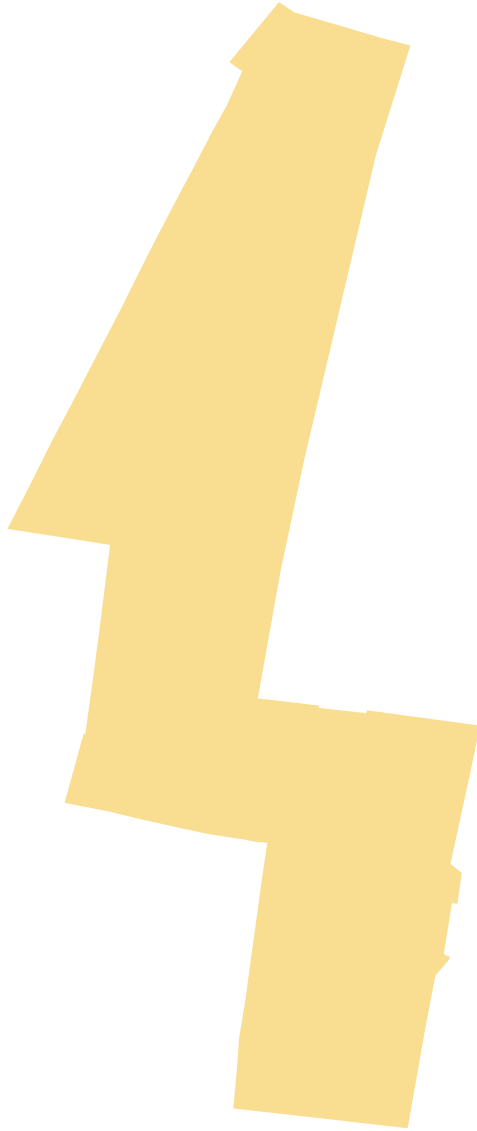


WELLESLEY ROAD (NORTH) CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN



SUPPLEMENTARY PLANNING DOCUMENT

CROYDON COUNCIL

CONSERVATION AREA DESIGNATION

10 October 2008

ISSUE

Draft Supplementary Planning Document (SPD) endorsed for adoption by Cabinet 11 February 2013 and recommended to be adopted as a Supplementary Planning Document at Full Council 22 April 2013

This document is available to view and download online at:

www.croydon.gov.uk/environment/conservation/conservationareas

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CONSERVATION AREA GENERAL GUIDANCE

Please read this document alongside the *Croydon Conservation Area General Guidance* SPD, available online at:
www.croydon.gov.uk/environment/conservation/conservationareas

Other Supplementary Planning Documents are also available online via the Croydon Council website:
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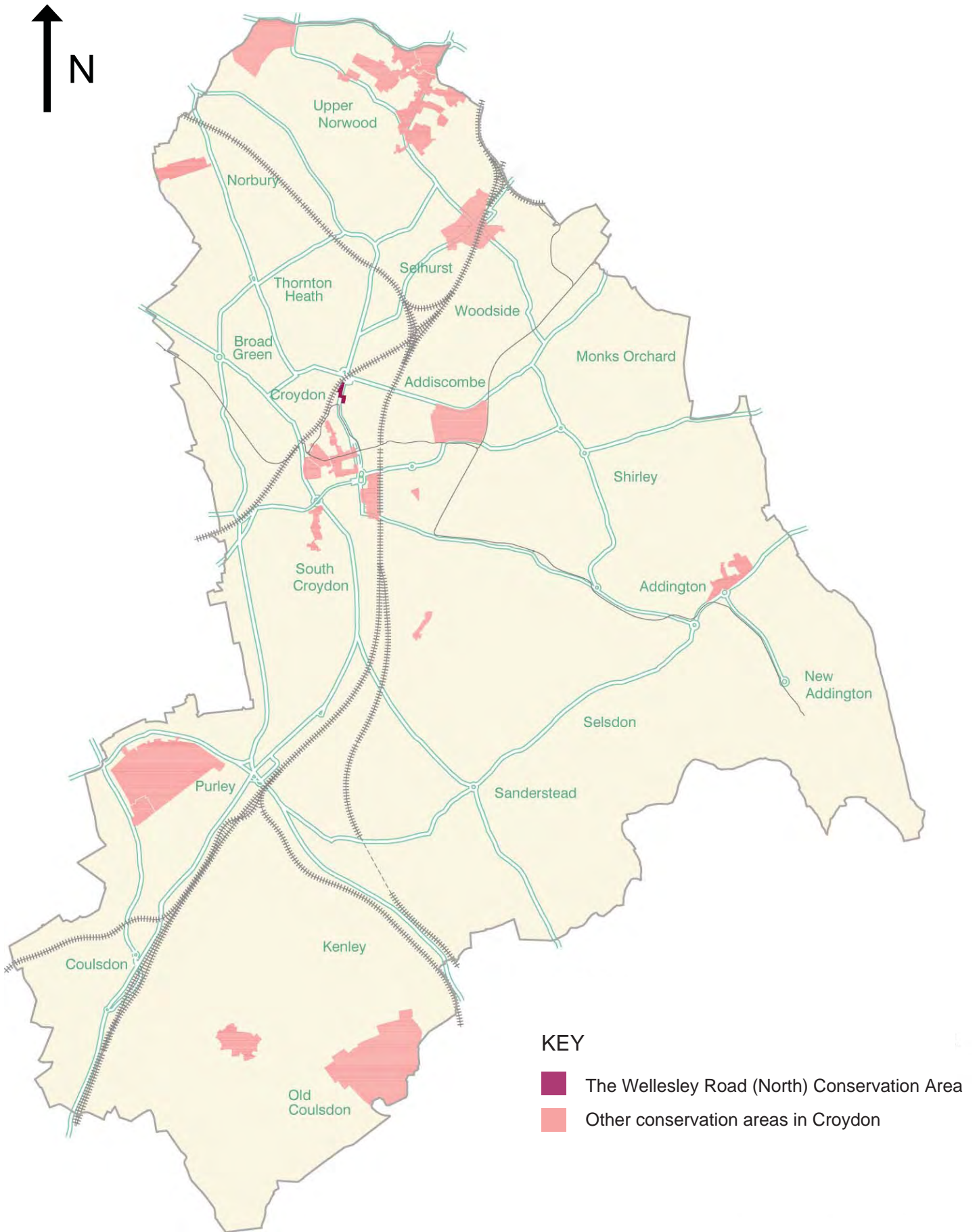
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CONTENTS

1.0	INTRODUCTION	01	PART 2: MANAGEMENT PLAN	25	
1.1	What is a Conservation Area?	03			
1.2	What is a Conservation Area Appraisal and Management Plan?	03	8.0	ADDITIONAL CONSIDERATIONS	26
1.3	What is this Document's Status?	03	8.1	Locally Listed Buildings	26
1.4	Community Involvement	03	8.2	Article 4 Directions	26
1.5	Designation Background	03	8.3	Building Regulations	26
1.6	Statement of Special Character	04	8.4	Energy Efficiency	26
1.7	Character Areas	04	8.5	Archaeological Investigations	26
	PART 1: APPRAISAL	05	9.0	DEVELOPMENT GUIDELINES	27
2.0	CONTEXT	06	9.1	Demolition	27
2.1	Location and Setting	06	9.2	New Development	27
2.2	Historic Development	08	9.3	Development Affecting the Conservation Area's Setting	27
2.3	Archaeological Significance	11	9.4	Extensions	27
3.0	TOWNSCAPE CHARACTER	12	9.5	Window Replacement	28
3.1	Layout and Plan Form	12	9.6	Ironwork	28
3.2	Density and Land Uses	13	9.7	Cladding, Rendering or Painting of Walls	28
3.3	Massing	13	9.8	Front Gardens	28
3.4	Topography	13	9.9	Changes of Use	28
3.5	Views	13	10.0	ENHANCEMENT	29
4.0	STREETSCAPE CHARACTER	14	10.1	Maintenance	29
4.1	Public Realm and Open space	14	10.2	Repairing, Restoring and Re-Instating Architectural Features	29
4.2	Street Furniture	15	10.3	Re-Instating Front Gardens and New Planting	29
4.3	Greenery and Trees	15	10.4	Refuse Storage	30
5.0	ARCHITECTURAL CHARACTER	16	10.5	Conservation Area Signage	30
5.1	General Architectural Character	16	10.6	Public Realm Improvements	30
5.2	Historic and Architectural Significance of Buildings	16	11.0	APPENDIX	31
5.3	Key Architectural Features and Materials	18	11.1	Useful Websites and Other Relevant Information	31
6.0	CHARACTER AREAS	20	11.2	Contacts	32
6.1	Upper Wellesley Road	20			
6.2	'Belfield' (49-67 Wellesley Road)	21			
6.3	East Wellesley Road (72-76 & St Mary's)	22			
7.0	CONDITION AND THREATS	23			
7.1	Current Condition	23			
7.2	Buildings at Risk	23			
7.3	Key Threats	24			



Map 1. The location of the Wellesley Road (North) Conservation Area and other conservation areas in Croydon.

INTRODUCTION





Above: Map 2. The boundary of the Wellesley Road (North) Conservation Area

Previous Page: The west side of Wellesley Road

1.0 INTRODUCTION

1.1 WHAT IS A CONSERVATION AREA?

1.1.1 A conservation area is an area of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance. Please see section 1.3 of *Croydon's Conservation Area General Guidance* for further information.

1.2 WHAT IS A CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN?

1.2.1 A *Conservation Area Appraisal and Management Plan* is a document produced to supplement Croydon's Local Plan, the London Plan, and Croydon's *Conservation Area General Guidance*. An Appraisal defines the principal qualities that constitute the conservation area's special character and identifies its current condition and threats. A Management Plan addresses the issues raised in the Appraisal and provides area-specific development guidelines to supplement those provided in Croydon's *Conservation Area General Guidance*; potential enhancement schemes are also

explored. Please see section 1.5 of the *Conservation Area General Guidance*, for further information.

1.3 WHAT IS THE STATUS OF THIS DOCUMENT?

1.3.1 This document is a Supplementary Planning Document (SPD) to Croydon's Local Plan and is a material consideration when planning applications are assessed. All planning applications for sites within the Wellesley Road (North) Conservation Area should be informed by both this SPD and the *Croydon Conservation Area General Guidance* SPD.

1.4 COMMUNITY INVOLVEMENT

1.4.1 The Mid Croydon Conservation Area Advisory Panel (see section 1.5 of the *Conservation Area General Guidance*) supplied information to inform this document prior to public consultation, which ran from 1 August to the 28 September 2012. The draft SPD on the Council's website and hard copies were available from local libraries. Site notices were placed in the conservation area,

letters were sent to all properties located within its boundary, an article was published in the Croydon Guardian and an event was held at the Town Hall on 6 September 2012.

1.4.2 Following the consultation, all responses were considered and, where appropriate, the document was amended prior to a recommendation to the Council for formal adoption.

1.5 DESIGNATION BACKGROUND

1.5.1 The Wellesley Road (North) Conservation Area was designated in October 2008 as part of the borough-wide review of conservation areas and local areas of special character. The conservation area was designated due to its historic and architectural significance and due to the fact that the buildings faced increasing pressure for redevelopment. This important historic survival of high quality Victorian buildings is all the more significant in the context of the dramatic change that Croydon's town centre has seen in the last 50 years.



Buildings on the west side of Wellesley Road



Doric Portico to number 89 Wellesley Road

1.6 STATEMENT OF SPECIAL CHARACTER

1.6.1 The Wellesley Road (North) Conservation Area comprises the earliest surviving buildings on Wellesley Road. The conservation area is defined by its high quality architectural character and historic significance.

1.6.2 49-91 (odd) and 72-76 (even) Wellesley Road are Victorian buildings that represent a cross section of mid-late C19th terrace design. The houses retain much of their original architectural character and many important historic features. As a cluster they add character and a sense of place to this part of Croydon's town centre and are a highly valued component of Croydon's built environment.

1.6.3 Despite being a major transport route the conservation area maintains its domestic character that is in contrast to much of central Croydon.

1.6.4 The Roman Catholic church of St Mary's also makes an important contribution to the conservation area's special character.

1.6.5 *'The houses represent a fascinating cross-section of terrace design from the mid-nineteenth century. With examples of more restrained 1850's terrace design to the more ornate, with unusual features such as decorative Corinthian columns in the doorway jambs of the houses. Details such as these and their well-constructed nature make them now extremely coveted homes.'*

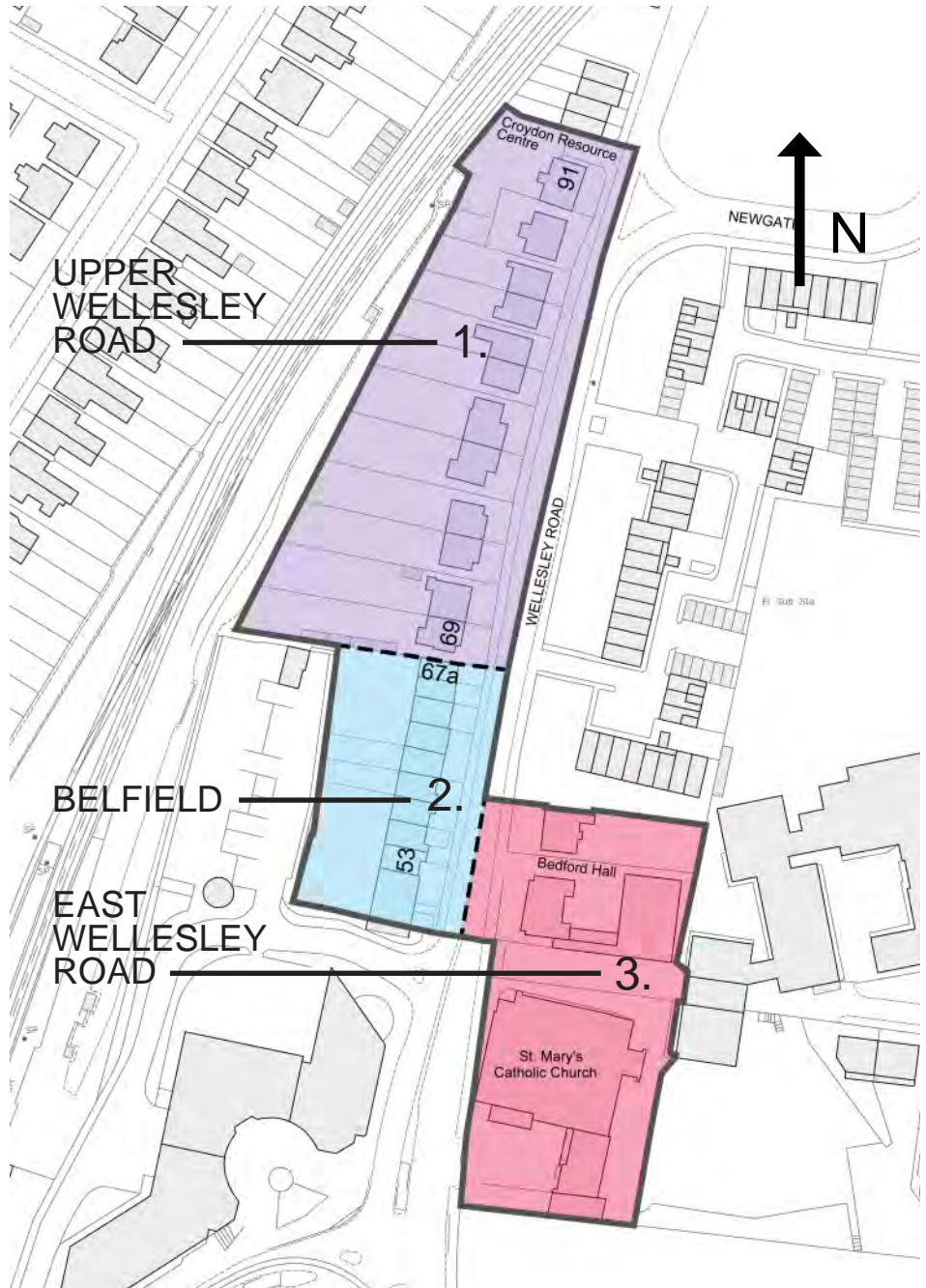
Victorian Society
Conservation Advisor, 2008

1.7 CHARACTER AREAS

1.7.1 Character areas in the conservation area are defined and grouped by housing type and phasing of development:

1. Upper Wellesley Road (69-91)
2. Belfield (49-67 Wellesley Road)
3. East Wellesley Road (72-76 and St Mary's)

1.7.2 Section 6 of this document provides further assessment and analysis of the significance of each character area. It is important to note that the assessments made in this document are non-exhaustive and further elements of architectural or historic interest may be present.



Map 3. Character areas in the Wellesley Road (North) Conservation Area

APPRAISAL



This Appraisal defines the characteristics that make the Wellesley Road (North) Conservation Area special, including its wider context, historic development, townscape, streetscape and architectural character. It also describes the conservation area's current condition.



The dramatic juxtaposition of Prospect First and Belfield terrace



Woburn Court

Previous page: Architectural detail in the conservation area

2.0 CONTEXT

2.1 LOCATION AND SETTING

2.1.1 The Wellesley Road (North) Conservation Area is located in the Fairfield Ward to the north of Croydon's town centre, approximately 100m north east of West Croydon Station. Wellesley Road is a major north/south transport route through the heart of Croydon's town centre, supporting a high volume of traffic and several bus and tram routes. The road runs parallel to the mainline railway lines from West Croydon Station to London Bridge.

2.1.2 Croydon's town centre creates an urban setting to the south of the conservation area. Adjacent to its boundary lies Prospect First (previously Prospect West) designed by architects Cullearn & Philips and built in 1988-91. Other nearby large office buildings include Delta Point and Apollo and Lunar Houses. Croydon's town centre will see more major development and tall buildings in the near future, shaped by Masterplanning, the Croydon Opportunity Area Planning Framework and the planning process. This high density urban setting is part of the conservation area's current and future setting, evident by the residential 'lylo' tower and the Saffron Square development, both under construction in 2012.

2.1.3 To the east of the conservation area lies Woburn Court, a substantial grouping of 1950's-1960's flats. Although not of any notable architectural value, the blocks are well sited behind mature trees with a significant amount of open space. Their massing is not overpowering; the central block, opposite 69-79 Wellesley Road, is 4 storeys high with other three

storey blocks also present. Further south on Woburn Road lies St Mary's school to the rear of St Mary's church and 72-76 Wellesley Road.

2.1.4 The conservation area's western setting is more suburban in character. Across the railway line lies a fine grain grid layout of roads, including St James's Road, which mostly consists of Victorian terraced and semi-detached houses. 95-97 Wellesley Road, immediately north of the conservation area, follow the scale, building lines and plot layout of the adjacent houses, including front gardens with low walling.

2.1.5 Across the historic brick Spurgeon's Bridge, on the corner of Whitehorse Road and St James's Road, lies the Grade II listed West Croydon Baptist Church and the adjacent locally listed Spurgeon's Hall. The church is of brick construction with stone dressings. Its design is an unusual composition of domed quarter-circular colonnades either side of the principle elevation, which is articulated by Doric pilasters supporting a triglyph frieze. See the *Conservation Area General Guidance*, section 4.5 for further information on listed buildings.



The Grade II listed West Croydon Baptist Church



Aerial photograph of the Wellesley Road (North) Conservation Area and the surrounding area

2.2 HISTORICAL DEVELOPMENT

2.2.1 A road following the same route and length as the current Wellesley Road existed as early as the C15th, when it was called 'Norwood-Way'. It was then, as now, the key route from central Croydon to Norwood. Following the construction of a gateway to the old Croydon Common in c.1750, near to where Spurgeon's Bridge crosses the railway lines today, the road's name was changed to 'New Gate Lane'. The 'Gate' was dropped a few years later and the road was then known as New Lane. Newgate, the road joining Wellesley Road and St James's Road, laid out after World War II, makes a conscious reference to these historic road names. The Croydon Directory of 1852 records the change in name to 'Wellesley Road', after Arthur Wellesley, Duke of Wellington, who died in September 1852.

2.2.2 In the first half of the C19th the area was open land, indicated in the 1832 Croydon Directory and the 1838 Tithe Map. The Croydon Canal had opened in 1809, connecting Croydon to the Surrey Canal and Rotherhithe, its basin running where the railway line now sits marking the western boundary of the conservation area. The canal did not prove to be a financial success and in 1836 London and Croydon Railway purchased the assets of the canal company and the railway line that now runs from West Croydon station to London Bridge was opened in 1839.

2.2.3 From the mid-C19 central Croydon saw a great expansion, largely due to the success of the railways. Of the houses now contained within the conservation area, the group of



Map 4: Extract from Rocque's Map of c.1748, showing Croydon Common and the road layout in central Croydon

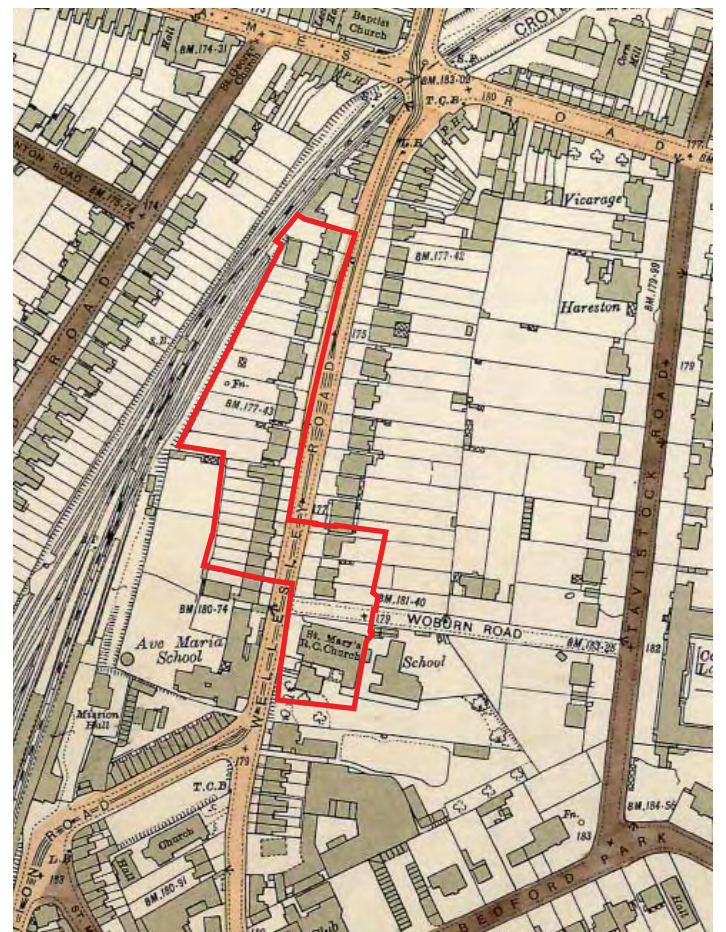
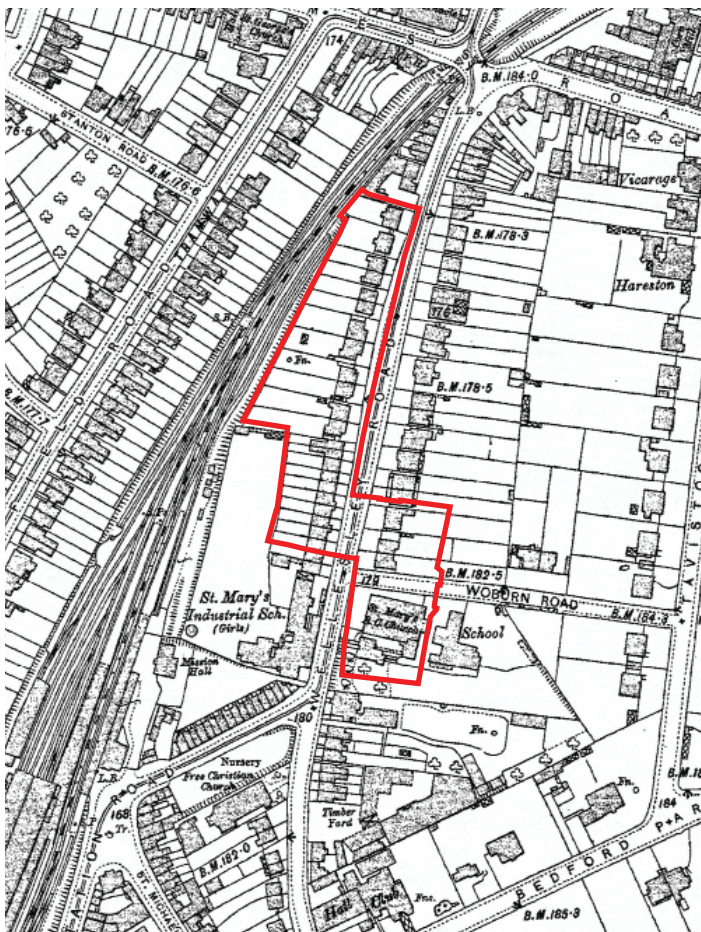
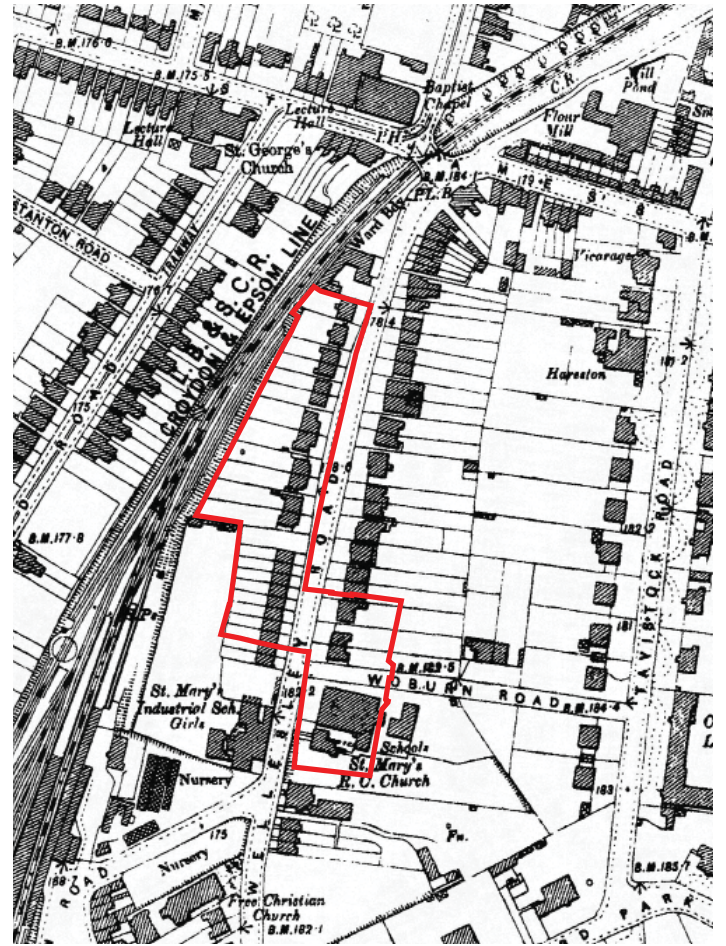


Historic photograph of demolished buildings on the east side of Wellesley Road

detached and semi-detached properties to the north of the area (79-91 odd) were built first, sometime in the 1840's/1850's. Next came the larger semi-detached villas (69-79 odd) immediately to the south and the small grouping on the other side of the road (72-76 even). Lastly Belfield terrace (49-65 odd) was built immediately to the south in the Gothic Revival style. An additional property to this terrace once existed immediately to the south, demolished along with the complex of buildings that was once Ave Maria School and later Council offices (see maps 5-8). Numbers 67 and

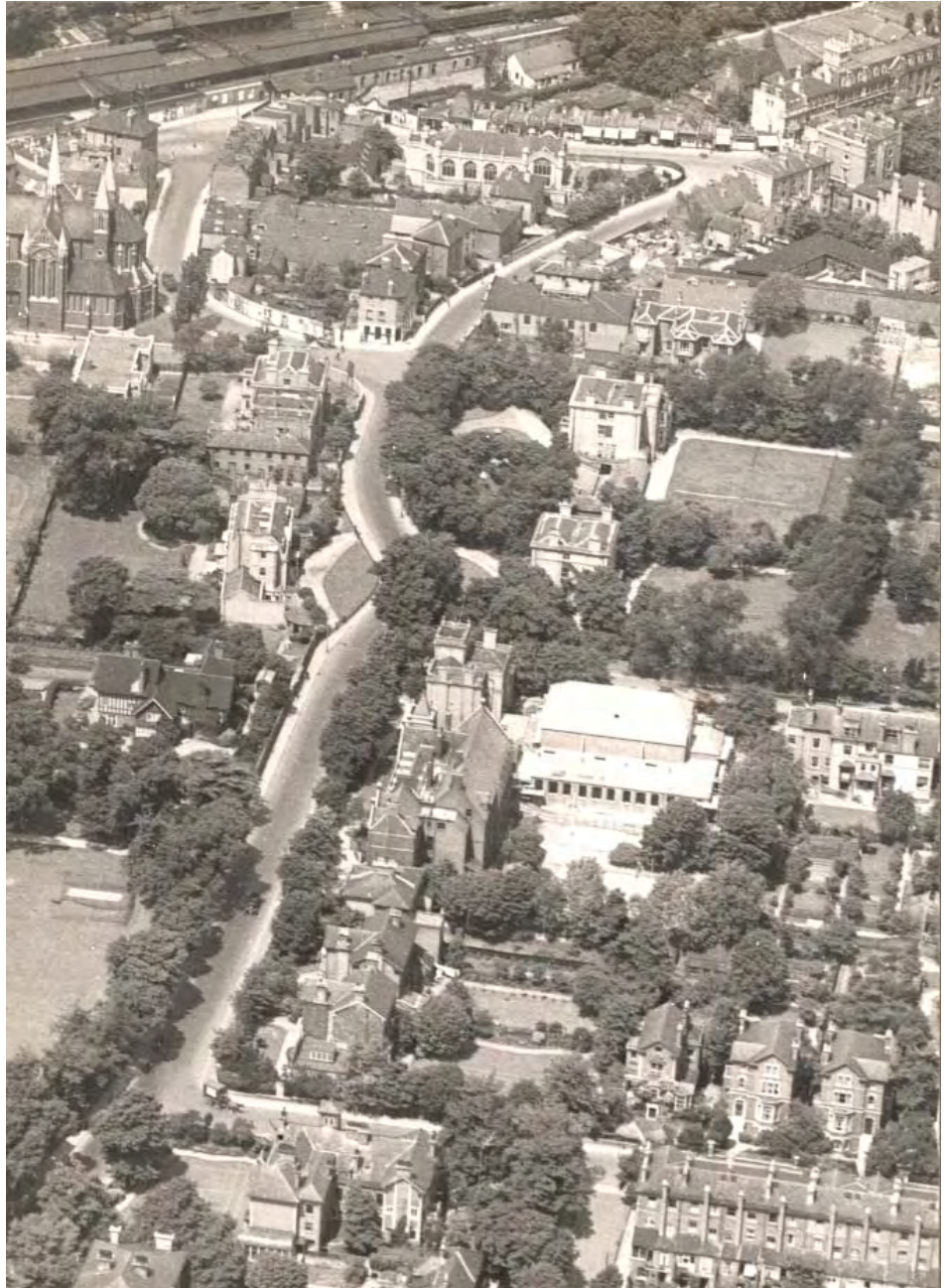
67A Wellesley Road were built in a vacant site between 69 and the terrace at 49-65, some time after 1890. However in 1868, the setting of houses now within the conservation area was relatively open, surrounded by areas of open space (see map 5).

2.2.4 Houses similar in character to 69-91 (odd) and 72-76 (even) Wellesley Road once ran up the road's eastern side from number 78 to the corner of St James's Road (see historic photo). All were demolished between 1953 and 1969 and replaced by Woburn Court.



Maps 5-8: Historic maps of the area now within the conservation area: clockwise from top left: 1868, 1890, 1910 and 1933 - the red lines indicate the current conservation area boundary

2.2.5 Not all Victorian development in the area was residential. In the early C19th a small Catholic community developed in Croydon and, following the 1837 Catholic Emancipation, started to observe Mass amid much local suppression. The first Roman Catholic church of Our Lady of Reparation, St. Mary's, opened in 1841 on Handcroft Road. Before long a larger site was needed, and in 1863 the foundation stone of St. Mary's on Wellesley Road was laid. The church was originally designed by E. W. Pugin, the eldest son of the leading Victorian Gothic Revival architect, A. W. N. Pugin. The present church is the product of alterations made in 1883 by the Scottish architect F. A. Walters, incorporating part of the original church. Both Pugin and Walters were prolific ecclesiastical architects, the latter most famously designing the now Grade II* listed Buckfast Abbey in Buckfastleigh, Devon. Linked to St Mary's Church was the adjacent Convent for the Ladies of St Mary, which was redeveloped in the 1960's, and St Mary's school, which survives today as St Mary's Catholic High School.



2.2.6 A few decades later another religious centre developed in the area. On a site purchased in 1868 from the Presbyterians, the West Croydon Baptist church was founded by the Rev. James Spurgeon, pastor of the Croydon Baptist community from 1870-1899. The foundation stone of the, now Grade II listed, building designed by J. T. Barker, was laid in 1872. The pastor lent his name to the church's nickname of 'Spurgeon's Tabernacle', and the name of the adjacent railway bridge, Spurgeon's Bridge.

Historic aerial photograph from the c.1940's; Belfield terrace in the Wellesley Road (North) Conservation Area is visible in the top right-hand corner

2.2.7 In 1935 Wellesley Road was described in the Croydon Advertiser as having 'never "gone down" in the sense that so many other fine residential thoroughfare of past days have deteriorated'; the same article later described the area as 'a pleasant tree-lined promenade with many substantial and well kept buildings.'¹ The road was once lined with a wide variety of notable Georgian and Victorian

buildings. Examples include the Croydon High School for Boys, situated immediately to the south of St Mary's Church, and Wellesley House, once situated further south, on a site almost opposite where Lunar House stands today.

2.2.8 In the decades following World War II the area changed dramatically; almost all the Victorian and Edwardian buildings situated between George Street and St Mary's Church were demolished to make

1. Wellesley Road, *Croydon Advertiser*, 31 August 1935

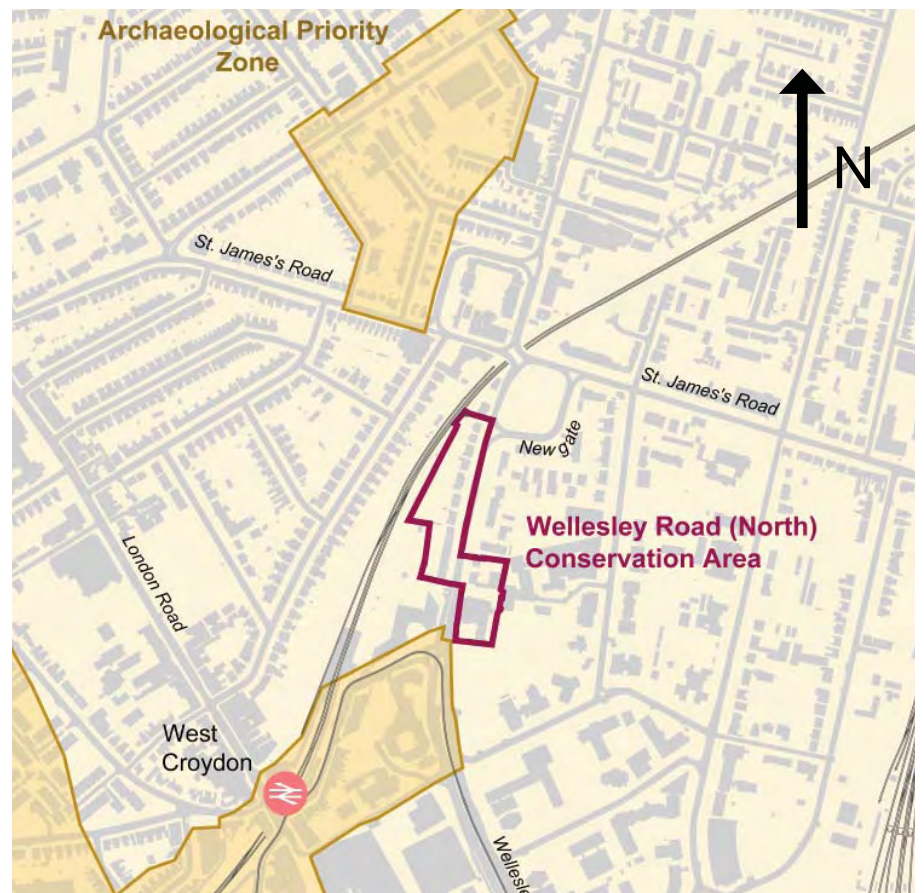
way for the dual carriageway, subways and underpass lane. These were part of a planned 'Croydon Ring Road', of which the Flyover and Roman Way are also part. The last section of the planned 'Ring Road' was never completed and the properties in the Wellesley Road (North) Conservation Area were saved from demolition.

2.2.9 Several notable individuals are associated with Wellesley Road and the surrounding area. John Dingwall, after whom Dingwall Road is named, was a significant local landowner in the late C18th and early C19th and lived at The Dingwalls, where he entertained George III on several occasions. Other famous local residents include John Rickett (d.1878), an eminent meteorologist who retired to Wellesley Road after many years abroad, and C. B. Fry, the well-known cricketer and all round sportsman, politician and writer who lived on 144 St James's Road. The property is adorned with an English Heritage Blue Plaque. The area was also once home to Croydon's infamous first Mayor, Jabez Balfour. Balfour was elected as Mayor when Croydon was awarded Borough status in 1883. He was later disgraced, when the Liberator Building Society, of which Balfour was founder, failed, leaving thousands of investors penniless. It was discovered that instead of advancing money to home buyers, the Society advanced money to property companies to buy properties owned by Balfour at a higher price. In 1892 he fled to Argentina, but was later arrested and imprisoned for fraud in connection with the scandal.

me of Jabez Balfour. Croydon 1869-87.



The house of Croydon's notorious former Mayor, Jabez Balfour, one of the historic mansions that once lined Wellesley Road



Map 9. Archaeological Priority Zones near the Wellesley Road (North) Conservation Area

2.3 ARCHAEOLOGICAL SIGNIFICANCE

2.3.1 The conservation area is located immediately to the north of the Central Croydon Archaeological Priority Zone (APZ). APZs are designated to help protect archaeological remains that might be affected by development. Please see

section 4.5 of the *Conservation Area General Guidance* for further information.

2.3.4 Details of archaeological finds in the area, including grid references of their location, are held by the Greater London Historic Environment Record (see Appendix for details).

3.0 TOWNSCAPE CHARACTER

3.0.1 Townscape is the arrangement and appearance of buildings, spaces and other physical features in a locality.

3.1 LAYOUT AND PLAN FORM

3.1.1 The Wellesley Road (North) Conservation Area comprises only 24 separate plots, as well as St Mary's Church. The conservation area's shape and layout (please see Map 2. on p.2) is defined by the distribution of surviving Victorian buildings along Wellesley Road, set in a linear fashion mostly along its west side. There are also three properties and St Mary's Church to its east side. The 22 plots on the west side of the road are bounded by the railway lines to the rear. The 22 plots on the west side of the road are bounded by the railway lines to the rear.

3.1.2 As dictated by the available space between the road and the railway lines, the depth of plots on the west side of Wellesley Road decreases to the north of the row; width:length plot ratios to the north of this row are approximately 1:2-1:3 and those further south as far as number 69 approximately 1:4-1:5, as are the plots of numbers 72-76 on the east side of the road. Numbers 49-67 comprise a terrace and share communal gardens.

3.1.3 Building lines are parallel all along the west side of Wellesley Road and houses are consistently set back by an average of 5.5m. The houses on the road's east side, 72-76 (even), are further set back, by an average of 6.7m. St Mary's Church directly abuts the pavement.

3.1.4 Street width, including pavements, is on average 13.2m between the plot boundaries, though spacing is increased by the generous set back of properties from the road, as well as the large gardens in front



Aerial photo of the Wellesley Road (North) Conservation Area



Houses set back from the road on the west side of Wellesley Road, showing uniform building lines and the sizeable front gardens present



St Mary's Church directly abutting the pavement



View north up Wellesley Road

of the 1960's housing beyond the conservation area's eastern boundary. In front of numbers 49-67 the spacing appears much reduced due to the taller, more imposing, walling combined with the presence of mature trees. Pavement width is slightly wider to the north of the Wellesley Road (North) Conservation Area.

3.2 DENSITY AND LAND USES

3.2.1 In the wider context of Croydon's town centre, the density of housing within the conservation area is relatively low, though it varies between the mix of detached, semi detached and terraced buildings. On the west side of Wellesley Road the density increases towards the south as houses change from being detached (89-91), semi-detached (69-87) and terraced (49-67A). Gaps between semi-detached and detached houses contribute towards the articulation of houses in the street scene.

3.2.2 Land uses in the conservation area are predominantly residential. Due to the generous proportions of most houses and the demand for smaller accommodation near to central Croydon, almost all of the houses that were once single dwellings have been converted into flats.

3.2.3 Some properties have been adapted for community use: 72-76 Wellesley Road is a Social Centre for the Croydon Voluntary Association for the Blind. Please see section 9.9 for development guidelines on proposed changes of use.

3.2.4 St Mary's is an operational Roman Catholic Church. The attached school is situated outside of the conservation area boundary.

3.3 MASSING

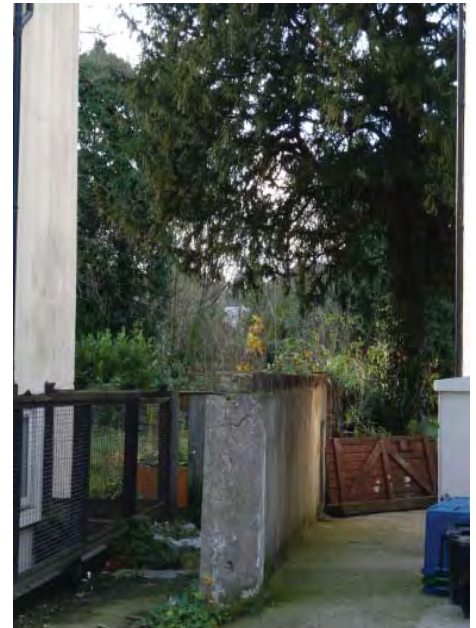
3.3.1 Massing varies throughout the conservation area. Numbers 81-91 and 76 Wellesley Road are two storeys in height with additional roof accommodation. All other houses in the conservation area are three storeys in height, either with or without additional roof accommodation. Almost all the houses have either a basement or raised lower ground floor level. In general roofs of three storey properties have a more shallow pitch than those of two storeys. St Mary's church is approximately the same height as the three storey properties in the area.

3.4 TOPOGRAPHY

3.4.1 The conservation area is situated between 50 and 60m above sea level with little sloping present. The historic canal basin, which now houses the railway lines, is situated behind the houses on the west side of Wellesley Road. There are no other distinguishing physical landscape features present in the largely urban area.

3.5 VIEWS

3.5.1 North-south views exist along Wellesley Road. To the north this view includes the new 'Iylo' tower and that of the West Croydon Baptist Chapel across Spurgeon's Bridge. High rise buildings in central Croydon are visible from within the Wellesley Road (North) Conservation Area. Additional high-rise buildings are likely to be built in the future and views from the conservation area will inevitably change.



Gaps between houses on the west side of Wellesley Road

4.0 STREETScape CHARACTER

4.0.1 Streetscape is the outward facing visual appearance and character of a street or locality.

4.1 PUBLIC REALM AND OPEN SPACE

4.1.1 The public realm in the conservation area is in a reasonable physical condition, though some areas will need upgrading in the near future, including the asphalt footways.

4.1.2 At the time of writing there is a low general standard of maintenance of front gardens and there is a predominance of hard surfacing, accumulation of clutter and litter and visible bins throughout the area. However where houses have come back into active use this has generally been accompanied by well-landscaped front gardens.

4.1.3 Most front gardens retain mid or low boundary walling, which should be retained as it plays an important part in demarcating the limit of the public and private realms. Some historic flint and brick walls with stone piers and coping are present. Traditional style iron railings and gates are also present, which make a positive contribution to the area's character.

4.1.4 There is no usable public open space within the conservation area beyond that of the roads and pavements. All houses are set back from the road behind front gardens, which helps to give the area a sense of openness, as do the large gardens in front of Woburn Court.

4.1.5 For further information on standards and guidance set for Croydon's public realm please see the *Croydon Public Realm Design Guide* (see Appendix for details).



Footway on the west of Wellesley Road outside numbers 85-87



Historic walling with stone piers



Modern brick low walling



Bus stop on the western side of Wellesley Road outside numbers 77-79

4.2 STREET FURNITURE

4.2.1 The area has some street furniture present. This includes a bus stop with adjacent litter and recycling bins (see photo) and several lamp-posts situated along this section of Wellesley Road. There is also a traditional style post box situated on the east side of the road and some telecommunications cabinets situated on pavements, which cause clutter.

4.2.2 There are some unnecessary signs and adverts attached to lamp-posts that detract from the area's overall appearance. Some telecommunications cabinets are also present, though these are fairly well sited adjacent to boundary walling so as to not obstruct pedestrian movement on the pavement.

4.3 GREENERY AND TREES

4.3.1 There are some street trees along with soft landscaping and trees in front gardens present in the conservation area. Front gardens to the south of the conservation area have more trees and planting than gardens to the north, although there is one large tree in the front garden of 81 Wellesley Road.

4.3.2 The existing planting makes a significant contribution to the appearance of the conservation area. This is, however, limited and there is potential for more planting and trees to be introduced. This will be considered by the Council as part of wider plans to transform the Wellesley Road / Park Lane corridor.

4.3.3 Conservation area status gives protection to trees within its boundary. Please see sections 5.14 and 7.3 of the *Conservation Area General Guidance* for further information.



Telecommunications cabinet on the west side of Wellesley Road, adding to clutter on the pavements



Traditional style post box on the east side of Wellesley Road



Trees in the southern part of the conservation area

5.0 ARCHITECTURAL CHARACTER

5.1 GENERAL ARCHITECTURAL CHARACTER

5.1.1 The architectural character of the Wellesley Road (North) Conservation Area is defined by the collection of detached, semi-detached and terraced Victorian houses. Houses in the conservation area are grouped according to their phase of development. Different groups are designed in different architectural styles; 49-67 Wellesley Road and the locally listed St Mary's church are in a Gothic Revival style and all other houses in a Classical style. Despite there being some stylistic and character variation,

there is an overall sense of homogeneity of architectural character in the conservation area largely due to the overall generous proportions, layout and use of similar and high quality materials and methods of construction.

5.1.2 Details and embellishments, to buildings make a significant contribution to the area's special character, for example the Doric portico to 89 Wellesley Road (see photograph on p.3) and the decorative ironwork window boxes on many properties in the conservation area.



Pair of semi-detached houses on the west side of Wellesley Road



Decorative ironwork window box, an important surviving historic feature although in a poor condition, situated on a projecting timber sill

5.2 HISTORIC AND ARCHITECTURAL SIGNIFICANCE OF BUILDINGS

5.2.1 Please refer to Map 10.

A) LOCALLY LISTED BUILDINGS

5.2.2 One building in the Wellesley Road (North) Conservation Area, St Mary's Catholic Church, is on Croydon's Local List of Buildings of Architectural or Historic Interest in recognition of its local value. Demolition of this building is considered to constitute substantial harm to the conservation area and there is a presumption in favour of its retention. Special attention should also be paid to preserving important features present on this building. Please also see section 4.5 of the *Conservation Area General Guidance* for further information.

B) POSITIVE UNLISTED BUILDINGS

5.2.3 All other buildings in the Wellesley Road (North) Conservation Area positively contribute to its overall character and appearance. Demolition of these buildings is also considered to constitute substantial harm to the conservation area. Special attention should be paid towards preserving important historic architectural features present on these buildings.

LEVEL OF CONTRIBUTION BUILDINGS
MAKE TO THE CONSERVATION AREA'S
SPECIAL CHARACTER

- Locally Listed ■
- Positive Unlisted ■



Map 10. The level of contribution buildings make to the conservation area's special character.

5.3 KEY ARCHITECTURAL FEATURES AND MATERIALS

5.3.1 High quality architectural features and materials are generally found throughout the conservation area.

5.3.2 There are two categories of buildings within the conservation area (see right), separated by their architectural style, that generally display similar key features. Common materials are found throughout the conservation area. Generally buildings in the area contain a selection of characteristic key features and materials.

5.3.3 The adjacent table lists general key architectural features and building materials found in the area:

KEY ARCHITECTURAL FEATURES¹

A) 69-91 (ODD) AND 72-76 (EVEN) WELLESLEY ROAD

1. Prominent decorative mouldings (cornices, architraves and entablatures) around windows and doors
2. Decorative railings and window boxes
3. Porches with architectural decoration
4. Quoins
5. Console brackets
6. Pediments and segmental pediments
7. Projecting window sills supported by brackets
8. Prominent chimney stacks
9. Multi-pane and arched windows
10. Overhanging eaves

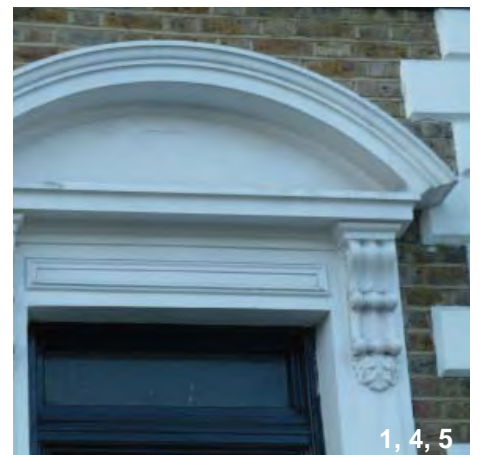
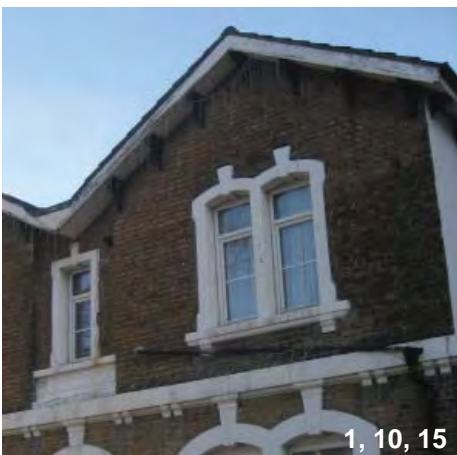
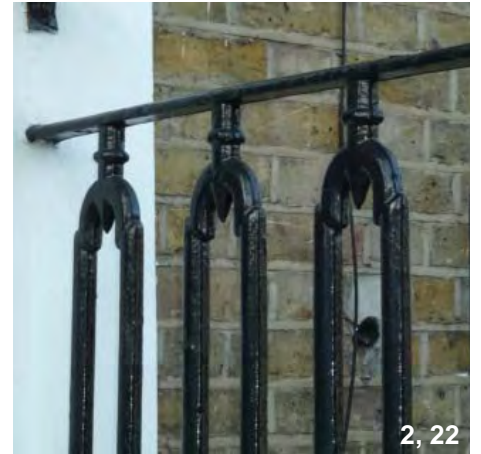
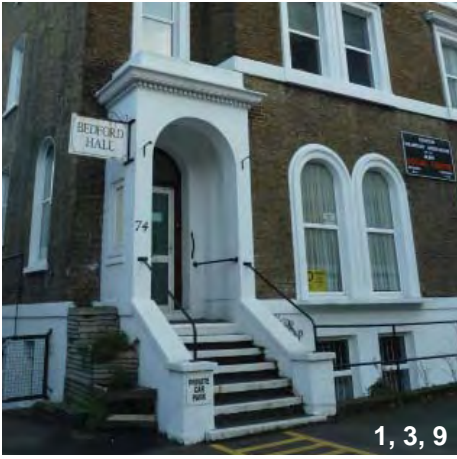
B) 49-67A WELLESLEY ROAD AND ST MARY'S CHURCH

11. Prominent decorative mouldings around windows and doors
12. Pointed arched windows and doors
13. Porches with architectural decoration
14. Patterning formed in brickwork
15. Decorative bands and string courses
16. Hood mouldings
17. Columns and capitals

COMMON BUILDING MATERIALS

18. London multi-stock bricks
19. Stone / stucco detailing and dressings
20. Slate tiles
21. Clay chimney tiles / chimney pots
22. Cast or wrought ironwork

¹ Please see the glossary of relevant terms in *Conservation Area General Guidance*



6.0 CHARACTER AREAS

6.0.1 This section expands on the statement of special interest in section 1.6 and outlines the individual characteristics of each character area, as identified in section 1.7.

6.1 UPPER WELLESLEY ROAD (69-91)

6.1.1 This character area is a group of Classical-style urban villas, visually unified by key features and characteristics (see section 5.3). The conservation area's earliest buildings were constructed in the 1840's and 50's and lie to the north (numbers 81-91).

6.1.2 Numbers 89 and 91 are two detached properties of a high architectural quality yet modest proportions. The front elevation of 91 is at present obstructed by a visually cluttered series of railings installed for disability access. However the building retains much of its original character, including brick detailing, brackets and a bay window feature. 89 has striking detailing, including its projecting Doric portico with accompanying decorative iron railings and heavy set mouldings around the windows and door.

6.1.3 Numbers 81-87 are two pairs of almost identical semi-detached houses. They are designed in a restrained Classical style and display many characteristic features, including projecting stone or stucco quoins, string courses, attractive console brackets, deep eaves, and decorative ironwork (see glossary in the *Conservation Area General Guidance*). They are built in London stock brick, with either painted stone or stucco detailing. All four houses have pedimented or segmentally pedimented mouldings above the doorways.



View looking north up Wellesley Road



87-91 Wellesley Road



Doric Portico at 89 Wellesley Road



Segmentally pedimented doorway



Pedimented doorway

6.1.4 69-79 are three pairs of semi-detached three storey properties with lower ground floor accommodation. These semi-detached villas share the general characteristics of 81-87, but on a grander scale, being of three storeys with basements. Of particular interest are the projecting window sills at ground floor level, with accompanying decorative ironwork railings for window boxes. Several of these properties are in a poor condition, with features such as the projecting sills in need of urgent repair and maintenance.



'Bellfield' terrace

6.1.5 Chimney stacks play an important role in defining architectural rhythm and visual articulation of the street, as do the heavy set mouldings around doors and windows.



Engraved stone nameplate

6.1.6 All properties in this character area have spacious rear gardens and are set back from Wellesley Road with front gardens behind boundary walling of a low-medium height. Some greenery and planting is present in these front gardens.

6.2 'BELFIELD' (49-67 WELLESLEY ROAD)

6.2.1 To the south of the conservation area lies 'Bellfield', a distinctive late C19th three-storey terrace, identified by an engraved stone in the central gable. The terrace is designed in a Gothic Revival style, with characteristic projecting porches containing decorative pointed arches with flanking columns with carved capitals, polychromatic brick decoration, and a variety of surface detailing.



Projecting porches at Bellfield

single entrance from what were originally two entrances). This is a direct result of this part of the terrace being converted to flats, when two entrances were converted into a single point of entry. Another example of inappropriate change is the alteration of a window opening at second floor level.

6.2.2 Alterations have affected the special character of this terrace (including the re-working of door openings to create a

6.2.3 A full height side extension was constructed to the south elevation of 49-51 Wellesley Road when buildings to the



67 and 67A Wellesley Road

south were demolished for the construction of Prospect First. The brickwork of the exterior of this extension matches that of Prospect First.

6.2.4 Numbers 67 and 67A Wellesley Road are a symmetrical pair of houses built after the construction of the adjacent Gothic Revival terrace and designed to be in keeping with the conservation area's architectural character.

6.3 EAST WELLESLEY ROAD (72-76 & ST MARY'S)

6.3.1 Numbers 72-76 Wellesley Road are of a high architectural quality and make a strong contribution to the special character of the conservation area, as the only remaining Victorian houses on the east side of Wellesley Road.

6.3.2 Number 76 is a detached two-storey property of a symmetrical composition with a double gabled roof. At ground floor level, a heavy set central entrance arch with decorative stone/stucco mouldings is flanked by two pairs of heavy set arched windows. The first floor, set above a thick string course with radiating stucco bracket supports, mirrors the ground floor, with a window above the entrance set above a decorative stucco panel. All windows and the entrance arch have oversized decorative key stones, the only example of this in the conservation area.

6.3.3 Bedford Hall (72-74) is a grand three-storey property, formerly a pair of semi-detached houses, which has been significantly extended to the rear. The property is exactly symmetrical (reflecting its former character as a pair of houses), designed in a restrained Classical style, with prominent heavy-set entrances, string courses, deep eaves, brick chimney stacks, arched windows at ground floor and windows with decorative mouldings to the upper floors. The entrance arches and first floor windows are topped with canopied detailing with dentils.

6.3.4 The Roman Catholic church of St Mary's is a distinctive building of brick construction with stone dressings and a slate gabled roof, which makes



Numbers 76 (right) and 72-74 Wellesley Road



Bedford Hall entrance arch

a strong contribution to the special character of the conservation area. The west façade has attached buttresses and the central bay contains an ornate rose window with a quatrefoil window intersecting a stone string course above. Flanking gables contain pointed windows with stone tracery. A prominent bell tower is also present above the central gable. The projecting ground floor entrance was added some time between 1910



St Mary's Church

and 1933, though is in keeping with the original building. The north and south elevations are very much visible both from within and without the conservation area, and consist of a row of alternating buttressed and plate tracery pointed windows set under a continuous brick moulded cornice. The presbytery that exists today to the building's south end was reworked at some point between 1953 and 1969.

7.0 CONDITION AND THREATS

7.1 CURRENT CONDITION

7.1.1 When designated in 2008, many buildings in the conservation area were in a poor condition. All the houses, many of which were previously in housing association ownership, were empty. In 2010 and 2011 the conservation area featured in the English Heritage Conservation Area at Risk Register.

7.1.2 Over the last few years many houses have been sold to private owners and have been repaired, renovated, divided into flats and brought back into active use. Despite this positive change there is significant capacity for improvement in terms of the maintenance of buildings and front gardens. A significant amount of minor development has also occurred, which has negatively affected the conservation area's special character, most notably the replacement of timber sash windows with uPVC windows and the installation of satellite dishes to front elevations.



Multiple satellite dishes installed to the front elevation of a building



Bins without a storage area



69 Wellesley Road



85 Wellesley Road

7.2 BUILDINGS AT RISK

7.2.1 Due to their poor condition the following buildings are currently 'at risk'.

85 WELLESLEY ROAD

7.2.2 At the time of writing this property is unoccupied. Evidence of neglect includes cracked window panes at first floor level and the window and door openings at ground and lower ground floor level are in-filled with concrete blocks.

69 WELLESLEY ROAD

7.2.3 At the time of writing this property is unoccupied. Evidence of neglect includes the front door and window openings at lower ground floor level are in-filled with concrete blocks.



73-75 Wellesley Road

73-75 WELLESLEY ROAD

7.2.4 At the time of writing this pair of semi-detached properties appear to be occupied, but are in a poor condition

externally. Features such as the mouldings around windows are in need of repair and maintenance and front gardens are littered with rubbish and clutter.

7.3 KEY THREATS

7.3.1 While insensitive development can instantly harm the conservation area's special character, negative change can often occur incrementally through piecemeal alterations and additions to buildings that do not require planning permission, or that occurred prior to the area's designation.

7.3.2 The conservation area is under pressure from a number of changes, which can result in threats to its special character and appearance. Existing and potential threats are outlined in the box below, categorised as to whether they impact directly on buildings or the wider streetscape.



Rubbish in front gardens



Inappropriate alterations to doorways

THREATS TO BUILDINGS

1. Partial or total demolition of historic buildings
2. Development affecting the conservation area's setting
3. Poor maintenance of buildings
4. Loss of historic architectural features
5. Alterations to historic fabric
6. Introduction of new features and materials that detract from area's character
7. Loss of ironwork from window boxes and railings
8. Re-pointing of walls with cement render
9. Poorly designed and / or oversized roof, front and side extensions
10. The use of non-traditional roofing materials
11. Installation of satellite dishes to roofscapes and / or front elevations
12. Installation of poorly-sited renewable energy technologies and other building services
13. Commercial signage cluttering building elevations

THREATS TO STREETScape

14. Loss of low-walling boundary treatments
15. Installation of ramps or high railings in front gardens
16. Poor maintenance of front gardens
17. Accumulation of litter
18. Lack of screened storage for recycling and refuse bins
19. Loss of street trees and planting
20. Use of low-grade materials for roads and pavement
21. Excessive traffic road markings
22. Poor siting and upkeep of street furniture
23. Graffiti
23. Impacts of tall buildings in Croydon's town centre on the conservation area's setting

MANAGEMENT PLAN



This Management Plan provides area-specific guidance on development, maintenance and enhancement in the Wellesley Road (North) Conservation Area. It supplements Croydon's *Conservation Area General Guidance*, which provides general guidance for all conservation areas and should be read in conjunction with this document.

8.0 ADDITIONAL CONSIDERATIONS

8.0.1 It is the responsibility of the property owner to be aware of the designations that apply to their building and the area within which it is situated.

property owners to improve the energy efficiency of their property.

8.1 LOCALLY LISTED BUILDINGS

8.1.1 At present St Mary's Church is the only locally listed building in the Wellesley Road (North) Conservation Area. For more information on the implications of local listing please see the *Conservation Area General Guidance*, section 4.5 and the *Locally Listed Building SPD*.

8.5 ARCHAEOLOGICAL INVESTIGATIONS

8.5.1 Archeological investigations may be required for development affecting the setting of the conservation area located within an Archaeological Priority Zone that involves groundworks. Please see section 4.5 of the *Conservation Area General Guidance* for further information.

8.2 ARTICLE 4 DIRECTIONS

8.2.1 The Council maintains the right to serve an Article 4 Direction if it is deemed appropriate to protect the special character of the conservation area. For more information on Article 4 Directions please see the *Conservation Area General Guidance*, section 2.5.

8.3 BUILDING REGULATIONS

8.3.1 Please see section 8 of the *Conservation Area General Guidance*.

8.4 ENERGY EFFICIENCY

8.4.1 There are some retrofitting measures that can be explored to improve a building's energy efficiency. Please see section 9 of the *Conservation Area General Guidance* for detailed guidance.

8.4.2 In the Wellesley Road (North) Conservation Area the installation of external wall insulation to elevations visible from the road is not considered to be an appropriate measure. It is recommended that less obtrusive measures, including internal wall and roof insulation, the draft proofing of windows and doors, internal secondary glazing, are considered by

9.0 DEVELOPMENT GUIDELINES

9.0.1 All development within the Wellesley Road (North) Conservation Area must be in line with Croydon's Local Plan Policies and should preserve or enhance its special character. The guidance below supplements that provided in the *Conservation Area General Guidance* and helps to address threats identified in section 7. Some common subjects, such as the siting of TV aerials, solar panels and satellite dishes affect conservation areas across the borough and guidance is provided in the *Conservation Area General Guidance* and not repeated here.

9.0.2 The Council will investigate reports of unauthorised development (see the *Conservation Area General Guidance*, section 7). As part of this assessment a full survey of the area as visible from the street has been made, which will be used as evidence when reviewing any reports of unauthorised development.

9.1 DEMOLITION

9.1.1 All buildings within the Wellesley Road (North) Conservation Area are considered to contribute positively to the area's special character (see section 5.2) and as such any proposals for the demolition of buildings will be resisted.

9.2 NEW DEVELOPMENT

9.2.1 There are no vacant development sites in the conservation area. Opportunities for development could only result from the conversion and/or extension of existing properties. Any proposed scheme will be expected to be of a high quality design that enhances the conservation area's special character and appearance. Urban design aspects, including height, scale, massing and building lines must be carefully

considered in all new development. Please see section 9.4 below for further guidance on extensions.

9.3 DEVELOPMENT AFFECTING THE CONSERVATION AREA'S SETTING

9.3.1 The immediate setting of the Wellesley Road (North) Conservation Area to the north, west and east generally consists of buildings that are of a similar domestic scale as those within the conservation area. Any development proposals should not result in a negative impact on the Wellesley Road (North) Conservation Area.

9.3.2 Careful consideration will be given to the impact of future development in Croydon's town centre on the conservation area's setting. Future high rise development in Croydon's town centre must carefully consider the impacts on the conservation area and ensure that their proposals are of the highest design quality. Applicants will be expected to submit such information as deemed necessary to aid this assessment. The Croydon Opportunity Area Planning Framework provides further guidance on scale and massing of development and how it must integrate with, respect and enhance the historic environment.

9.4 EXTENSIONS

9.4.1 Planning permission is required for front, side and roof extensions and for some rear extensions.

9.4.2 Proposals for front extensions, including new porches, are generally not considered to be acceptable due to the negative impact on the special character of individual buildings and disruption of architectural rhythm provided by the articula-

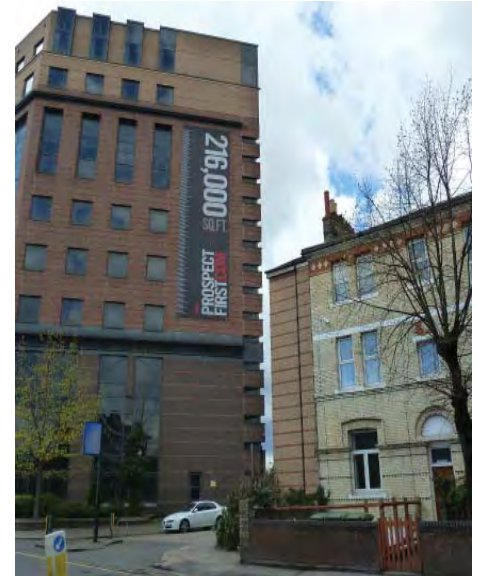


Photo from within the Wellesley Road (North) Conservation Area showing its wider urban setting. This is a changing backdrop



An exception to the general rule in paragraph 9.4.2: a well designed new porch that has enhanced the character of the building

tion of the existing groups of buildings they would cause.

9.4.3 Side extensions may be acceptable as long as careful consideration is given to the quality of materials and design. All side extensions should be set back from the main front wall of the existing property to retain the character and integrity of the original dwelling.

9.4.4 Well designed single storey rear extensions are considered to be acceptable in principle. Carefully designed two storey rear extensions may be appropriate provided they are well separated from adjoining occupiers. If the rear of the property is visible from the street rear extensions will need to be more carefully designed so as to complement the existing building.

9.4.5 As there is a consistent pattern of roof lines in the conservation area, roof extensions or dormer windows that are visible from a public highway are generally not considered to be appropriate. Small dormer extensions on the rear of the properties are generally considered to be acceptable, providing they are of a high quality design and constructed from high quality materials that respect the character and appearance of the conservation area.

9.4.6 All proposals for extensions should be in line with the requirements of the *Residential Extensions and Alterations SPD*. Due to the sensitive nature of building in the conservation area, extra care and attention must be paid to preserving and enhancing its special character. Additional considerations to supplement the *Residential Extensions and Alterations SPD* are outlined in section 5.3 of the *Conservation Area General Guidance*.

9.5 WINDOW REPLACEMENT

9.5.1 Any surviving historic and traditional style windows should be retained and refurbished.

9.6 IRONWORK

9.6.1 Historic iron railings, balustrades and balconies are important, often historic, features

and add to the character of a building as well as that of the wider area. The Council encourages the re-instatement of lost ornamental ironwork with good quality replacements of an appropriate design. Ironwork should be retained and protected through regular painting and maintenance.

9.7 CLADDING, RENDERING OR PAINTING OF WALLS

9.7.1 Planning permission is required for the external cladding or rendering of walls. Originally exposed brick walls should not be clad, rendered or painted as the exposed brick walls of properties contribute towards the special character of the conservation area.

9.8 FRONT GARDENS

9.8.1 Most of the buildings within the Wellesley Road (North) Conservation Area have large front gardens. Their treatment is particularly important because they have a significant impact on the special character of the area. All development proposals must contain landscape design proposals for front gardens, which should including:

- The retention of existing attractive boundary treatments and landscaping
- A good balance of soft and hard landscaping
- Trees
- Provision for the storage and screening of refuse and recycling bins

9.8.2 Planning permission is required for the installation of dropped kerbs for vehicular access and it is unlikely that permission will be granted because of highway safety issues of vehicles reversing out onto a busy highway with often fast moving traffic. As a result, front gardens of the properties within the conservation area

are not suitable for car parking and should be retained as landscaped front gardens.

9.8.3 Low level walls contribute to the conservation area's appearance. New proposals for low walling are generally considered to be acceptable, provided they are constructed from high quality materials. Higher level solid boundary treatments are generally not considered to be acceptable at the front of a property.

9.9 CHANGES OF USE

9.9.1 There is an increasing demand in the Wellesley Road (North) Conservation Area for houses to be converted in to flats or multiple occupancies. This is acceptable in principle, as long as all potential negative impacts on the conservation area's special character have been considered and measures implemented to prevent them.

9.9.2 All proposals for change of use to flats or multiple occupancies should comply with the checklist of requirements in section 5.4 of the *Conservation Area General Guidance*.

9.9.3 There is also pressure for change of use of buildings from residential to commercial or community use. Any applications for a change of use to commercial use that are considered to be acceptable in principle should ensure all signage is well integrated with the building.

10.0 ENHANCEMENT

10.0.1 Property owners are encouraged to undertake minor works that will improve the condition and appearance of their properties, which will have a wider positive impact on the conservation area as a whole. Much enhancement of buildings and the wider area does not require planning permission; please contact the Council or consult the Building Conservation Directory (see Appendix for details) for further advice. The Council welcomes and supports enhancement schemes proposed by property owners or the local community.

10.1 MAINTENANCE

10.1.1 Please see section 6 of the *Conservation Area General Guidance*. In order to ensure the long-term survival of important features regular attention is required to stop them falling into a state of disrepair. The Council therefore recommends that regular maintenance is undertaken to retain the collective value of the attractive features present in the area. Some minor works do not require planning permission but, if left unattended, may result in unnecessary decay and damage, which could lead to the need to conduct more complex and expensive repair works that may require planning permission at a later date. Basic maintenance recommendations include:

- The regular clearing of debris in gutters and rainwater pipes
- The pruning of vegetation in close proximity to buildings
- The re-fixing of loose roof tiles or slates
- The regular re-painting of timber features

10.2 REPAIRING, RESTORING AND RE-INSTATING ARCHITECTURAL FEATURES

10.2.1 The conservation area would be enhanced through the



Newly cleaned facade of Belfield terrace

repair, restoration or reinstatement of the following damaged or lost architectural and landscape features:

- Decorative window and door surrounds
- Stucco / stone detailing and plasterwork mouldings
- Decorative motifs or string courses
- Ironwork railings

10.2.2 In addition the following would also result in an enhancement to the area:

- The re-siting of inappropriately located satellite dishes, solar panels and TV aerials
- The replacement of uPVC or aluminium windows and doors with timber alternatives in keeping with the area's special character
- The replacement of non-traditional roofing materials with natural slate tiles
- The removal of new architectural features that detract from the area's special character
- The re-designing or revised treatment of existing oversized and/or poorly designed extensions
- Installation of appropriate



Newly landscaped front garden in upper Wellesley Road

- refuse screening
- The reinstatement or repair of lost or damaged ironwork window boxes and railings

10.2.3 Advice from the Council should be sought for more substantial work than the above to determine whether planning permission or a certificate of lawful development is required. Please see the Appendix for contact details.

10.3 RE-INSTATING FRONT GARDENS AND NEW PLANTING

10.3.1 The treatment of front gardens is a particularly important issue in the Wellesley Road (North) Conservation Area due to the layout of buildings within their plots. Many front gardens in the Wellesley Road (North) Conservation Area have been redeveloped, with boundary treatments and soft landscape removed. This has resulted in a negative impact on the special character and appearance of the conservation area. Property owners can enhance the overall character and appearance of the area by:

- Returning hard-surfaced areas to soft landscape for front gardens with shrubs and trees
- Re-introducing low-walled boundary treatments or well-designed railings

10.4 REFUSE STORAGE

10.4.1 The Appraisal identifies the unsightly presence of refuse and recycling bins as a threat to the conservation area's overall character and appearance. Property owners should consider the installation of unobtrusive bin housings to screen refuse that may otherwise be visible from the street. This can be a relatively simple measure that can enhance not only the appearance of individual properties but also that of the wider conservation area. Any structure should be situated behind the main building line if possible. Planning permission is required for the erection of any permanent structure, including refuse storage, in front of the main building line.

10.5 CONSERVATION AREA SIGNAGE

10.5.1 Existing and forthcoming way-finding schemes in the Croydon's town centre, such as Legible London, may be extended in the future to cover the Wellesley Road (North) Conservation Area. The Council will consider any community-led projects to introduce signage to identify the conservation area, provided that it is of a design that would enhance the area's special character and that the costs of maintenance and management are fully considered.

10.6 PUBLIC REALM IMPROVEMENTS

10.6.1 Routine maintenance of the public realm occurs as part of the ongoing cycle of maintenance within Croydon. There may be potential for further enhancements in the future. All proposals to enhance the conservation area's public realm must be in accordance with the Croydon's *Public Realm Design Guide* (please see Appendix for details).

10.6.2 All temporary signage removed after the relevant period of display. All new street lighting will be implemented in the area according to the adopted Street Lighting PFI agreement.

10.6.3 The public realm of the Wellesley Road (North) Conservation Area is to be re-considered in 2013 as part of the wider Wellesley Road public realm works that form part of the Council's Connected Croydon Programme. Improvements being considered include providing new and enhanced surface pedestrian crossings to replace existing subways, improved way-finding, re-paving, softening the street with tree planting and implementing improvements to the traffic gyratory



An example of Legible London signage in Croydon's town centre

11.0 APPENDIX

11.1 WEBSITES AND OTHER RELEVANT INFORMATION

USEFUL WEBSITES

A) USEFUL WEBSITES

- Croydon Council Planning and Conservation web pages:
www.croydon.gov.uk/environment/conservation
www.croydon.gov.uk/planningandregeneration
- English Heritage web pages:
www.english-heritage.org.uk
www.helm.org.uk - (for access to English Heritage documents)
www.english-heritage.org.uk/your-property/saving-energy
- Greater London Historic Environment Record:
www.heritagegateway.org.uk (managed by English Heritage)
- Greater London Authority (for the London Plan):
www.london.gov.uk/thelondonplan
- Department for Communities and Local Government
www.communities.gov.uk
- Building Conservation Directory:
www.buildingconservation.com
- Sustainable Traditional Buildings Alliance:
www.sdfoundation.org.uk/stba

B) RELEVANT CROYDON COUNCIL DOCUMENTS (WEBLINK ABOVE)

- Draft *Croydon Conservation Area General Guidance*, including a glossary of relevant architectural terms
- *Planning Application Validation Checklist*
- *Local List of Buildings of Architectural or Historic Interest SPD*
- *Residential Extensions and Alterations SPD*
- *Shopfronts and Signage SPG*
- *Landscape Design SPG*
- *Public Realm Design Guide*

C) RELEVANT NATIONAL GUIDANCE DOCUMENTS (WEBLINK ABOVE)

- *Archaeology and Planning in Greater London* (English Heritage 2011)
- *The Setting of Heritage Assets* (English Heritage 2012)
- *Understanding Place: Conservation Area Designation, Appraisal and Management* (English Heritage 2011)
- *Understanding Place: Historic Area Assessments* (English Heritage 2011)
- *Energy Efficiency and Historic Buildings*, which is a series of English Heritage guidance documents available to view and download at www.helm.org.uk/climatechange
- *By Design: Urban Design in the Planning System* (CABE, 2000)
- *The Urban Design Compendium* (English Partnerships, 2000/2007)
- *Responsible Retrofit of Traditional Buildings* (Sustainable Traditional Buildings Alliance 2012)

11.2 CONTACTS

Croydon Council, 18th Floor Taberner House, Park Lane,
Croydon CR9 1JT;
Tel/Email: 0208 7266000; contact.thecouncil@croydon.gov.uk

- Spatial Planning (including Urban Design and Conservation officers): Tel: 0208 4071385;
Email: spatial.planning@croydon.gov.uk
- Development Management (including Enforcement & Tree Officers): Email: development.management@croydon.gov.uk
- Building Control Team, Croydon Council:
Email: building.control@croydon.gov.uk
- Waste Management Team, Community Services, Croydon Council: Tel: 0208 7266200
- Croydon Local Studies Library and Archives Centre:
www.croydon.gov.uk/libraries Tel: 0208 7266900;
Email: local.studies@croydon.gov.uk

English Heritage, London Region
Tel/Email: 0207 9733000; london@english-heritage.org.uk

The Victorian Society
Tel/Email: 0208 9941019; admin@victoriansociety.org.uk
www.victoriansociety.org.uk

The Society for the Protection of Ancient Buildings (SPAB)
Tel/Email: 0207 3771644; info@spab.org.uk; www.spab.org.uk
Technical helpline: 0207 456 0916

The Building Conservation Directory
Tel/Web: 01747 871717; www.buildingconservation.com

The Energy Saving Trust
Tel/Web: 0800 512012; www.energysavingtrust.org.uk

Croydon Natural History and Scientific Society
Contact: Brian Lancaster: Tel: 0208 6686909

Register of Building Conservation Accredited Architects
Tel/Web: 01625 523784; www.aabc-register.co.uk

Royal Institute of British Architects (RIBA)
Tel/Web: 0207 3073700; www.architecture.com

Mid Croydon Conservation Area Advisory Panel
(please contact the Spatial Planning Team for details)

COMMUNITY LANGUAGES

If English is not your first language and you need help to understand the information contained in this brochure, please contact Croydon Council on Tel: 020 8726 6400. We will then arrange for an interpreter to help you.

Nëse Anglishtja nuk është gjuha juaj e parë dhe ju keni nevojë për ndihmë për të kuptuar përmbajtjen e kësaj broshure, ju lutem telefononi Zyrën e Pranimeve (Admission Team) në Departamentin e Edukimit (Education Department) në numrin **0208 726 6400**.
Ne më pas do të gjejmë një perkthyes për t'ju ndihmuar.

Albanian

ইংরেজী যদি আপনার প্রথম বা মাতৃভাষা না হয় এবং এই পুস্তিকার বিষয়বস্তু বুঝবার জন্য আপনি সাহায্য চান, এডুকেশন ডিপার্টমেন্ট বা শিক্ষা বিভাগের অ্যাডমিশনস্ টীম (ভর্তির দায়িত্বপ্রাপ্ত দল)-কে 0208 726 6400 , এক্সটেনশন 1884 - এই নম্বরে টেলিফোন করবেন। আপনাকে সহায়তাদানের জন্য একজন দোভাষীর ব্যবস্থা করা হবে।

Bengali

Jestliže angličtina není Váš první jazyk a potřebovali byste pomoc s porozuměním obsahu této brožury, zatelefonojte, prosím, Příjímací skupinu (Admission Team) ve Školském oddělení (Education Department) na čísle **0208 726 6400**, S pomocí tlumočnicka Vám potom může být poskytnuta pomoc.

Czech

Si l'anglais n'est pas votre première langue et vous avez besoin d'aide afin de comprendre le contenu de cette brochure, téléphonez à l'Équipe des Admissions ("Admissions Team") au Service de l'Enseignement ("Education Department") au **0208 726 6400**.
On demandera ensuite à un interprète de venir vous aider.

French

જો અંગ્રેજી તમારી પ્રથમ ભાષા ન હોય અને આ પુસ્તિકાની વિગતો સમજવામાં તમને મદદની જરૂર હોય તો, કૃપયા એજ્યુકેશન ડિપાર્ટમેન્ટના એડમિશન્સ ટીમને, ટેલિફોન નંબર: **0208 726 6400** , એક્સ્ટેન્શન 1884 પર ફોન કરો. અમે તમારા માટે ગુજરાતી દુભાષિયાની વ્યવસ્થા કરી આપીશું જે તમને મદદ કરશે.

Gujerati

ਜੇਕਰ ਅੰਗਰੇਜ਼ੀ ਤੁਹਾਡੀ ਪਹਿਲੀ ਬੋਲੀ ਨਹੀਂ ਹੈ ਅਤੇ ਤੁਹਾਨੂੰ ਇਸ ਕਿਤਾਬਚੇ ਵਿਚ ਲਿਖੀ ਜਾਣਕਾਰੀ ਸਮਝਣ ਵਿਚ ਮਦਦ ਦੀ ਲੋੜ ਹੈ ਤਾਂ ਰੁਪਾ ਕਰਕੇ ਐਜੂਕੇਸ਼ਨ ਡਿਪਾਰਟਮੈਂਟ ਵਿਚ ਅਡਮੀਸ਼ਨ ਟੀਮ ਨੂੰ ਇਸ ਨੰਬਰ 'ਤੇ ਫੋਨ ਕਰੋ: **0208 726 6400** ਅਸੀਂ ਤੁਹਾਡੇ ਲਈ ਕਿਸੇ ਇੰਟਰਪ੍ਰਿਟਰ ਦਾ ਪ੍ਰਬੰਧ ਕਰਾਂਗੇ।

Panjabi

Haddii af Ingiriisudu aanay ahayn luqadaada koowaad caawimana aad u baahantahay si aad u fahamto waxa uu ka koobanyahay buugyarahani, fadlan kala soo hadal kooxda ogolaanshaha ee qaybta waxbarashada telifoonka **0208 726 6400**. Intaa ka dib waxa lagu diyaarin doonaa inuu ku caawiyo turjumaan.

Somali

ஆங்கிலம் உங்களுக்கு முதல் மொழியாக இல்லை எனில், மற்றும் இச்சிறு புத்தகத்தில் கொடுக்கப்பட்டுள்ளவற்றை விளங்கிக் கொள்ள உங்களுக்கு உதவி தேவை எனில், தயவு செய்து எஜுகேஷன் டிபார்ட்மென்டிலுள்ள அட்மிஷன்ஸ் டிபுடன் **0208 726 6400** என்ற தொலைபேசி எண்ணுடன் தொடர்பு கொள்ளவும். உங்களுக்கு உதவி செய்ய மொழி பெயர்ப்பாளருக்கு சம்யப்பம்.

Tamil

İngilizce ana diliniz değilse ve bu kitapçığın içeriğini anlamakta yardıma ihtiyacınız varsa lütfen Eğitim Dairesinden (Education Department) Kayıt Ekibine (Admission Team) **0208 726 6400** telefon ediniz. Böylelikle size yardımcı olması için bir tercüman sağlanacaktır.

Turkish

اگر انگریزی آپ کی پہلی زبان نہیں ہے اور اس کتابچے کو سمجھنے کے لئے آپ کو مدد کی ضرورت ہے تو براہ کرم ایجوکیشن ڈیپارٹمنٹ میں "ایڈمیشن ٹیم" کو اس نمبر پر فون کیجئے۔ **0208 726 6400** لئے انٹرپرائیڈ کی سروس کا انتظام کیا جائے گا۔

Urdu

