

Windfall or 'Small Sites' Evidence Base
Croydon Local Plan Partial Review 2019

November 2019

Produced by: Croydon Spatial Planning Service and submitted as an evidence base for the Local Plan Partial Review – Issues and Options Consultation.

'Windfall' or Small Sites Evidence Base

1.1

The National Planning Policy Guidance February 2019 introduces the various ways that councils can promote the development of a good mix of development sites. One of the recommendations is to “support the development of ‘windfall’ sites through policies and decisions, giving great weight to the benefit of using suitable sites within existing settlements for homes”. Windfall sites are “sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously-developed sites that have unexpectedly become available.”

1.2

This report has been produced by Croydon Council’s Spatial Planning Department to provide an evidence base for the potential density changes outlined through ‘windfall’ or small scale suburban housing development across the borough over the plan period. It aims to understand the level of change that will occur across an area based on a planned rate of windfall. This evidence base is used to support the development of a set of strategic growth options put forward in the Local Plan Review – Issues and Options Consultation 2019.

1.3

In line with the Council’s recently adopted Suburban Design Guide, or Supplementary Planning Document 2, and changes to the London Plan focussing on further delivery of homes through windfall development, this report analyses the likely areas of change across the borough based on the prevailing character previously mapped through the Borough Character Appraisal, which can be found online here:

<https://www.croydon.gov.uk/sites/default/files/articles/downloads/Borough%20Character%20Appraisal.pdf>

1.4

Windfall development, also known as small scale suburban development, is expected to deliver approximately one third of Croydon’s housing target. Areas identified to have more capacity to accommodate additional housing have been outlined based on the predominant housing and land use typology of the area, and their proximity to train or tram stops and district centres.

1.5

As well as industrial, retail and other land uses across Croydon, there are 8 main residential typologies including:

- Planned Estates of Semi-detached Houses,
- Detached Housing on Relatively Large Plots,
- Compact Houses on Relatively Small Plots,
- Cottages, Terraced Houses and Close Knit Semi-Detached Houses
- Low Density Scattered Housing on Large Plots
- Large Housing on Relatively Small Plots

- Medium Rise Blocks with Associated Grounds
- Public Housing with Public Realm.

1.6

Some of the land uses listed above have more capacity and ability to provide housing, and an enhanced position in relation to train stations, tram stops. The distribution of the eight main housing typologies across the borough can be found in the following Image 1, broken down by percentage of the borough's overall land use.

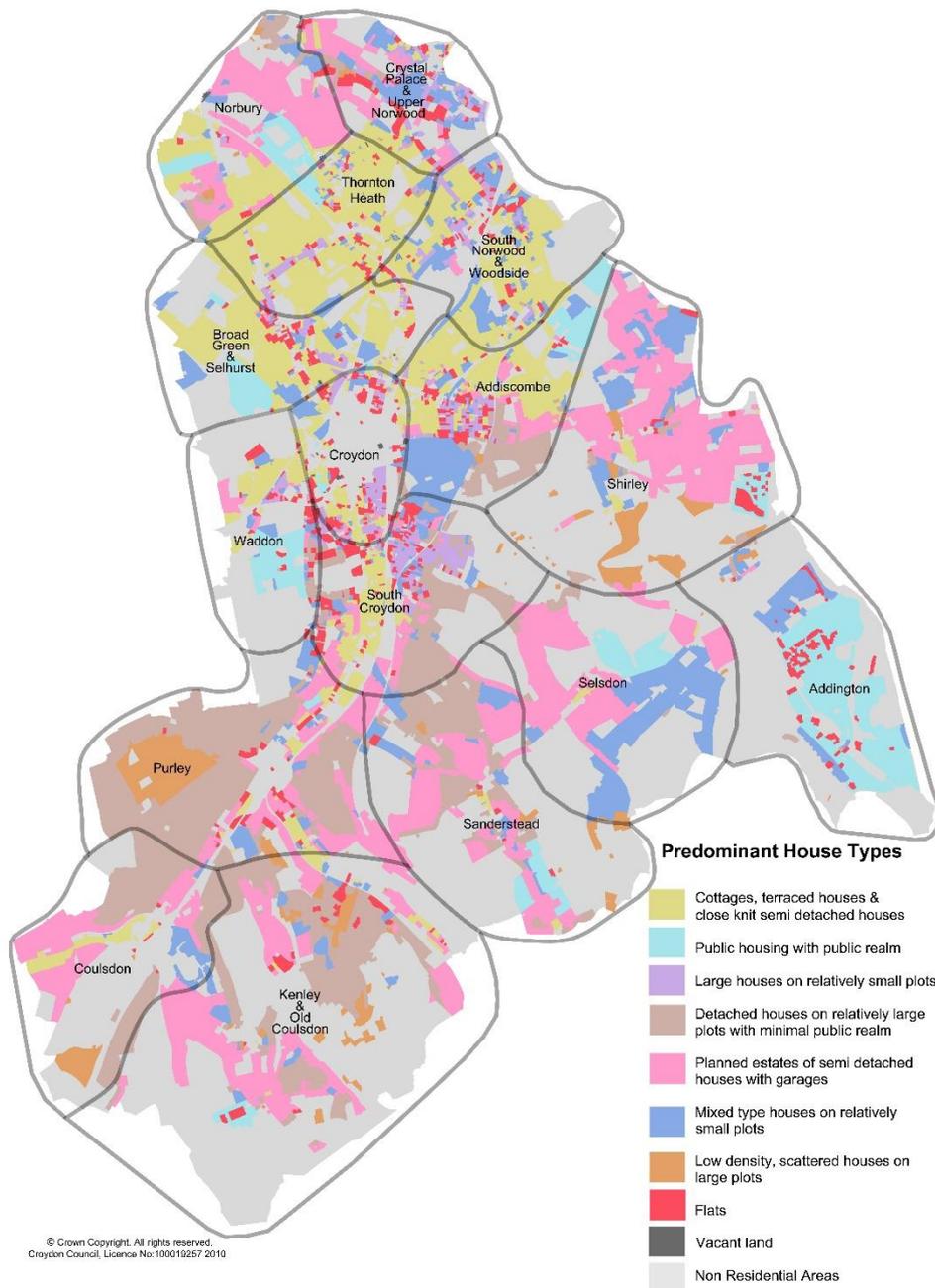


Image 1 – Predominant types of housing across Croydon

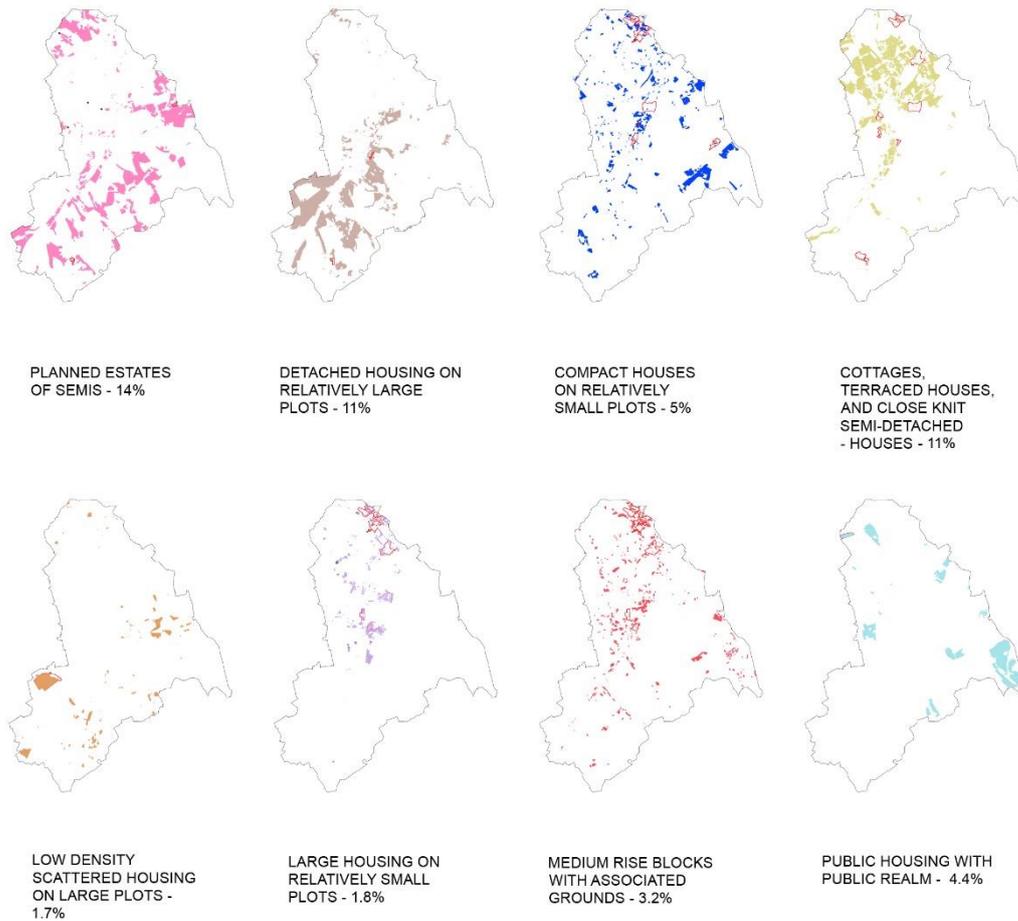


Image 2 – Predominant types of housing across Croydon, along with the percentage of the borough’s overall land use and conservation areas (in red).

1.7

The typologies of housing shown above are further differentiated into areas inside and outside of 800 metres from a train station, tram stop or district centre, alongside the percentage of the typology which sits within a conservation area.

1.8

The differentiation between areas inside and outside of this 800m zone affects their likelihood of coming forward as part of a windfall development, which we have for the purpose of this study defined as a *‘participation rate’*.

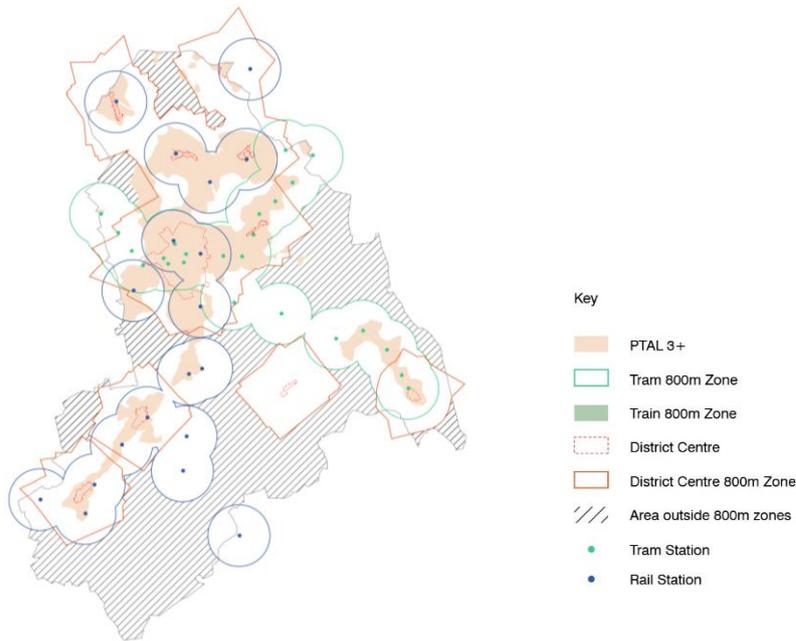


Image 3 – 800m zones around district centres, train stations and tram stops, and areas with a Public Transport Accessibility Level of 3 or more.

1.9

Each typology is differentiated by area inside and outside of this 800m zone. An example of a single typology, 'Detached housing on relatively large plots' is set out below. The calculations for each typologies are then set out as part of a table which follows.

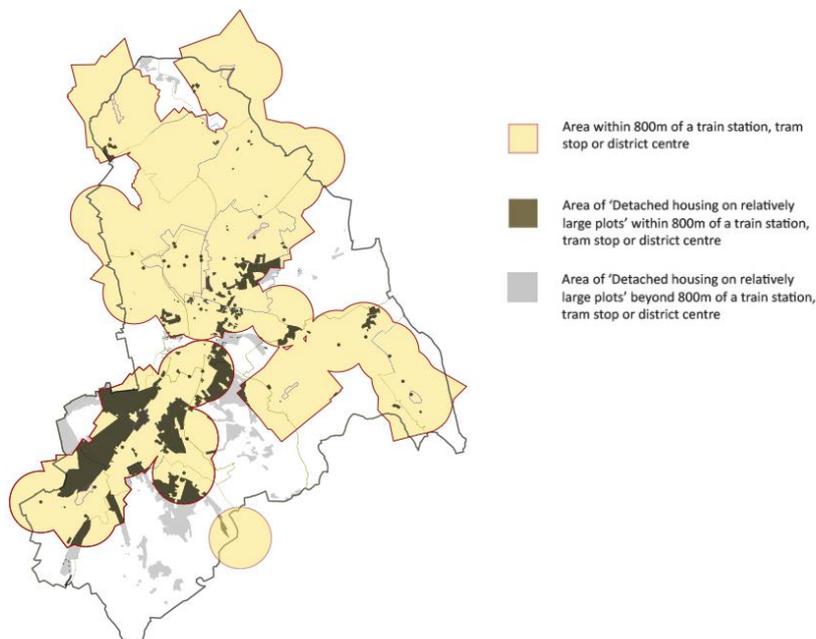


Image 4 – Example for 'Detached housing on relatively large plots' differentiated into areas within and beyond 800m zones around district centres, train stations and tram stops, and areas with a Public Transport Accessibility Level of 3 or more.

	Predominant Housing Types	% of borough	<800m area	% area	>800m area	% area
1	Planned estates of semi-detached houses with garages	0.14	6790372	0.55	5470418	0.45
2	Detached houses on relatively large plots with minimal public realm	0.11	6515055	0.66	3385617	0.34
3	Compact housing - small plots	0.05	3275862	0.70	1380273	0.30
4	Cottages, terraced houses and close knit semi-detached houses	0.11	8345015	0.92	674395	0.07
5	Low density, scattered houses on large plots	0.017	1201053	0.57	911339	0.43
6	Large houses on relatively small plots	0.018	1509876	0.97	50765	0.03
7	Medium rise blocks with associated grounds	0.032	2305769	0.82	573522	0.20
8	Public housing with public realm	0.044	3089099	0.81	708914	0.19

Image 5 – Breakdown of housing types across the borough, differentiated by areas within and beyond 800m from a train station, tram stop, or district centre.

2.0

There are two scenarios for windfall delivery which are the result of three strategic options. These are explained in greater detail in the Issues and Options document, and summarised here. Option 1 plans for 16,000-18,000 windfall homes for the 20 year plan period, where there is no release of green belt and maintenance of the current allocations on the Purley Way. Options 2&3 plan for approximately 10,000- 12,000 windfall homes, alongside either the release of some greenbelt land for development, or significantly increasing the number of homes to be built as part of the Purley Way Masterplan. The windfall homes for these options are calculated as the gap between what site allocations are able to deliver and the Strategic Housing Market Assessment figures.

2.1

In order to understand the capacity and ability of each typology to deliver housing, the Council developed a selection of case studies of current planning applications, and past developments which relate to these typologies. Some of these are demonstrated below, and the wider set is included as an addendum to this report.

Planned estates of semi detached houses with garages

1- Planned estates of semi-detached houses with garages inside 800m

Previous density: 20 u/ha
 New density: 140 u/ha
 Housing uplift: from 1 to 7 units

19/00547/FUL
 1 Christchurch Road CR8 2BZ

Demolition of single storey rear extension. Erection of 2/3 and part 4 storey side/rear extension and conversion of existing building to provide 7 apartments including associated landscaping, parking, cycle and refuse.



Image 6 – Example of a suburban intensification scheme for a House Type 1: Planned estates of semi-detached houses with garages.

Detached houses on relatively large plots
with minimal public realm

**2- Detached Houses on Relatively Large Plots
inside 800m**

Previous density: 17 u/ha
New density: 150 u/ha
Housing uplift: from 1 to 9 units

18/05880/FUL
13 South Drive CR5 2BJ

Demolition of the existing property and erection
of new apartment building containing nine self
contained apartments, car parking, refuse stor-
age, cycle storage and associated landscaping.



Image 7 – Example of a suburban intensification scheme for a House Type 2: Detached Houses on Relatively Large Plots

2.2

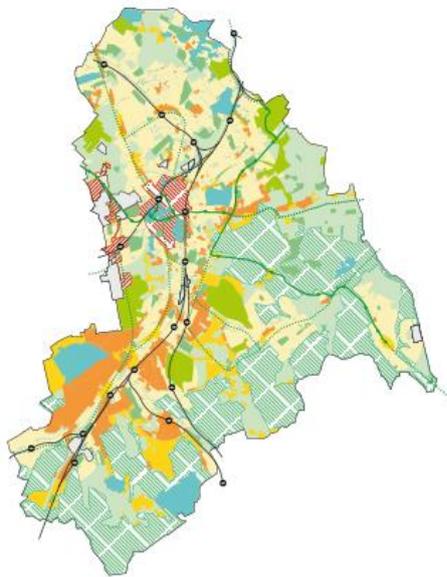
For this study, the expected rate that windfall homes will come forward for development is known as a ‘participation rate’. The participation rate varies based on the capacity and likelihood of a type of housing to come forward. For example, it is much more likely that ‘Detached Houses on Relatively Large Plots’ will come forward for development than ‘Cottages, Terraced Houses and Close Knit Semi-Detached Houses’. The participation rate is calculated based on the following equation:

$$\text{Number of new homes} = \text{Participation Rate} \times (\text{Uplift in Density (u/ha)} \times \text{Area (ha)})$$

The equation is used across all typologies, broken down by area within and beyond 800m from train stations, tram stops and district centres, to calculate the amount of existing dwellings that would be expected to come forward as windfall sites during the plan period. These base figures for uplift in density calculations are demonstrated in image 8, and resulting participation rates required to meet these figures are demonstrated in images 9 & 10.

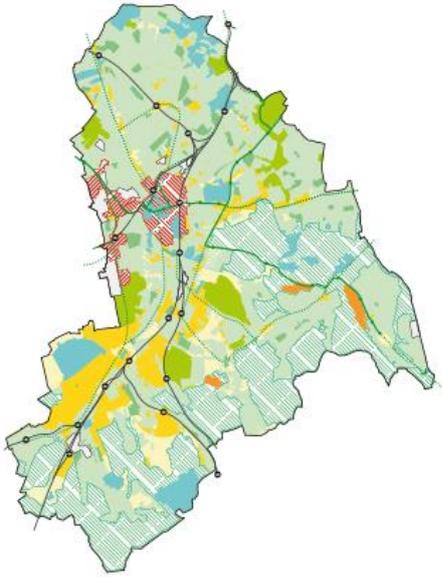
Densities based on case studies					
	Predominant Housing Types**	Current Ave Density <800m	Max New density <800m	Current Ave Density >800m	Max New density >800m
1	Planned estates of semi-detached houses with garages	20	140	15	30
2	Detached houses on relatively large plots with minimal public realm*	8	150	8	70
3	Compact housing - small plots	20	90	20	40
4	Cottages, terraced houses and close knit semi-detached houses	50	100	50	100
5	Low density, scattered houses on large plots	12	26	12	10
6	Large houses on relatively small plots	12	125	12	43
7	Medium rise blocks with associated grounds	50	200	35	45
8	Public housing with public realm	28	60	28	22

Image 8 – Proposed maximum increased densities for areas inside and outside of 800m based on the predominant housing type.



Typology	Within 800m	Beyond 800m
Planned estates of semis with garages	2%	1%
Detached houses (large plots)	15%	7%
Compact housing - small plots	2%	1%
Cottages, terraced houses & close knit semi-detached houses	2%	1%
Low density, scattered houses on large plots	15%	7%
Large houses on relatively small plots	2%	1%
Medium rise blocks with associated grounds	2%	1%
Public housing with public realm	2%	1%

Image 9 – Expected participation rates for Option 1: 16,000-18,000 windfall homes. Strategic Option 1 Map shown.



Typology	Within 800m	Beyond 800m
Planned estates of semis with garages	1%	0.5%
Detached houses (large plots)	10%	5%
Compact housing - small plots	1%	0.5%
Cottages, terraced houses & close knit semi-detached houses	1%	0.5%
Low density, scattered houses on large plots	10%	5%
Large houses on relatively small plots	1%	0.5%
Medium rise blocks with associated grounds	1%	0.5%
Public housing with public realm	1%	0.5%

Image 10 – Expected participation rates for Option 1: 16,000-18,000 windfall homes. Strategic Option 2 Map Shown.

Addendum

Croydon Local Plan Review - Issues and Options 2019

Windfall Evidence Base

Typology Case Studies

1- Planned estates of semi-detached houses with garages

 Planned estates of semi detached houses with garages

Typology		Proximity	Place	Address	Application Reference	Area (h)	Current homes	Intensification homes	Uplift	Current homes (/h)	New density (/h)
1	Planned estates of semi-detached houses with garages	Inside 800m	Purley	141 Brancaster Lane	19.00885/FUL	0.05	1	6	6	20	120
1	Planned estates of semi-detached houses with garages	Inside 800m	Purley	3 Woodcote Valley Road CR83 EE	19.01106/P RE	0.07	1	9	9	14	129
1**	Planned estates of semi-detached houses with garages	Inside 800m	Purley	Foxley Lane	19.02542/P RE	0.44	6	87	15	14	198
1	Planned estates of semi-detached houses with garages	Inside 800m	Purley	1 Christchurch Road CR8 2BZ	19.00547/FUL	0.05	1	7	7	20	140
1	Planned estates of semi-detached houses with garages	Outside 800m	Shirley	48 Wickham Avenue Croydon CR0 8TY	18.02734/FUL	0.07	1	2	2	14	29

**1- Planned estates of semi-detached houses
with garages
inside 800m**

Previous density: 20 u/ha

New density: 140 u/ha

Housing uplift: from 1 to 7 units

19/00547/FUL

1 Christchurch Road CR8 2BZ

Demolition of single storey rear extension. Erection of 2/3 and part 4 storey side/rear extension and conversion of existing building to provide 7 apartments including associated landscaping, parking, cycle and refuse.

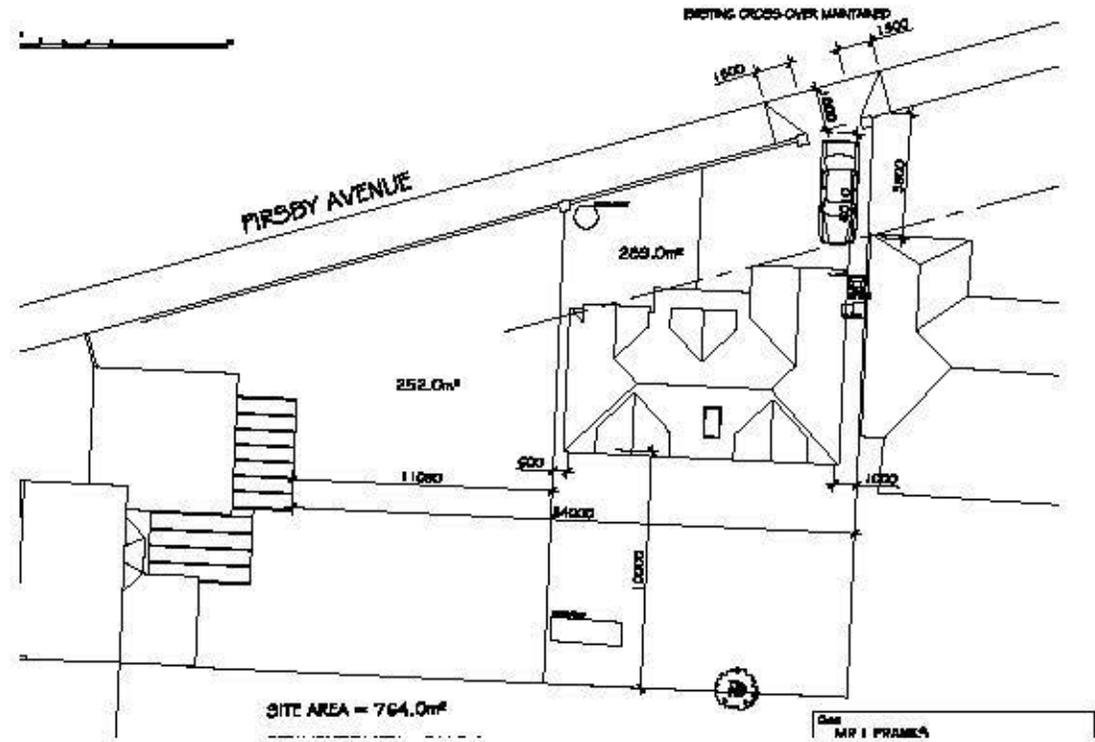


1- Planned estates of semi-detached houses with garages outside 800m

Previous density: 15 u/ha
 New density: 30 u/ha
 Housing uplift: from 1 to 2 units

18/02734/FUL
 48 Wickham Avenue Croydon CR0 8TY

Erection of two-storey three bedroom detached dwelling, formation of vehicular access and provision of associated bin store.



2- Detached Houses on Relatively Large Plots- overall borough case studies

 Detached houses on relatively large plots with minimal public realm

Detached houses on relatively large plots with minimum public realm	Proximity to Local Centre	Place	Address	Application Reference	Area (h)	Current homes	Total New homes	Uplift	Current homes (h)	New density (/h)	
2	Detached houses on relatively large plots with minimum public realm	Inside 800m	Coulsdon	13 South Drive CR5 2BJ	18/05880/FUL	0.06	1	9	9	17	150
2	Detached houses on relatively large plots with minimum public realm	Inside 800m	Coulsdon	40 Woodcote Grove Road CR5 2AB	19/02110/FUL - not decided yet	0.07	1	9	9	14	129
2	Detached houses on relatively large plots with minimum public realm	Inside 800m	Coulsdon	1 South Drive CR5 2BJ	19/01109/FUL not decided yet	0.09	1	9	9	11	100
2	Detached houses on relatively large plots with minimum public realm	Inside 800m	Coulsdon	76 Reddown Road CR51AL	18/05787/FUL	0.12	1	9	9	8	75
2	Detached houses on relatively large plots with minimum public realm	Inside 800m	Coulsdon	2 Portnalls Road CR5 3DD	19/00385/FUL - not decided yet	0.09	1	3	3	11	33
2	Detached houses on relatively large plots with minimum public realm	Outside 800m	Kenley and Old Coulsdon	24 Coulsdon Court Road CR5 2LL	19/02343/FUL - awaiting decision	0.20	1	14	9	5	45
2	Detached houses on relatively large plots with minimum public realm	Inside 800m	Purley	122 Pampisford Road South Croydon	18/00236/FUL	0.07	1	8	8	14	114
2	Detached houses on relatively large plots with minimum public realm	Inside 800m	Purley	37 Pampisford Road Purley CR8 2NG	19/01886/FUL	0.07	1	8	8	14	114
2	Detached houses on relatively large plots with minimum public realm	Inside 800m	Purley	164 Pampisford Road South Croydon CR2 6DA	18/01785/CONR	0.09	1	9	9	11	100
2	Detached houses on relatively large plots with minimum public realm	Inside 800m	Purley	150 Pampisford Road	19/01354/FUL	0.10	1	9	9	10	90
2	Detached houses on relatively large plots with minimum public realm	Inside 800m	Purley	15 Purley Rise	16/06245/FUL	0.08	1	8	8	13	100
2	Detached houses on relatively large plots with minimum public realm	Inside 800m	Purley	19 Purley Rise	18/03694/FUL	0.09	1	9	9	11	100
2	Detached houses on relatively large plots with minimum public realm	Inside 800m	Purley	1 Hill Road CR8 3AT	18/04955/OUT	0.09	1	9	9	11	100
2	Detached houses on relatively large plots with minimum public realm	Outside 800m	Purley	Smitham Bottom Lane	18/05408/FUL	0.13	1	9	9	8	69
2 ^{2*}	Detached houses on relatively large plots with minimum public realm	Inside 800m	Purley	20 Manor Way, CR83BH	18/03185/OUT	0.15	1	8	8	7	53
2	Detached houses on relatively large plots with minimum public realm	Inside 800m	Purley	9b Hayden Av	19/03050/FUL	0.17	1	9	9	6	53
2	Detached houses on relatively large plots with minimum public realm	Inside 800m	Purley	140 & 142 Pampisford Road Purley CR8 2NH	17/05463/FUL	0.11	2	9	5	9	42
2	Detached houses on relatively large plots with minimum public realm	Inside 800m	Sanderstead	59 Rectory Park CR2 9JR	18/05383/FUL	0.10	1	7	9	10	90
2	Detached houses on relatively large plots with minimum public realm	Inside 800m	Sanderstead	12 The Ridge CR2 0LE	18/05898/FUL	0.14	1	9	9	7	64
2	Detached houses on relatively large plots with minimum public realm	Inside 800m	South Croydon	25 Haling Park Rd	18/04236/FUL	0.10	1	8	8	10	80
2	Detached houses on relatively large plots with minimum public realm	Inside 800m	South Croydon	27 Haling Park Rd CR2 6NU	19/01254/FUL	0.14	1	9	9	7	64
2	Detached houses on relatively large plots with minimum public realm	Inside 800m	South Croydon	50 Croham Road, South Croydon, CR27 8A	18/03621/FUL	0.09	2	9	5	11	50
2	Detached houses on relatively large plots with minimum public realm	Inside 800m	South Croydon	24 Onslow Gardens, South Croydon, CR2 9AB	16/00465/P	0.16	1	3	3	6	19

Detached houses on relatively large plots
with minimal public realm

2- Detached Houses on Relatively Large Plots inside 800m

Previous density: 17 u/ha

New density: 150 u/ha

Housing uplift: from 1 to 9 units

18/05880/FUL

13 South Drive CR5 2BJ

Demolition of the existing property and erection
of new apartment building containing nine self
contained apartments, car parking, refuse stor-
age, cycle storage and associated landscaping.



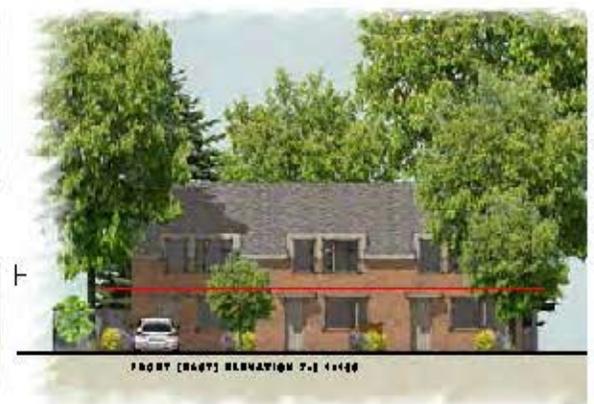
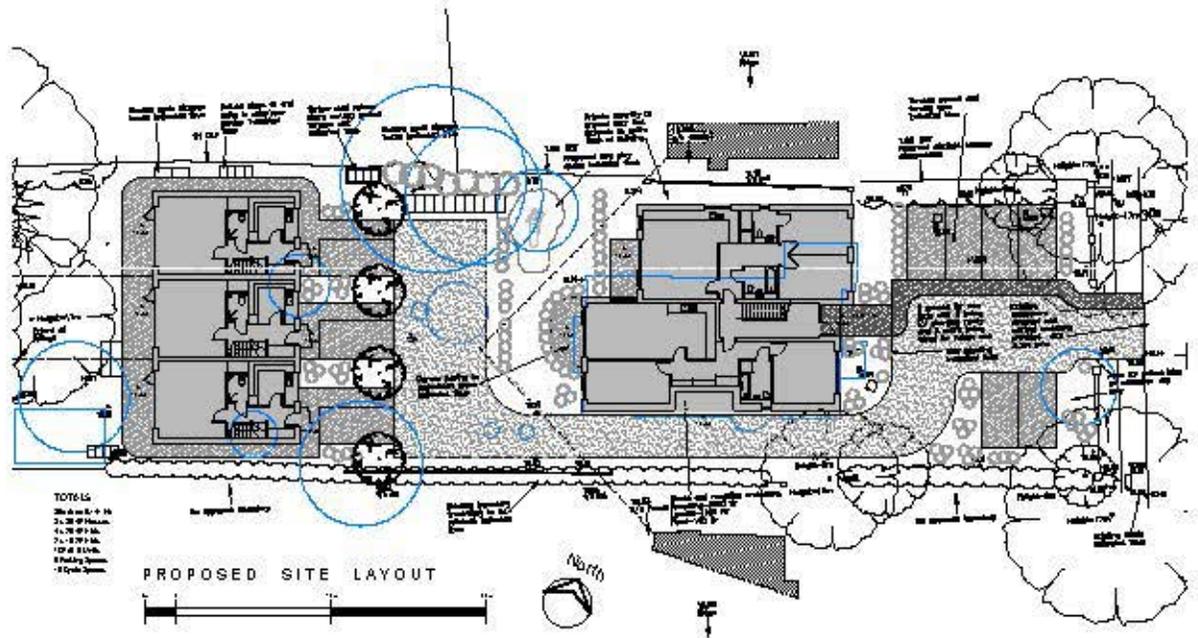
Detached houses on relatively large plots with minimal public realm

2 - Detached Houses on Relatively Large Plots outside 800m

New density: 70 u/ha
Housing uplift: from 1 to 9 units

18/05408/FUL
20 Smitham Bottom Lane

Demolition of existing dwelling. Erection of two storey building with accommodation in the roof space and single storey building with accommodation in the roof space at the rear to provide a total of 9 units as well as associated refuse and cycle stores, landscaping, vehicular access and car parking.



3- Compact housing - small plots

 Compact houses on relatively small plots

Typology		Proximity	Place	Address	Application Reference	Area (h)	Current homes	Post development	Uplift	Current homes (/h)	New density (/h)
3	Compact houses on relatively small plots	Outside 800m	Shirley	124 Edgewood Green, CR07PT	18.01397/FUL	0.08	1	3	3	13	38
3	Compact houses on relatively small plots	Inside 800m	Crystal Palace and Upper Norwood	Land Adjacent To the South of 2 Harold Road And Land Adjacent To Ravensdale Gardens Upper Norwood London	16.06374/FUL	1.80	56	87	2	31	48
3	Compact houses on relatively small plots	Inside 800m	Crystal Palace and Upper Norwood	Garages South East Of Eagle Hill Upper Norwood London	16.06275/FUL	0.20	10	18	2	50	90

3- Compact housing - small plots inside 800m

Previous density: 50 u/ha

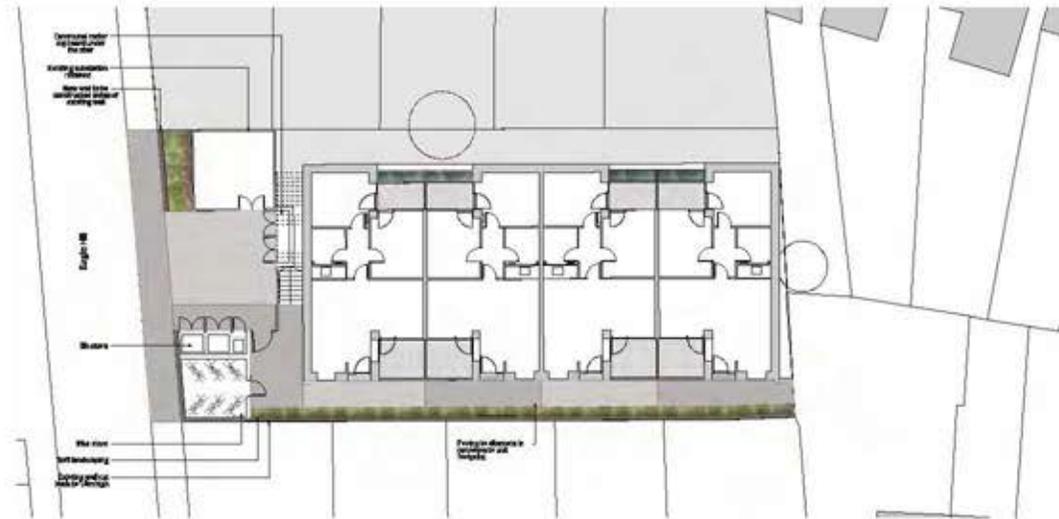
New density: 90 u/ha

Housing uplift: from 10 to 18 units

16/06275/FUL

Garages South East Of Eagle Hill Upper Norwood
London

Demolition of garages and erection of a two-sto-
rey building comprising 4 one bedroom and 4
two bedroom flats together with landscaping
and other associated works.



**3- Compact housing - small plots
outside 800m**

**New density: 40 u/ha
Housing uplift: from 1 to 3 units**

18/01397/FUL
124 Edgewood Green, CR07PT

Demolition of one existing garage; extensions to existing bungalow and conversion into 1 x three bedroom and 2 x two bedroom units with associated parking and landscaping.



4- Cottages, terraced houses and close knit semi-detached houses

 Cottages, terraced houses & close knit semi detached houses

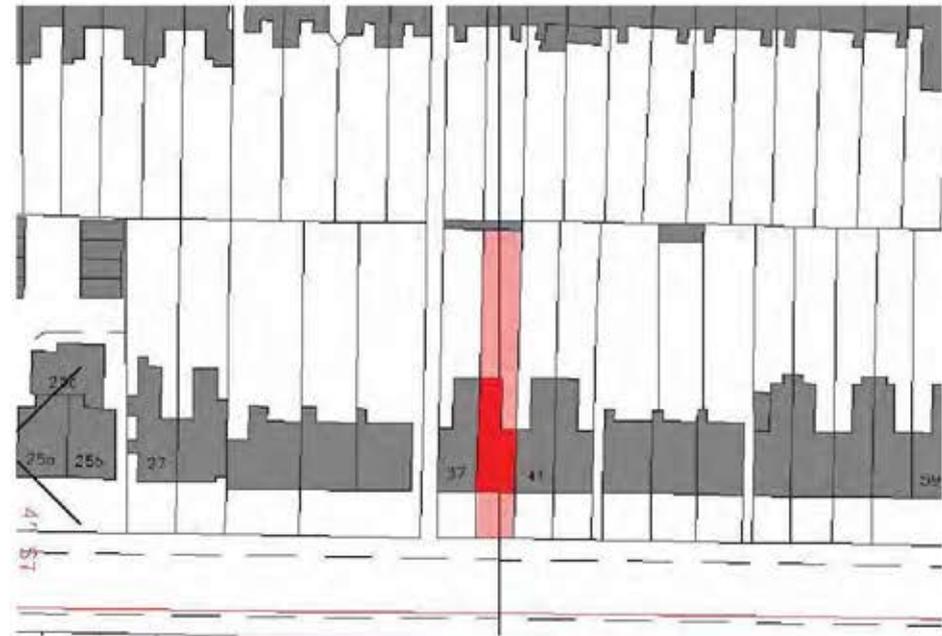
Typology		Proximity	Place	Address	Application Reference	Area (h)	Current homes	Intensification homes	Uplift	Current homes (/h)	New density (/h)
4*	Cottages, terraced houses and close knit semi-detached houses	Inside 800m	Addiscombe	19 Outram Road Croydon CR0 6XG	18.05689/FUL	0.058	1	3	3	17	52
4*	Cottages, terraced houses and close knit semi-detached houses	Inside 800m	Addiscombe	39 Elgin Road, CR0 6XD	18.05980/FUL	0.020	1	2	2	50	100
4	Cottages, terraced houses and close knit semi-detached houses	Outside 800m	Shirley	17 Orchard Avenue Croydon CR0 8UB	19.00131/FUL (to be approved)	0.050	1	5	5	20	100

**4- Cottages, terraced houses and close knit semi-detached houses
inside 800m**

**New density: 100 u/ha
Housing uplift: from 1 to 2 units**

18/05980/FUL
39 Elgin Road, CRO 6XD

Erection of single storey rear extension and part single, part two storey rear extension to rear outrigger. Enlargement of rear dormer window and conversion of resulting building to provide 1 x 3-bed and 1 x 2-bed flats (further amended drawings).



PROPOSED FRONT ELEVATION



PROPOSED RIGHT ELEVATION



PROPOSED REAR ELEVATION

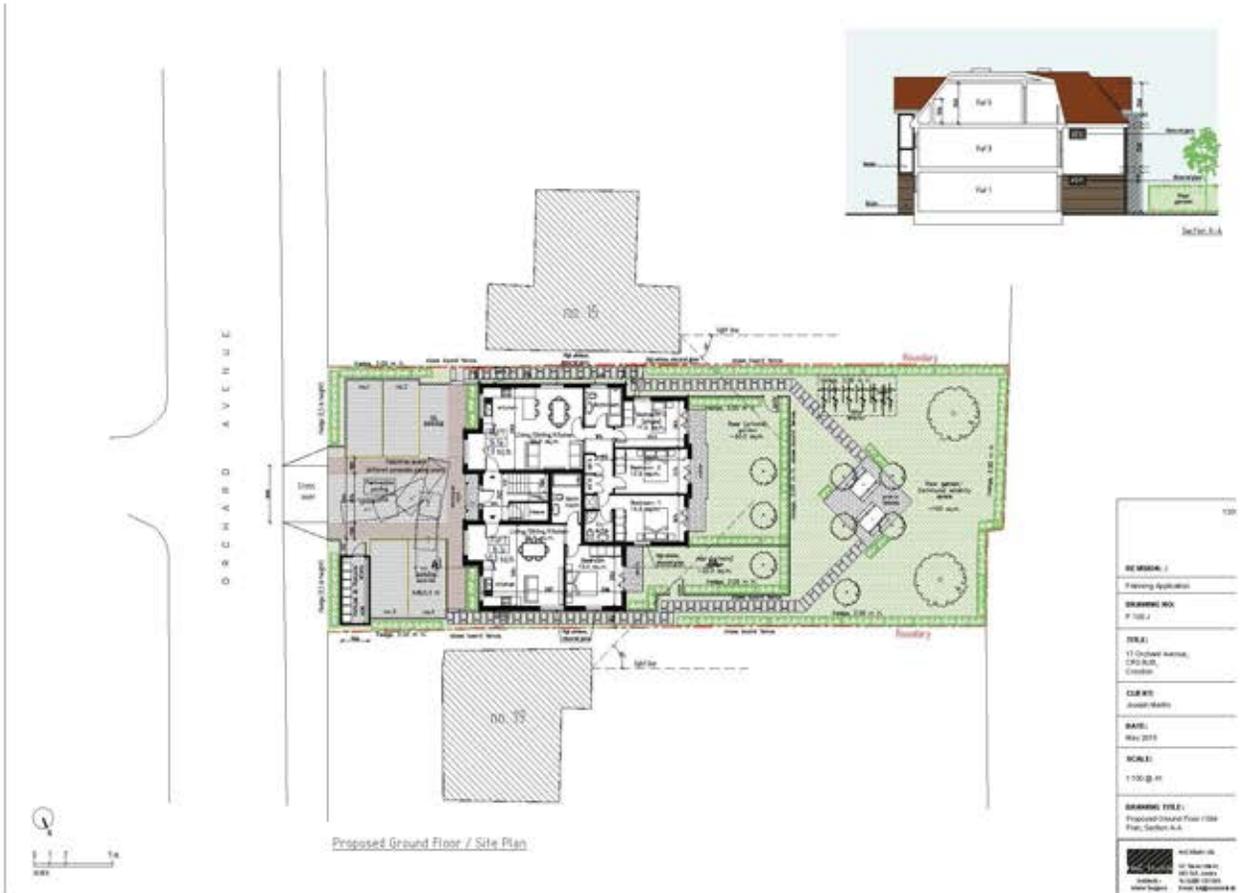
Cottages, terraced houses & close knit semi detached houses

4- Cottages, terraced houses and close knit semi-detached houses outside 800m

New density: 100 u/ha
Housing uplift: from 1 to 5 units

19/00131/FUL
17 Orchard Avenue Croydon CR0 8UB

Demolition of existing detached house, erection of 2-storey building with further floor of accommodation in roofspace comprising 1 x 1 bedroom flat, 3 x 2-bedroom flats and 1 x 3 bedroom flat, formation of vehicular access and provision of 4 associated parking spaces and refuse storage.



5- Low density, scattered houses on large plots

 Low density, scattered houses on large plots

Typology		Proximity	Place	Address	Application Reference	Area (h)	Current homes	Intensification homes	Uplift	Current homes (/h)	New density (/h)
5	Low density, scattered houses on large plots	Outside 800m	Coulsdon	39 Hollyme oak Road Coulsdon CR5 3QA	1605914/FUL	0.2	1	2	2	5	11
5	Low density, scattered houses on large plots	Inside 800m (just)	South Croydon	108 Purley Downs Road South Croydon CR2 0RR	1604186/FUL	0.3	1	8	8	3	27

 Low density, scattered houses on large plots

**5- Low density, scattered houses on large plots
inside 800m**

**New density: 27 u/ha
Housing uplift: from 1 to 8 units**

16/04186/FUL
108 Purley Downs Road South Croydon CR2 0RR

Demolition of the existing buildings and the construction of 8 four bedroom two storey detached houses with accommodation in roofspace. Provision for access, parking and landscaping.



 Low density, scattered houses on large plots

**5- Low density, scattered houses on large plots
outside 800m**

**New density: 10 u/ha
Housing uplift: from 1 to 2 units**

16/05914/FUL
39 Hollymeoak Road Coulsdon CR5 3QA

Demolition of garage; erection of a single storey
two bedroom annexe with accommodation in
basement.



6- Large houses on relatively small plots

 Large houses on relatively small plots

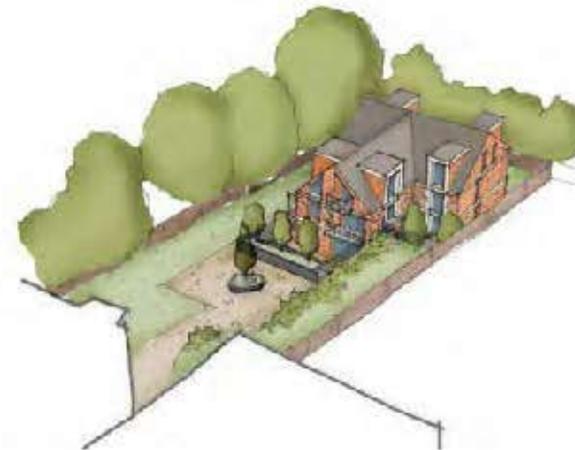
Typology		Proximity	Place	Address	Application Reference	Area (h)	Current homes	Post Development	Uplift	Current homes (/h)	New density (/h)
6	Large houses on relatively small plots	Outside 800m	South Croydon	21 Melville Avenue South Croydon CR2 7HZ	17.00720/FUL	0.1	1	6	6	7	43
6*	Large houses on relatively small plots	Inside 800m	Crystal Palace and Upper Norwood	78 Beulah Hill, Upper Norwood, London, SE19 3EX	19.01040/PRE	0.2	11	20	2	68	123
6*	Large houses on relatively small plots	Inside 800m	Addiscombe	69-71 Outram Road, Croydon, CR0 6XJ	10.02240/DT	0.1	2	5	3	22	56

6- Large houses on relatively small plots inside 800m

New density: 125 u/ha
Housing uplift: from 11 to 20 units

19/01040/PRE
78 Beulah Hill, Upper Norwood, London, SE19
3EX

Erection of a one storey plus basement pitched
roof building consisting of 7 x 1 and 2 x 2 bed-
room flats to the rear of Chesterfield Lodge.



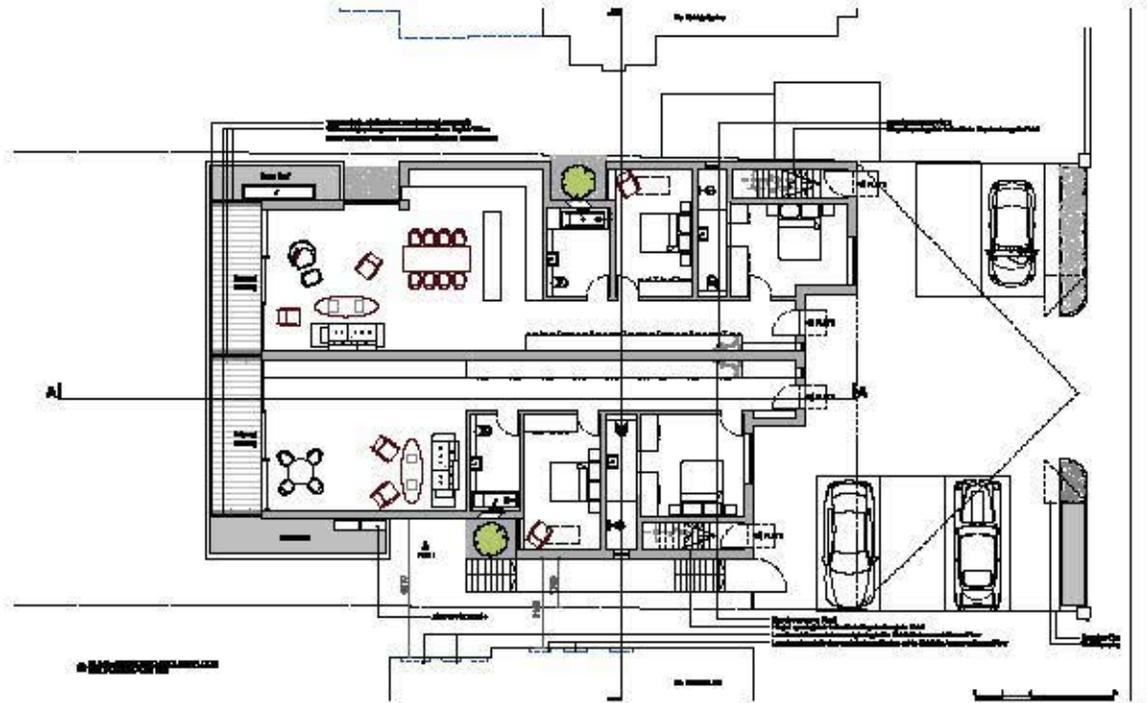
Large houses on relatively small plots

**6- Large houses on relatively small plots
outside 800m**

**New density: 45 u/ha
Housing uplift: from 1 to 6 units**

17/00720/FUL
21 Melville Avenue South Croydon CR2 7HZ

Erection of a one storey plus basement pitched roof building consisting of 7 x 1 and 2 x 2 bedroom flats to the rear of Chesterfield Lodge.



7- Medium rise blocks with associated grounds

 Medium rise blocks with associated grounds

Typology		Proximity	Place	Address	Application Reference	Area (h)	Current homes	Intensification on homes	Uplift	Current homes (h)	New density (/h)
7	Medium rise blocks with associated grounds	Inside 800m	Croydon Opportunity Area	Heathfield Gardens, Coombe Road, Croydon	16/06514/F UL	0.4	50	70	1	143	200
7	Medium rise blocks with associated grounds	Inside 800m	South Norwood & Woodside	242 South Norwood Hill, SE25 6BB	19/02268/P RE	0.1	16	22	1	178	244
7	Medium rise blocks with associated grounds	Outside 800m	Kenley and Old Coulsdon	Land And Garages At Goodenough Way And Ellis Road Coulsdon CR5 1DX	16/06505/F UL	4.5	156	196	1	35	43
7	Medium rise blocks with associated grounds	Outside 800m	Shirley	Shrublands Avenue, CR0 8JS & 8JB	09/02609/P	1.1	50	76	2	45	69
7	Medium rise blocks with associated grounds	Outside 800m	Shirley	Land To The North And South Of Shrublands Avenue, Croydon, CR0 8JD	17/06314/F UL	0.2	10	16	2	50	80
7*	Medium rise blocks with associated grounds	Inside 800m	Crystal Palace and Upper Norwood	53 Bedwardine Road Upper Norwood London	19/00343/F UL (awaiting decision)	0.4	51	72	1	142	200

Medium rise blocks with associated grounds

7- Medium rise blocks with associated grounds inside 800m

New density: 200 u/ha
Housing uplift: from 50 to 70 units

16/06514/FUL
Heathfield Gardens, Coombe Road, Croydon

Demolition of the existing garages, relocation of existing substation and erection of one three-storey building comprising ten flats and one part three, part four storey building comprising seven flats and three houses together with external stores and substation re provision, car parking, landscaping and other associated works.



Aligned section through the site, looking north with Block A north gable on the left and Block B north gable and east elevation on the right



Aligned section through the site and 3 park 141, looking north with Block B north gable on the left and Block A north gable on the right

7- Medium rise blocks with associated grounds outside 800m

New density: 44 u/ha

Housing uplift: from 156 to 196 units

16/06505/FUL

Land And Garages At Goodenough Way And Ellis Road Coulsdon CR5 1DX

Demolition of existing garages, substation, refuse stores and community centre. Erection of 7 buildings varying in height between two and three storeys comprising 18 three bedroom and 4 two bedroom houses and 14 two bedroom and 4 one bedroom flats and 161 sq m community centre space (Use Class D1) . provision of associated car parking, landscaping and other associated works.



8- Public housing with public realm

 Public housing with public realm

Typology	Proximity	Place	Address	Application Reference	Area (h)	Unit number pre intensification	Unit number post intensification	Uplift	Current homes (h)	New density (/h)	
8	Public housing with public realm	Inside 800m	South Norwood	Parcels Of Land Adjacent To Longheath Gardens And Long Lane Croydon CR0 1XT	16/06508/FUL	7.0	100	153	2	14	22
8	Public housing with public realm	Inside 800m	Thorton Heath	218 Melfort Road Thornton Heath CR7 7RQ	18/02647/FUL	0.025	1	4	4	40	160
8	Public housing with public realm	Inside 800m	South Norwood	Land To The Rear Of 89 - 157 Regina Road South Norwood London SE25 4TR	16/06023/FUL	0.8	26	46	2	33	66
8	Public housing with public realm	Outside 800m	irrelevant - inconsistent building type			*Average new density inside and outside 800m radius					74.4

Public housing with public realm

8- Public housing with public realm inside 800m

New density: 44 u/ha

Housing uplift: from 26 to 45 units

16/06023/FUL

Land To The Rear Of 89 - 157 Regina Road South
Norwood London SE25 4TR

Demolition of garages. Erection of four storey building comprising 5 one bedroom and 6 two bedroom flats. Erection of 1 three bedroom and 2 one bedroom single storey houses and 5 two storey one bedroom houses with provision of car parking, landscaping and associated works.

