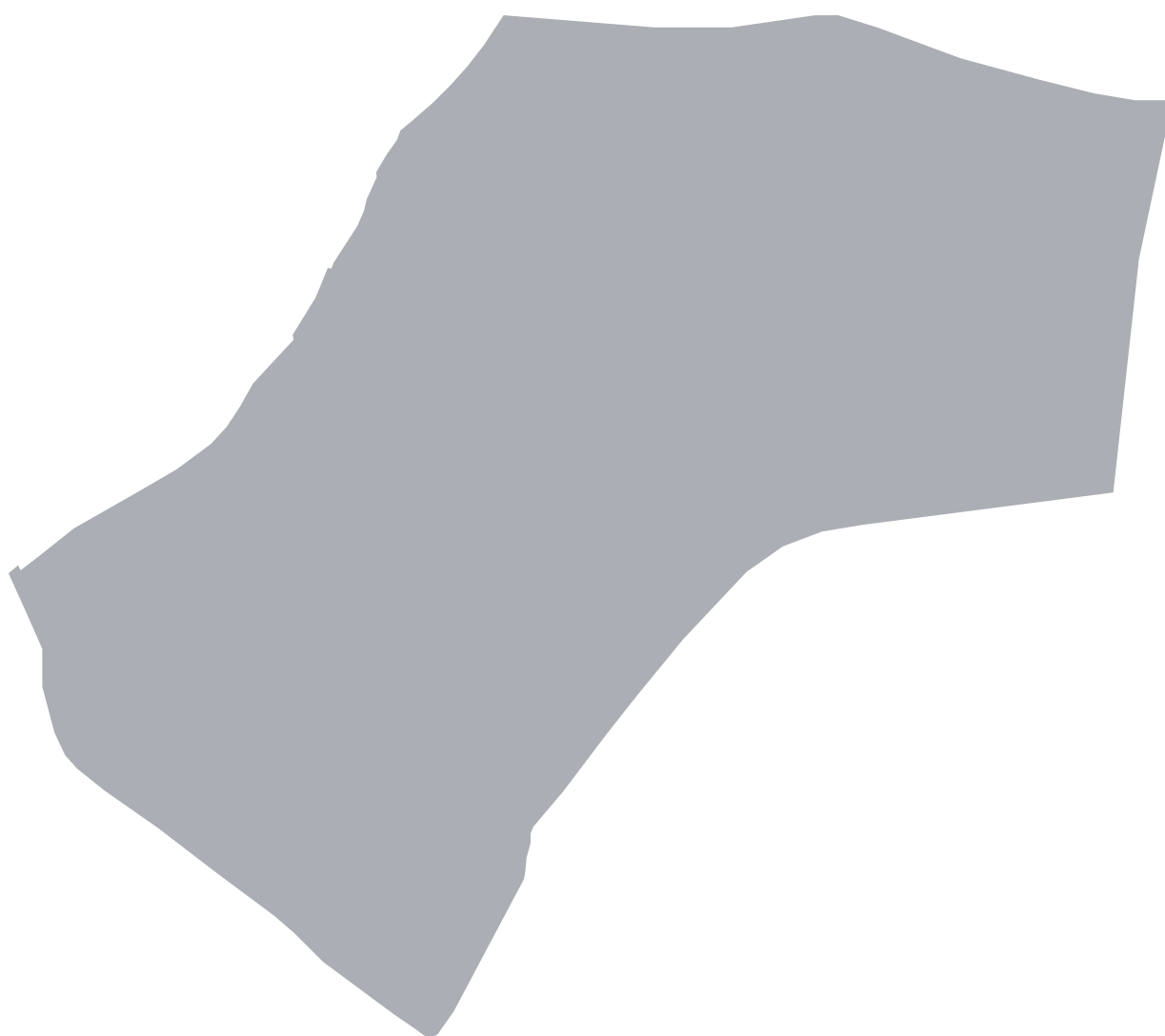


# APPENDIX 3:

Norwood Grove Conservation Area  
Appraisal and Management Plan



# NORWOOD GROVE CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN



DRAFT SUPPLEMENTARY PLANNING DOCUMENT

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CROYDON COUNCIL

# ISSUE

Supplementary Planning Document (SPD)  
issued for adoption at full Council 24 March 2014

This document is available to view and download  
online at:

[www.croydon.gov.uk/environment/conservation/  
conservation-areas](http://www.croydon.gov.uk/environment/conservation/conservation-areas)

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# CONSERVATION AREA DESIGNATION

The Norwood Grove Conservation Area was  
designated on 10 October 2008

# CONSERVATION AREA GENERAL GUIDANCE

Please read this document alongside the  
*Croydon Conservation Area General Guidance*  
SPD (adopted April 2013). This document is  
available online at:  
[www.croydon.gov.uk/  
environment/conservation/conservation-areas](http://www.croydon.gov.uk/environment/conservation/conservation-areas)

# CROYDON LOCAL PLAN

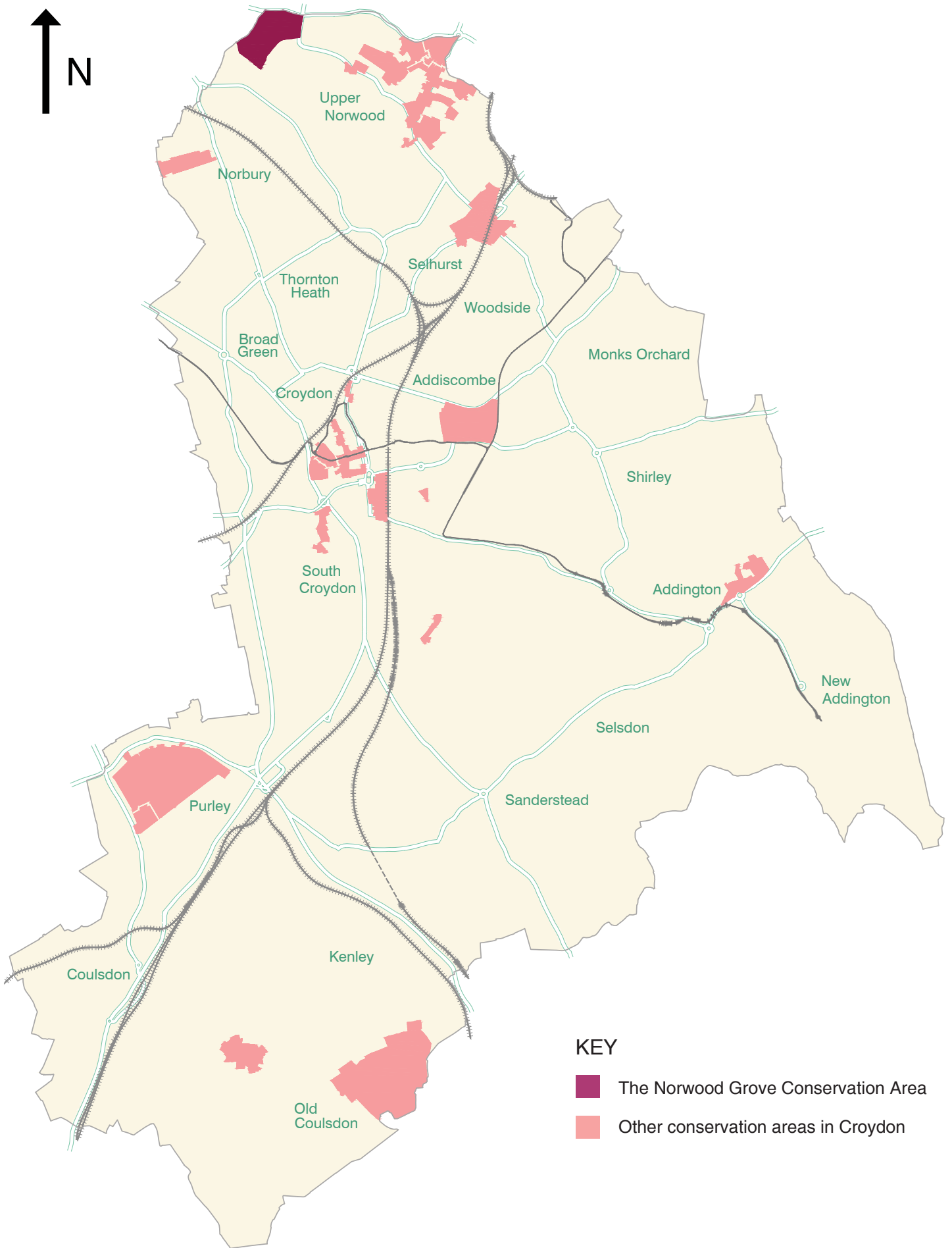
The Croydon Local Plan and other  
Supplementary Planning Documents are  
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planningandregeneration/framework/localplan/](http://www.croydon.gov.uk/planningandregeneration/framework/localplan/)

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Map 1. The location of the Norwood Grove Conservation Area and other conservation areas in Croydon

# INTRODUCTION





Above: Map 2. The boundary of the Norwood Grove Conservation Area  
 Previous Page: Norwood Grove Mansion, also known locally as the White House



# 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 SPD* 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 SPD*.

1.2.2 An Appraisal defines the principal qualities that constitute the conservation area's special character and identifies threats to this character. 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 SPD*; potential ideas for enhancement are also explored. For further information please see section 1.5 of the *Conservation Area General Guidance SPD*.

## 1.3 WHAT IS THE STATUS OF THIS DOCUMENT?

1.3.1 This document is a Supplementary Planning Document (SPD) to the Croydon Local Plan: Strategic Policies (adopted April 2013) and is a material consideration when planning applications affecting the conservation area are assessed.

1.3.2 All planning applications for sites within the Norwood Grove Conservation Area should be



The curve in the road at the southern tip of Ryecroft Road with high quality buildings, trees and grass verges contributing to the high quality streetscape

informed by both this SPD and the Croydon *Conservation Area General Guidance SPD*.

## 1.4 COMMUNITY INVOLVEMENT

1.4.1 The North Croydon Conservation Area Advisory Panel (see section 1.5 of the *Conservation Area General Guidance SPD*) was consulted on the production of this document prior to public consultation, which ran from 2 September to 14 October 2013. The draft document was available to view and download 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 two events were held at the Central Croydon Library and the Living Water Satisfies Cafe in Crystal Palace on 23 and 26 September respectively.

1.4.2 Following the consultation all responses were considered

and where appropriate, the document was amended prior to a recommendation to full Council for adoption.

## 1.5 DESIGNATION BACKGROUND

1.5.1 The Norwood Grove Conservation Area was designated in October 2008 as part of the 2007-2008 Borough-wide review of conservation areas and local areas of special character (LASCs).

## 1.6 STATEMENT OF SPECIAL CHARACTER

1.6.1 The Norwood Grove Conservation Area is focussed around the Grade II listed Norwood Grove Mansion and its surrounding formally landscaped Norwood Grove Park. Other buildings of historic and architectural interest in the conservation area include the pocket of Georgian and Victorian houses located on Arnall's Road and Gibson's Hill, the 18th century villa that was later adapted to form St Joseph's College, and other Victorian and Edwardian buildings.

Almost all other buildings in the Norwood Grove Conservation Area are houses dating from the interwar and post war periods. The development patterns of this later phase of development reflects former field boundaries.

1.6.2 The topography and aspect of the area provide panoramic and long views to the west, south and east. The general quality of the streetscape is high, reinforced by the recreational value of Norwood Grove Park. The area has a suburban residential character, with generously spaced development in a well planted setting.

### 1.7 CHARACTER AREAS

1.7.1 This Appraisal identifies three discernible character areas in the Norwood Grove Conservation Area:

1. Norwood Grove
2. St Joseph's College
3. Ryecroft Road

#### 1. NORWOOD GROVE

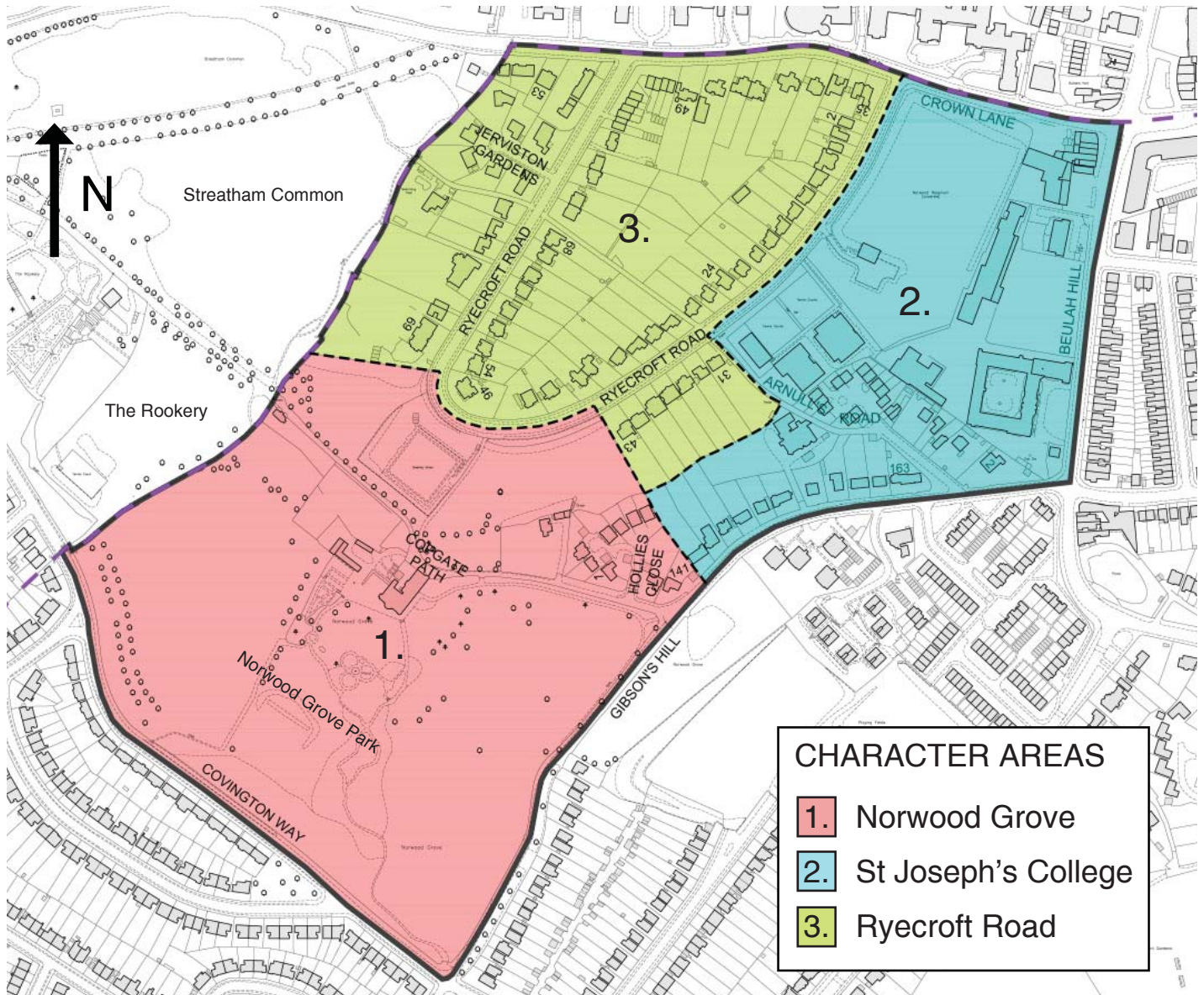
1.7.2 This character area comprises the Norwood Grove Mansion and Park, including the Lodge on Copgate Path, The Cottage and Hollies Close. Copgate Path leads to Streatham Common and the Rookery in the Borough of Lambeth to the west with Nettlefold Field to the east.

#### 2. ST JOSEPH'S COLLEGE

1.7.4 This character area comprises Arnull's Road, the north side of Gibson's Hill, including the Gibson's Lodge Nursing Home and sections of Beulah Hill and Crown Lane. Georgian and Victorian houses on Arnull's Road are the remnants of the historic village of Copgate (see section 2.2)

#### 3. RYECROFT ROAD

1.7.5 This character area contains residential development on Ryecroft Road, Jerviston Gardens and the south side of Crown Lane, dating from the Edwardian, Inter-War and Post-War periods.



Map 3. Character Areas in the Norwood Grove Conservation Area

# APPRAISAL



The following Appraisal defines the characteristics make the Norwood Grove Conservation Area special, including its wider context, historic development, townscape, streetscape and architectural character. It also describes its current condition.

## 2.0 CONTEXT

### 2.1 LOCATION AND SETTING

2.1.1 The Norwood Grove Conservation Area is located in Norbury Ward in the north of the Croydon borough at the meeting point with the London Borough of Lambeth.

2.1.2 Covington Way marks the conservation area's south-west boundary (see map 4). The distinctive group of 157-187 Covington Way forms a local area of special character (LASC). Notable features of the group includes their intact roofline, with original tiles and chimney stacks, the diamond patterning in the render at first floor level, and projecting entrance canopies over the central doorways (see photo).

2.1.3 The south-eastern boundary is marked by Gibsons Hill, on the other side of which lies Nettlefold Field. Further south lies 1930s housing facing onto Norwood Grove, well screened by mature trees. The 1960s and 1970s housing estates of Averil Grove and Leafield Close (see photo) lie to the east of the conservation area, north of Nettlefold Field.

2.1.4 South-east of the cross-roads of Beulah Hill, Gibsons Road and Grecian Crescent lies an attractive group of late 19th / early 20th century buildings, including the Conquering Hero Public House (see photo). This area also features the historic Beulah Hill Pond, which is now a locally listed park (see p.33).

2.1.5 Beulah Hill lies to the north-east of the conservation area. The Victorian terrace at 270-304 Beulah Hill (see photo) is of a high architectural quality and enhances the setting of the conservation area. To the rear of this terrace lies the Preston Road LASC (see photo), another



Covington Way LASC



Houses in the Preston Road LASC



1960s housing south of Gibsons Hill



270-204 Beulah Hill



Conquering Hero Public House and group of Victorian and Edwardian buildings

group of a high quality and well detailed late Victorian terrace built in 1904. For more information on LASCs please see section 4.5 of the *Conservation Area General Guidance SPD*.

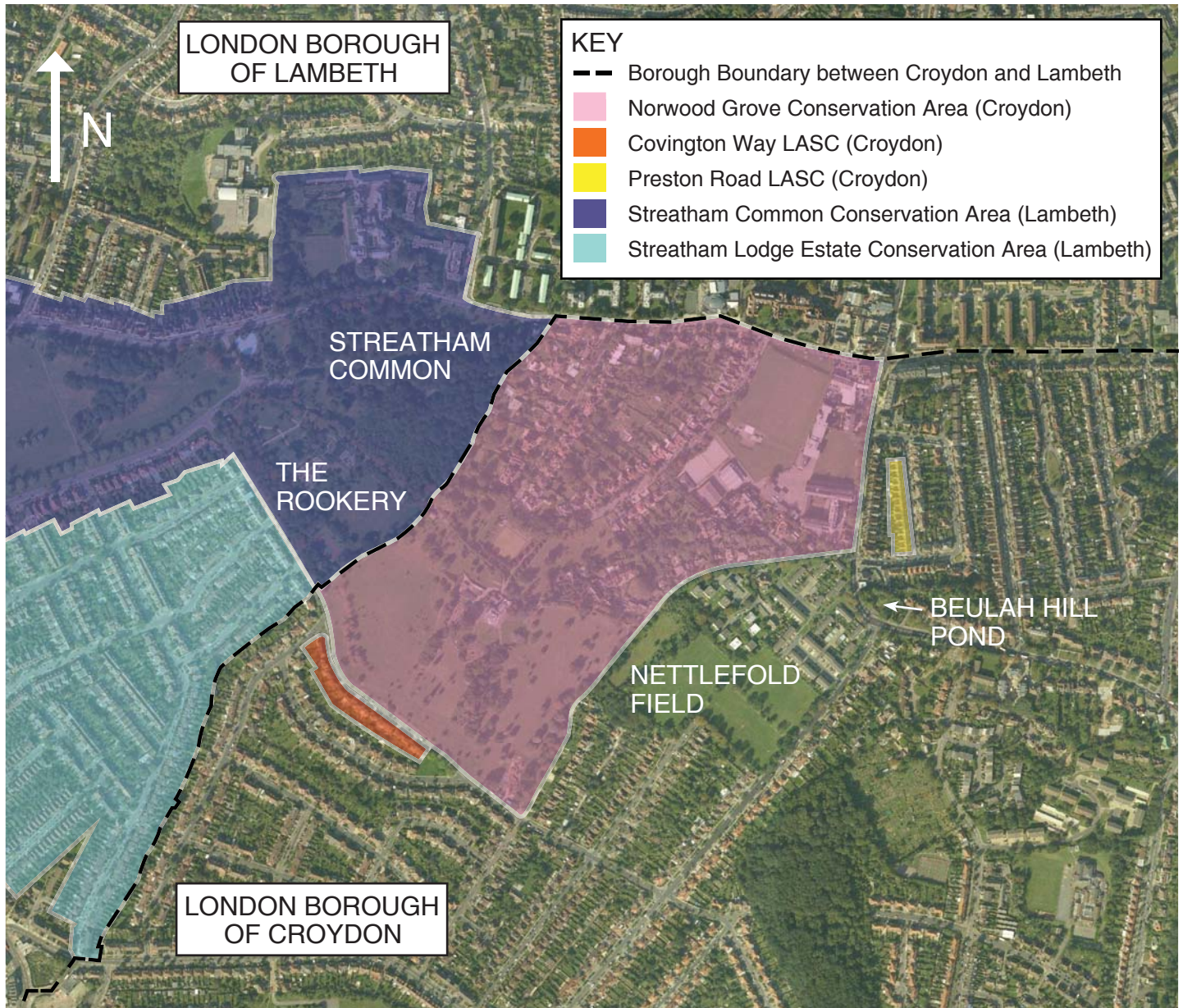
2.1.6 Crown Lane marks the conservation area’s northern boundary and also the borough boundary between Croydon and Lambeth. Prominent buildings in the borough of Lambeth, immediately adjacent to the boundary of the Norwood Grove Conservation Area, include the Crown Lane primary school and the British Home and Hospital

for Incurables, the Chapel of which is Grade II Listed.

2.1.7 The north-west boundary of the Norwood Grove Conservation Area also marks the borough boundary, across which lies Rookery Gardens (the site of Rookery House, demolished 1913) and Streatham Common in the borough of Lambeth, both of which are contained within the Streatham Common Conservation Area that was designated by Lambeth Council in 1994 (see map 4). To the west of the Norwood Grove Conservation

Area, also in the borough of Lambeth, lies the Streatham Lodge Estate Conservation Area that was designated by Lambeth Council in 2009 (see Map 4).

2.1.8 The wider area lying to the south and east of the Norwood Grove Conservation Area in the borough of Croydon is largely residential in character with much 1930s and 1950s housing present. Norwood Grove Park is also part of a green chain of open spaces that runs from Streatham Common to Nettlefold Field.



Map 4. Aerial photograph showing surrounding context of the Norwood Grove Conservation Area and its relationship with the London Borough of Lambeth

## 2.2 HISTORIC DEVELOPMENT

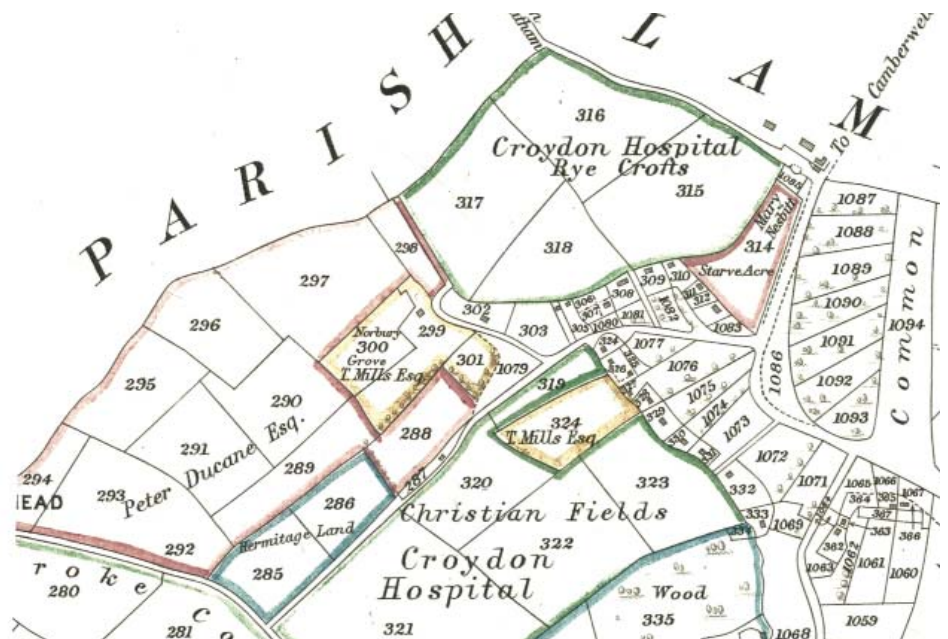
2.2.1 The Great North Wood, from which 'Norwood' is a contraction, formerly covered the narrow ridge of the Thames Basin on which the land where the conservation area is now situated. The Great North Wood was named during the Anglo-Saxon period to distinguish the large wooded area, which stretched from the present-day Croydon town centre to Camberwell, from the Great South Wood in the Weald of Kent and Surrey. The part of the Great North Wood within the parish of Croydon is recorded in the Domesday Book (1085-6) as belonging to the Archbishop of Canterbury and used for 'pleasure hunting, fuel and pannage for 200 swine'. In the 15th and 16th centuries the area now occupied by Ryecroft Road formed part of a larger estate that was purchased by Archbishop Whitgift in 1597; the land is still held and managed by the Whitgift Foundation today.

2.2.2 The Great North Wood was mapped by John Rocque in 1745, showing a settlement of around fifteen houses called 'Copgate' approximately where Gibson's Hill and Arnall's Road are now located. This is also evident in the 1800 Croydon Enclosures Map (map 6). Numbers 4 and 10 Arnall's Road (see photo) both appear on the 1800 Enclosures map and date from the 17th century. Other surviving Georgian properties built between 1800 and 1830 include Beech Cottage (165 Gibson's Hill) and Grecian Villa, which later became engulfed by St. Joseph's College.

2.2.3 The land that now forms Norwood Grove Park was enclosed in 1635 to form a shooting estate. It was bought in



Map 5. Extract from John Rocque's map of the Great North Wood, 1745



Map 6. Extract from the 1800 Croydon Enclosures Map



Historic photo of 10 Arnall's Road



Etching of Norwood Grove Mansion and its grounds, John Hassell, 1804



Historic photograph of Norwood Grove Mansion, probably early 20th century, showing the now demolished Victorian west wing (the curved bay to the left hand side) constructed under the leasehold of the fourth Duke of Portland

1781 by the merchant Thomas Mills, recorded as the owner of the renamed Seven Acre Grove estate in the 1800 Enclosures map. Although it was leased to several interesting individuals, the estate remained in the ownership of the Mills family until Thomas Mills' great grandson Thomas Richard Mills the younger sold it to Frederick Nettlefold in 1885.

2.2.4 There is historic evidence that there was a cottage on the site of the present-day Norwood Grove Mansion from at least 1718. A larger house was built for John Ambler, a hop merchant, in 1760-61. From 1781 it was renamed 'Grove House' and was significantly enlarged, or possibly entirely rebuilt in the 1790s. The house is labelled 'Norbury Grove' on the 1800 Enclosures map. It was depicted in an etching by John Hassell of 1804 (see above), showing the house largely as it is today, two stories with a central curved and domed bay with flanking bays.

2.2.5 In 1839 Grove House was leased to William Henry Cavendish-Scott-Bentinck, the fourth Duke of Portland, the son of the

Prime Minister William Henry Cavendish-Bentinck, the third Duke of Portland. Although the fourth Duke had several Cabinet posts, he was well known for being reclusive and out of the public eye. The Duke had a large family, and in 1843 he spent £5,000 on refurbishing the house and practically doubled its size, adding a whole west wing and conservatory (see photo).

2.2.6 In 1847 Grove House and the Seven Acre Grove estate was leased to Arthur Anderson, who remained there until it was sold in 1878. Arthur Anderson is famous for founding the company that became the Peninsular and Oriental Steam Navigation Company in 1840 (still in existence today as P&O Cruises) and for later becoming the MP for the Shetland Islands. He is also credited with developing the Norwood Grove grounds into a Victorian landscaped park. The Victorian Lodge (see photo), bearing the date 1860 above the door, and The Cottage on Copgate Path were also constructed during Anderson's time as leaseholder, between 1847 and 1868 (see Maps 7 and 8).

2.2.7 In 1878 the estate was sold to Frederick Nettlefold (1833-1913), after whom Nettlefold Field is named. Frederick was the son of J. S. Nettlefold, who founded an iron and screws company with his wife's cousin Joseph Chamberlain, father of Prime Minister Neville Chamberlain. Joseph Chamberlain left the firm in 1874 to enter politics, leaving the company to the Nettlefolds. It was later acquired by Guest, Keen & Co. to form the still active Guest, Keen and Nettlefolds (GKN) group. Frederick Nettlefold was a partner in the firm until 1893. During his time in Norwood, Frederick was a local philanthropist, providing the site for the

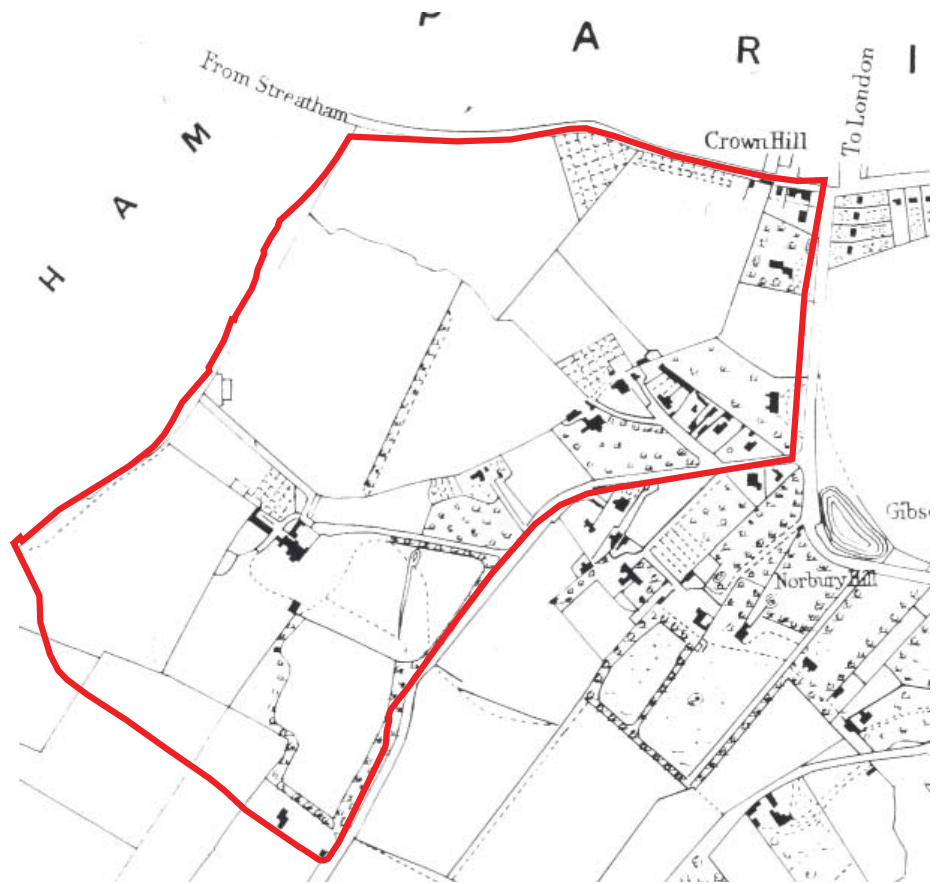


Blue Plaque dedicated to Mr and Mrs Nettlefold, erected at Norwood Grove

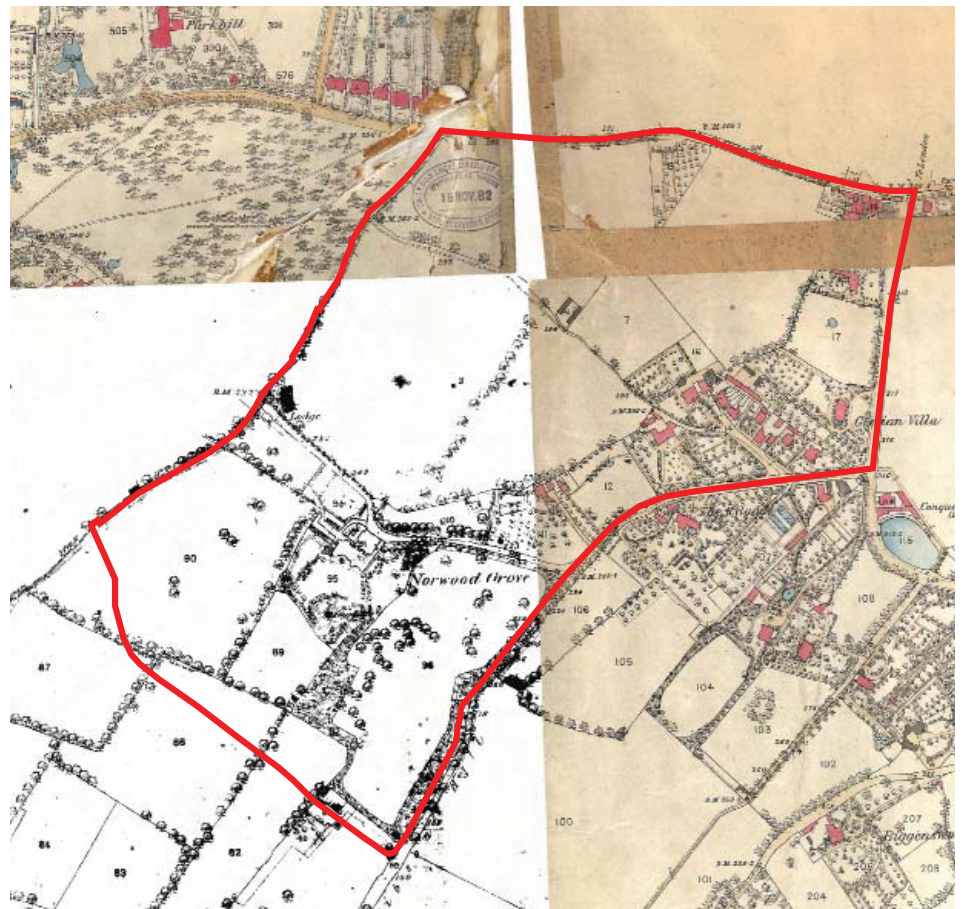
West Norwood Library, Knights Hill, Lambeth, for which he laid the foundation stone in 1887. A blue plaque dedicated to Mr and Mrs Nettlefold was erected at Norwood Grove by their children.

2.2.8 Up until the 19th century the wider area around Norwood Grove remained largely undeveloped, with only scattered cottages and the village of Copgate present. In the early 19th century more development occurred in the area (see Map 7), including The Hollies (where Hollies Close is now situated), The Lodge (now Gibson's Lodge Nursing Home), the group of buildings on the corner of Crown Lane and Gibson's Hill and Ryecroft Lodge, which was situated at the end of Arnall's Road. Between 1847 and 1868 a terrace of cottages were built at the end of Arnall's Road, only two of which survive (numbers 12-14).

2.2.9 Between 1868 and 1890 (see Maps) further change occurred: the Norwood Reservoir was constructed and Ryecroft Road was laid out, retaining the path that connected Arnall's Road with the woodland on what is now Streatham Common. The formation of Ryecroft Road came about as a result of the Whitgift Foundation's disposal of land to raise funds to build a new Commercial School. Covenants were established requiring all houses to be detached single dwelling houses that cost at least £2,500 to construct. The 1890 Ordnance Survey Map (Map 9) records that by this time houses named 'Jerviston House', 'Five Oaks', 'Redroofs' and 'Ryecrofts' were constructed on Ryecroft Road, the latter two designed by the reputable architect Sir Ernest George. Ryecroft and Five Oaks



Map 7. 1847 Roberts Map of the area - the red line indicates the current conservation area boundary



Map 8: 1868 Ordnance Survey map of the area, on the join of four map sheets, - the red line indicates the current conservation area boundary

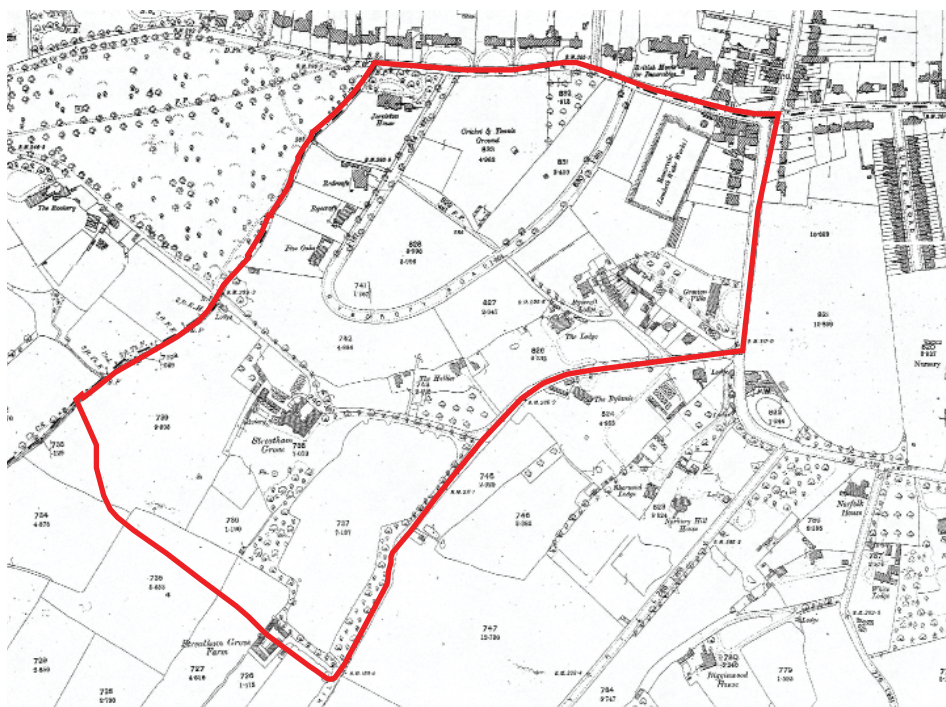


survive today as 69, 69A and 71 Ryecroft Road.

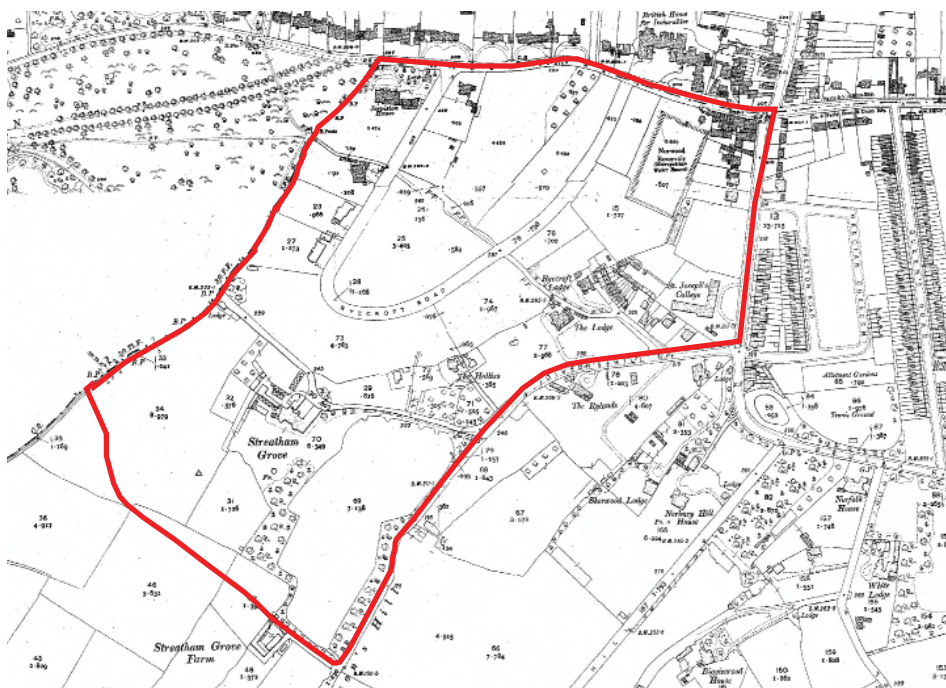
2.2.10 Little changed in the area between 1890 to 1910 (see Maps 9 and 10) apart from the construction of terraced houses on Gibson's Hill and Preston Road to the east and the arrival of St Joseph's College. Grecian Villa, as it was originally know, was a grand Georgian house (see Map 8). It had been extended from a five bay to a twelve bay house in the second half of the 19th century (see Maps 8 and 9). In 1903 the Roman Catholic boys school moved from Denmark Hill to the Grecian Villa on Beulah Hill, bought from a local bookmaker Samuel Fry for £8,000. A mansard roof was constructed soon after, to add another storey for a dormitory (see photos below). The Chapel and the south wing were constructed before World War I and the north wing and former gymnasium in the interwar period. Other outbuildings and extensions have been added throughout the 20th century.

2.2.11 The Streatham Grove estate, as Norwood Grove was then called, was occupied from 1913-1936 by Mr and Mrs Martineau (the eldest daughter of Frederick Nettlefold).

2.2.12 In 1910, Streatham Common's 'The Rookery' came on the market. A local figure, Stenton Covington, a prominent member of the National Trust who lived on Gibson's Hill, formed a preservation committee and raised £3,000 to purchase the estate and presented it to the London County Council. In 1924 the Norwood Grove estate also came on the market and was threatened with redevelopment. Stenton Covington again formed a preservation committee, the



Map 9: 1890 Ordnance Survey map of the area - the red line indicates the current conservation area boundary



Map 10: 1910 Ordnance Survey map of the area - the red line indicates the current conservation area boundary

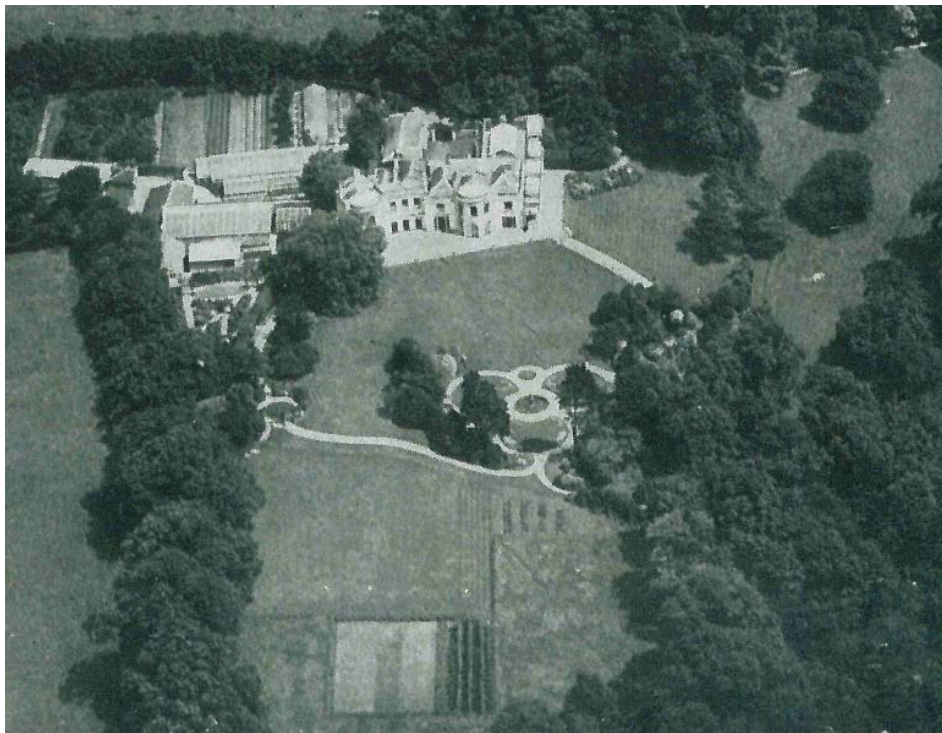


Photograph of Grecian Villa (now St Joseph's College), pre 1903. From J. Coulter, *Norwood Past*, 1996



Photograph of St Joseph's College after 1903. From J. Coulter, *Norwood Past*, 1996

Norwood Grove Acquisition Committee, which had the Archbishop of Canterbury as their patron and the Mayor of Croydon as president, and raised the money needed to secure the purchase of Norwood Grove and the land linking it to The Rookery. Lambeth, Wandsworth and Croydon Councils all contributed to the funds required for the purchase. Once purchased the estate was given to Croydon Corporation on the basis that it would remain open to the public. The Prince of Wales opened Norwood Grove Park at a special ceremony and planted a Cypress tree, which has since been replaced by a smaller Cypress tree further away from the Mansion (see photo on p.23).



1920s newspaper cutting - caption reads 'London's new park: Norwood Grove and its beautiful Grounds which have just been opened to the public'

2.2.13 The west wing of Norwood Grove was bombed during World War II and the house was reduced to a similar size to its original pre-Victorian form.



Norwood Grove and its public gardens after World War II

2.2.14 Further housing was built in the early 20th century on generous plots of land with covenants that all houses had to be either detached or semi-detached and specifying the required cost of construction. This suburban development was much influenced by the Garden City Movement. In the 1920s and 30s the wider area began to change dramatically with numerous roads laid out in readiness for housing estates of a higher density. Covington Way, named after Stenton Covington, was laid out on the site of the historic Streatham Grove Farm (photo), which was approximately where 155 Covington Way is now situated.



Historic photograph of Streatham Grove Farm, where Covington Way stands today

2.2.15 Further change occurred in the area in the post-war period (see Maps 11 and 12). Jerviston House was demolished and

Jerviston Gardens was laid out. The Ryelands was demolished to make way for three smaller houses. Other cottages and houses were also demolished. In the 1960s and 1970s, higher density housing was laid out to the south of Gibson's Hill.

2.2.16 The 1980s was the last period of major development in the area. The Victorian terraced houses on Arnall's Road were demolished to make way for a new higher density development (16-38 Arnall's Road). The Hollies was also demolished and replaced with the gated development of Hollies Close, which won a Croydon Design Award.

2.2.17 There were local proposals in the 1980s for the area to be designated as a conservation area; this did not come to fruition until 2008.

**SELECTED REFERENCES**

- John Coulter, *Norwood Past*, 1996
- Daphne Mojon, *Norwood Grove*, Streatham Society, 1980
- Pevsner & Cherry, *London 2: South*, 1983
- Lilian Thornhill, *Norwood Grove*, Surrey Domestic Buildings Research Group, 1982
- Alan Warwick, *The Phoenix Suburb*, 1982 (2nd edition)



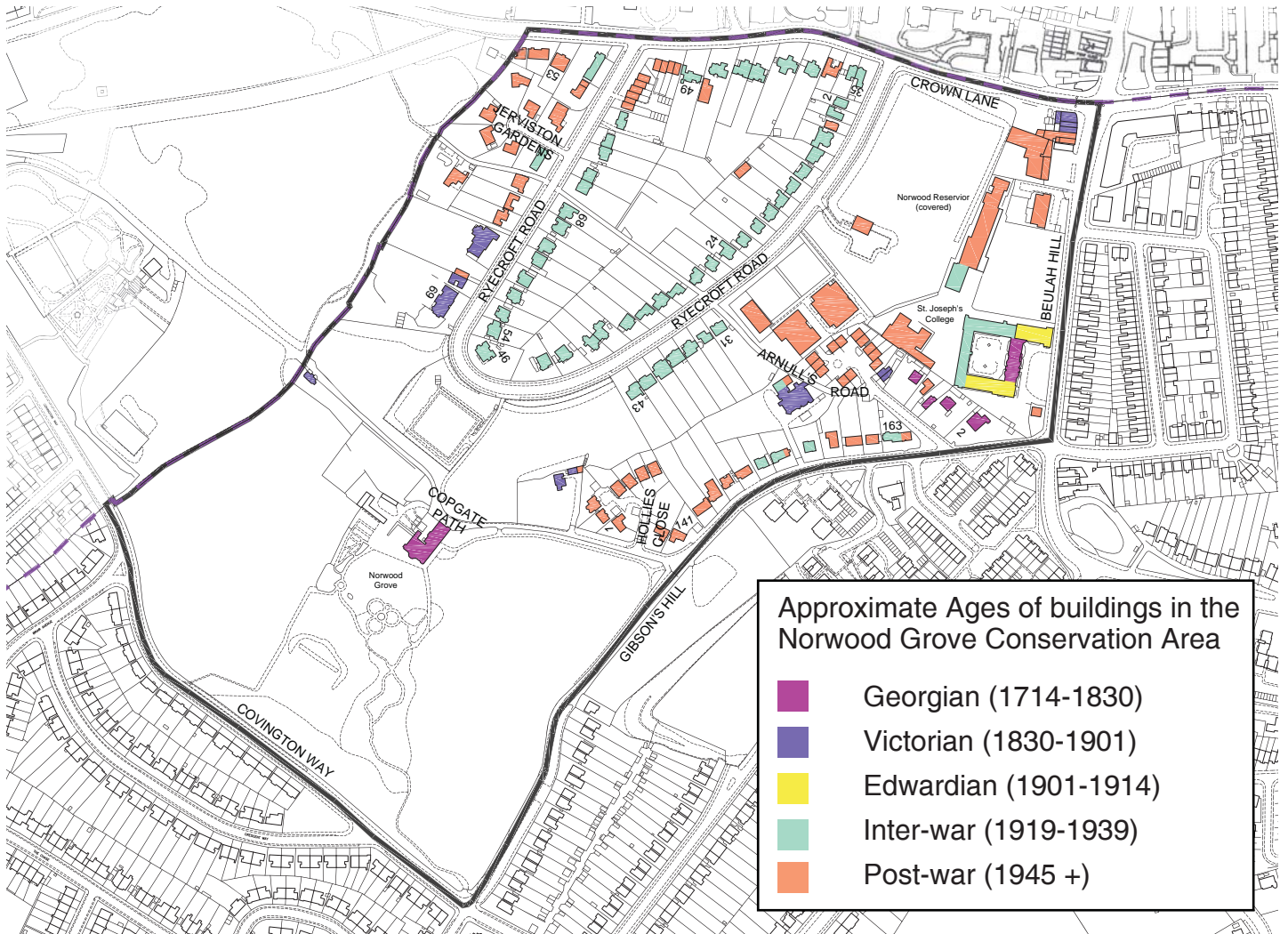
Maps 11 (top) and 12 (above): 1940 and 1965-71 Ordnance Survey Maps



Victorian terraced houses on Arnall's Road demolished in the 1980s



Part of the 1980s development at 16-38 Arnall's Road that replaced the demolished Victorian terraces, showing the retained number 14 to the right hand side

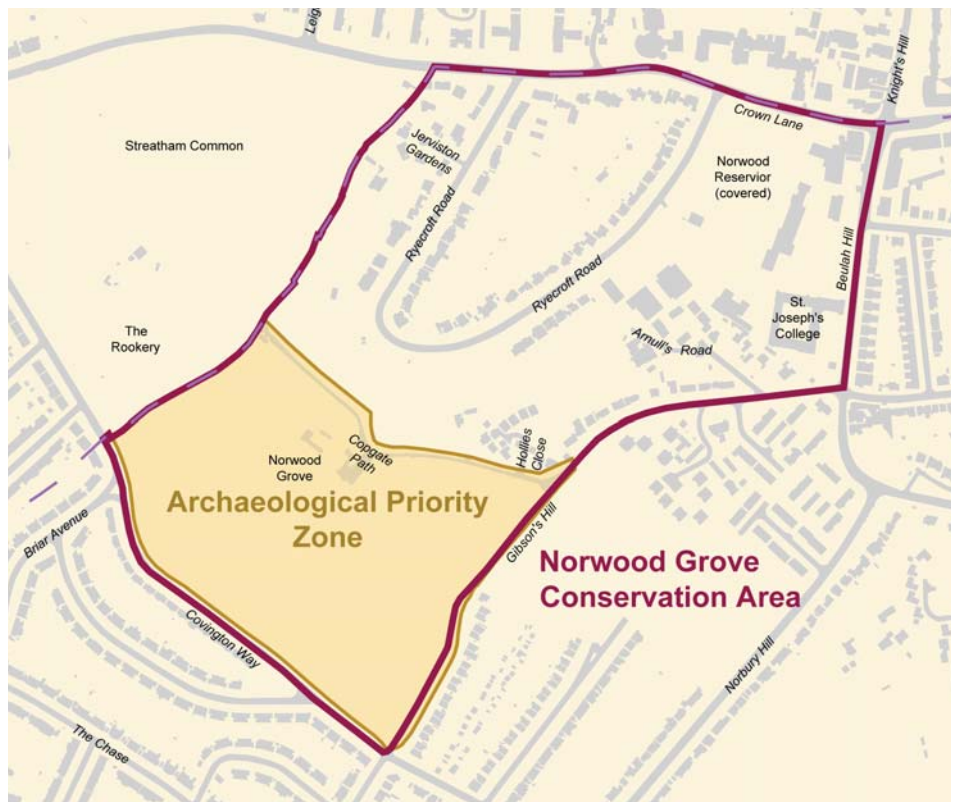


Map 13. Approximate building ages in the Norwood Grove Conservation Area

## 2.3 ARCHAEOLOGICAL SIGNIFICANCE

2.3.1 The Norwood Grove Conservation Area contains the Norwood Grove Archaeological Priority Zone (APZ), indicating a high probability of archaeological interest below ground (see map 14). Please see section 7.7 of this document and section 4.5 of *Croydon's Conservation Area General Guidance SPD* for further information.

2.3.2 Archeological finds in the surrounding area include Paleolithic implements at The Rookery. Details of archaeological finds, including grid references of their location, are held by the Greater London Historic Environment Record, managed by English Heritage (please see Appendix for details).



Map 14. The Norwood Grove Archaeological Priority Zone

# 3.0 TOWNSCAPE CHARACTER

3.0.1 Townscape is the arrangement and appearance of buildings, spaces and other physical features in the built and natural environments.

## 3.1 LAYOUT AND PLAN FORM A) NORWOOD GROVE CHARACTER AREA

3.1.1 The layout and plan form of this character area is shaped by the historic landscaped Norwood Grove Park. Access to the park is obtained from gates on Copgate Path, at the junction of Gibsons Hill and Covington Way, opposite 175 Covington Way and from Ryecroft Road adjacent to the bowling green.

3.1.2 The park is laid out with formal front lawns in front of the Mansion, accessed by a flight of steps. A tree-lined path leads south-east and meanders through shrubberies and a grove of trees. The path splits and merges, leading from the Mansion to the lower, steeper slopes of the grounds. Ornamental gardens to the south-west and west of the central lawn focus on a 19th century fountain 60m to the south of the house. The fountain (see photo), which is set within three circular flower beds, has figures below the rim depicting the four seasons. The rim is inscribed with appropriate months above the seasons. The formal gardens are enclosed in low metal railings.

3.1.4 Approximately 20m to the north-west of the fountain is a stone bird bath dedicated to Stenton Covington (see photo), and a further 5m to the north-west is an iron rose arbour with a central rose bed and seats. To the north of the rose arbour (see photo), lie flower beds with stone setts and a rockery. A sunken shrubbery is also present to the south west of the



View south from the Mansion towards the formally laid out gardens and lawn



Entrance from Ryecroft Road



The rose arbour



The stone bird bath dedicated to Covington with the Mansion behind



The Victorian fountain depicting the four seasons with the Mansion behind

Mansion. South of the formal garden is an area of ornamental woodland and shrubs. The remainder of the park to the east and the west is open parkland (see photo), separated by mature trees from the more formally laid out grounds.

3.1.4 To the north of Copgate Path is a grassed area divided by a footpath leading to Ryecroft Road. Immediately to the west of the footpath is a mid-20th century public bowling green.

3.1.5 The Lodge on Copgate Path, on the way to the Rookery, and The Cottage are both isolated buildings set in large plots. In contrast to this Hollies Close is a cluster of ten houses in a gated development in smaller plots of a variety of shapes and sizes.

## B) ST JOSEPH'S COLLEGE CHARACTER AREA

3.1.6 This character area has a varied layout and plan form. Development is located on Gibson's Hill and Arnall's Road. A footpath connects the latter to Ryecroft Road.

3.1.7 The Norwood Grove Reservoir occupies a large plot between Beulah Hill and Ryecroft Road, as does St Joseph's College with extensive outbuildings and playing fields. Glencar Court (405 Beulah Hill) and a car dealership are located to the north of St Joseph's College. On the corner of Beulah Hill and Crown Lane there is a small group of terraced buildings, 413-421 Beulah Hill (see photo), directly abutting the footway.

3.1.8 Detached properties on Arnall's Road are set within generous plots and back from the road by approximately 20m,

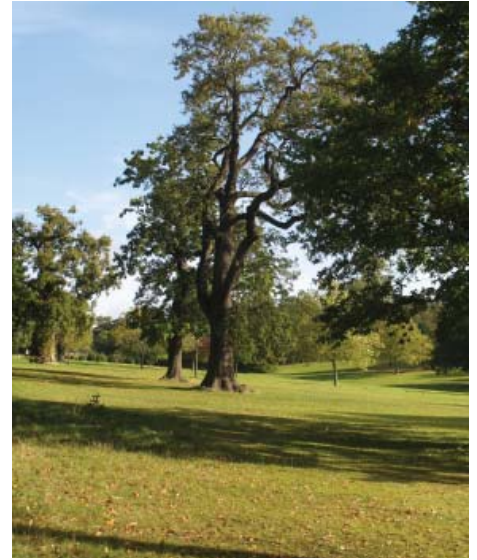
apart from no.6 which is set back by approximately 10m. The semi-detached properties of 12-14 Arnall's Road are set back from the road by approximately 4.5m. Numbers 16-38 are a close of semi-detached and terraced houses set in small plots.

3.1.9 Houses on Gibson's Hill are set within generous plots and building lines are uniform with houses at a consistent set back from the road of between 8-10m, apart from Gibson's Lodge Nursing Home which is set back from the road accessed from a long driveway.

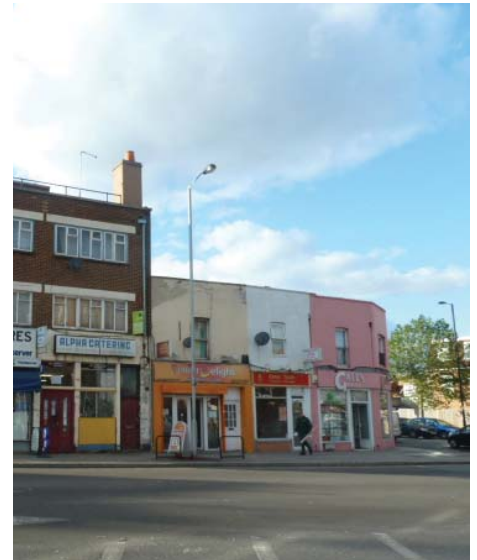
## C) RYECROFT ROAD CHARACTER AREA

3.1.10 The shape and layout of this character area is dictated by the distribution of housing along Ryecroft Road, Jerviston Gardens and Crown Lane, which is generally set in plots of a similar size. Numbers 69 and 71, with 69A are the oldest properties on the road, set within much larger plots corresponding with their size. The later 20th century housing on the corner of Ryecroft Road and Crown Lane is not consistent with the urban grain and character of the rest of the Ryecroft Road Character Area. Jerviston Gardens is a close of detached properties leading off from Ryecroft Road.

3.1.11 Building lines are generally parallel to Ryecroft Road and houses are consistently set back by an average of 10m. Building lines in Jerviston Gardens and Crown Lane generally follow a linear layout established by the shape of the road, set at an angle.



An area of open parkland to the east of the formal gardens of Norwood Grove



Terraced buildings on the corner of Beulah Hill and Crown Lane



Housing on Ryecroft Road, with attractive front gardens

### 3.2 DENSITY AND LAND USES A) NORWOOD GROVE CHARACTER AREA

3.2.1 This character area mostly consists of the public park with some scattered buildings present, including Norwood Grove Mansion, the Lodge and The Cottage. Hollies Close is a more compact group of houses. Copgate Path is approximately 3.7m in width, although it widens towards the junction with Gibson's Hill.

3.2.2 The park is used as public amenity space, with the exception of the bowling green. Norwood Grove Mansion has flats on the upper floors, and the lower floors are currently used for a nursery. All other buildings within the character area residential in use.

### B) ST JOSEPH'S COLLEGE CHARACTER AREA

3.2.3 Density of development varies in this character area. The Norwood Reservoir and the playing fields of St Joseph's College are both large areas of open space, although not publicly accessible. Housing on Arnull's Road and Gibson's Hill consists of detached properties set in generous plots. The most dense areas of development in this character area are Glencar Court, the buildings at the corner of Beulah Hill and Crown Lane and 12-38 Arnull's Road.

3.2.4 Land use on Arnull's Road is residential, as is that on Gibson's Hill apart from the Gibson's Lodge Nursing Home. The school of St Joseph's College occupies a prominent position on the road, adjoining Glencar Court. The corner of Beulah Hill and Crown Lane is predominantly commercial with a large car dealership, fast food outlet, estate agents and newsagents. Above the shops

the buildings are in residential use.

3.2.5 Gibson's Hill is approximately 12m wide between plot boundaries including footways. Arnull's Road is approximately 10-12m wide, reducing to 4.5m for the footpath. Beulah Hill is approximately 14m wide adjacent to St Joseph's College, but increases to approximately 18m towards the junction with Crown Lane and Crown Hill.

### C) RYECROFT ROAD CHARACTER AREA

3.2.6 The density of housing in this character area is generally consistent, mainly comprising detached and semi-detached housing set in generous plots with large rear gardens. Street widths are on average 16m between plot boundaries including footways. The land use is exclusively residential.

### 3.3 BUILDING HEIGHT AND MASSING

#### A) NORWOOD GROVE CHARACTER AREA

3.3.1 The buildings in this character area are predominantly two storeys in height. Apart from Norwood Grove, which is designed to be the centrepiece of the Park, the massing of buildings is well integrated with the landscape through the use of pitched roofs and natural materials.

#### B) ST JOSEPH'S COLLEGE CHARACTER AREA

3.3.2 The massing varies significantly in this character area from larger buildings such as the predominantly three storey school buildings for St Joseph's College and the four storey Glencar Court to the smaller two and three storey houses on Arnull's Road.



Hollies Close viewed from Copgate Path



Playing fields at St Joseph's College



Ryecroft Road, showing the wide road and footways

## RYECROFT ROAD CHARACTER AREA

3.3.3 Most buildings in this character area are two storey semi-detached or detached houses of a similar size, often with additional roof accommodation. There are some exceptions to this, numbers 69 and 71 Ryecroft Road are of a much larger scale than other houses on the road being three storeys in height. The late 20th century development on the corner of Ryecroft Road and Crown Lane is also three storeys in part.

3.3.4 Housing on Crown Lane is generally larger, but follows the style of the two storey houses on Ryecroft Road. The houses on the east side of Ryecroft Road facing onto the covered reservoir vary in style and size, but are generally two storeys, often with additional roof accommodation.



Typical scale and massing of two storey buildings on Ryecroft Road



Number 69 Ryecroft Road, larger in scale and bulk than most other buildings on the road

## 3.4 TOPOGRAPHY AND VIEWS

3.4.1 The Norwood Grove Conservation Area lies on land between 40-90m above sea level (see Map 15), part of the Norwood Ridge, on a band of London Clay which runs through the north of the borough of Croydon.

3.4.2 Historic maps indicate that there was once a stream that ran southwards from a pond located close to Copgate Path in the eastern parkland, borne out by the topography of the site. There is a ditch running along the eastern side of the park that collects water after heavy rainfall and this may have been an extension of the stream that is shown on historic maps.

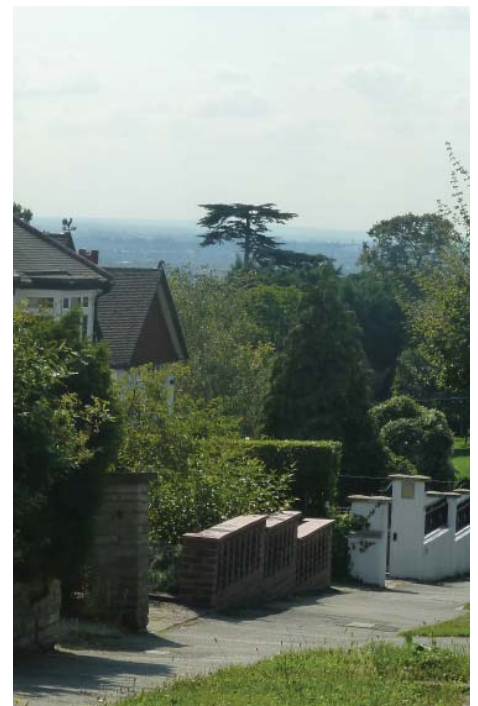
3.4.3 The scenic qualities and panoramic views make an important contribution to the character and appearance of the Norwood Grove Conservation Area. Norwood Grove Mansion and the surrounding parkland, enjoy spectacular panoramic views to the west, south and east (views 1 and 2) over the Wandle Valley and Croydon to elevated land at Banstead and Purley with the Downs beyond. There are also views from the top of Norwood Grove Park (views A and B)



View west from Norwood Grove Park (Panoramic View 1 on Map 15)

and downhill on Ryecroft Road (views C and D) and Gibson's Hill (view E). In addition there are views east from the cross-roads of Beulah Hill and Crown Lane (view F) and views south east from the corner of Beulah Hill and Gibsons Hill (view G). In summer months several views are obscured by mature trees and planting.

3.4.4 The panoramic view from Norwood Grove Park is an identified 'Croydon Panorama' in Croydon's Local Plan.



View south west from Ryecroft Road (View D on Map 15)





Map 15: Topography and views within and without the Norwood Grove Conservation Area



Long View from Gibsons Hill (View E on Map 15)



View south from Norwood Grove Park (Panoramic View 1 on Map 15)

## 4.0 STREETScape CHARACTER

4.0.1 Streetscape is the outward visual appearance and character of a street or locality. For information on standards set for Croydon's public realm please see the *Croydon Public Realm Design Guide* (2012).

### 4.1 PERMEABILITY

4.1.1 There is a high level of permeability in the conservation area. Although several roads in the area are 'no-through-roads', there are several signposted paths cross-cutting the road layout to link Nettlefold Field to Streatham Common that improve legibility and the quality of the pedestrian experience. It is also possible to access Norwood Grove Park from the southern tip of Ryecroft Road, adding to the permeability and providing a direct link for housing on Ryecroft Road.

### 4.2 PUBLIC REALM AND OPEN SPACE

#### A) NORWOOD GROVE CHARACTER AREA

4.2.1 Almost all of this character area is publicly accessibly open space. The mature landscaping of the park and gardens are generally well kept and in good condition. However the poor condition of the Norwood Grove Mansion and some landscape features impacts on the quality of the public realm of the park. Paths in the park are surfaced with asphalt without edging treatment. They are mostly in a good condition.

4.2.2 Some gardens in Hollies Close are visible from Copgate Path through the gated entrance and impact on the public realm. These are generally well kept.

4.2.3 Copgate Path is surfaced in asphalt and is generally in good condition, although some areas have suffered cracking of the surface caused by tree roots.

#### B) ST JOSEPH'S COLLEGE CHARACTER AREA

4.2.4 There is limited public open space in this character area, apart from the small grassed triangle on the corner of Arnull's Road and Gibson's Hill surrounded by a low chain fence. Front gardens with soft landscaping, mainly on Gibson's Hill, make an important contribution to the quality of the streetscape. Front gardens on Arnull's Road are generally not visible due to the high walls or fences, which creates a less open and inviting public realm.



Path cutting across Ryecroft Road, facing west; boundaries are marked by attractive brick walling to the left and trees and planting to the right

4.2.5 Footways are generally asphalt with granite kerbs. On one side of Arnull's Road there is a grass verge with a granite kerb. The footpath that extends from Arnull's Road cutting through to Ryecroft Road is asphalt.

4.2.6 There are few road markings on Gibson's Hill and Arnull's Road. This creates less visual clutter in the streetscene and a better quality environment.

4.2.7 The covered reservoir is not visible due to changes in



Path leading from Ryecroft Road to Arnull's Road, facing east; the left hand boundary is marked by poor quality palisade fencing



Attractive triangle of open space on the corner of Arnull's Road and Gibson's Hill, with post and chain fencing and a public bench

land levels. There are a few trees along the boundary with Ryecroft Road and Crown Lane.

### C) RYECROFT ROAD CHARACTER AREA

4.2.8 The public realm of Ryecroft Road is generally in good condition and the quality of the streetscape is high. The roads are wide with asphalt footways, grass verges and granite kerbs. The presence of regularly spaced mature trees contributes to the quality of the streetscape. There are little or no road markings on Ryecroft Road and Jerviston Gardens, which adds to the quality of the streetscene.

4.2.9 There is no public open space in this character area beyond the roads and footways, however the southern end of Ryecroft Road has access to Norwood Grove Park. The open fencing strengthens the relationship of the park with Ryecroft Road, which strongly contributes to the quality of the streetscape. Almost all properties in this character area have front gardens that are visible from the street. Well maintained front gardens with soft landscaping make an important contribution to the quality of the streetscape.

### 4.3 BOUNDARY TREATMENTS A) NORWOOD GROVE CHARACTER AREA

4.3.1 Norwood Grove Park contains a variety of attractive boundary treatments to demarcate paths and enclose the park, including iron railings, wooden fencing and brick walls. Some iron railings to the park's southern boundary have been replaced but not painted to match other railings, which detracts from the park's appearance. The condition of some boundary treatments in

Norwood Grove Park could be improved.

4.3.2 Elsewhere in the character area hedging is used as an additional boundary treatment, including around the boundary of Hollies Close and along the north side of Copgate Path. This additional greenery contributes to the parkland feel.

### B) ST JOSEPH'S COLLEGE CHARACTER AREA

4.4.3 Boundary Treatments vary in this character area. On Gibson's Hill there is a variety of attractive boundary treatments to each house of low to mid height walling and hedges and planting. On Arnull's Road views into front gardens of numbers 2-10 are blocked by high fencing or hedges. On the south side of road there are high, well maintained hedges with no openings. 12-14 Arnull's Road have low boundary treatments and 16-38 are in a cul-de-sac with no front gardens.

4.4.4 On Beulah Hill the boundary of St Joseph's College is marked by mid height wooden fencing and walls with entrances marked by attractive brick piers with stone coping.

4.4.5 An unattractive grey palisade fence around the perimeter of the Norwood Reservoir significantly detracts from the public realm on Crown Lane.

4.4.6 High fences, walls and hedges mark the boundaries of the path linking Arnull's Road to Ryecroft Road.

### C) RYECROFT ROAD CHARACTER AREA

4.4.7 Boundary treatments in this character area are generally low walling and hedges. The boundary between Norwood Grove Park and Ryecroft Road

is marked by mid-height open slatted wooden fencing.

4.4.8 An unattractive grey palisade fence around the perimeter of the Norwood Reservoir significantly detracts from the public realm, although there are good views of the rear of St Joseph's College through the railings.



Unattractive palisade fencing marking the Norwood Reservoir boundary on Ryecroft Road



Mid-height open slatted wooden fencing between Ryecroft Road and Norwood Grove Park



Attractive low walling boundary treatment to a house on Ryecroft Road

#### 4.4 STREET FURNITURE

##### A) NORWOOD GROVE CHARACTER AREA

4.2.1 Street furniture in Norwood Grove Park is in a variable condition and has often been subject to vandalism and graffiti. The park is well supplied with timber benches of a variety of styles. There are dog waste bins within the park and at most entrances.

4.2.2 A wide variety and large amount of signage is present within the park, including a wooden signpost located at the park entrance from Copgate Path and metal signposts located at the park entrances from Ryecroft Road and Streatham Common. Some signage is in a poor condition and the amount makes some parts of the park appear cluttered. There is also signage on Copgate Path highlighting the upcoming speed bumps.

##### B) ST JOSEPH'S COLLEGE CHARACTER AREA

4.2.3 At present there is a wide variety of street furniture in this character area: a bench on the grass triangle on the corner of Arnulf's Road and Gibson's Hill, and various litter and bollards throughout the area. Bus stops are located on Beulah Hill and Crown Lane and there are a variety of lamp-posts present.

4.2.4 There is traffic signage on Crown Lane and Beulah Hill and various historic and modern road signs present. There is signage for the Gibson's Lodge nursing home on Gibson's Hill. There are various telecommunication cabinets located throughout the character area, which clutter the streetscape.

##### C) RYECROFT ROAD CHARACTER AREA

4.2.5 Ryecroft Road is generally free of unnecessary street furniture. Traffic signs are generally attached to lamp-posts. On Crown Lane there are standard traffic signs. Bollards are generally present to prevent vehicles going down the paths that cross cut the area from Streatham Common to Arnulf's Road.

4.2.6 There are traditional style lamp-posts on Ryecroft Road and Jerviston Gardens and modern style lamp-posts in Crown Lane. There are telecommunication boxes on Gibson's Hill and Crown Lane. There are also bus stops and a zebra crossing on Crown Lane.

4.2.7 There are some historic road signs present and an historic Type B George V cast iron post box is located on Ryecroft Road, which dates from between 1910-1936.

#### 4.5 GREENERY AND TREES

##### A) NORWOOD GROVE CHARACTER AREA

4.5.1 The park contains many mature native and ornamental trees formally planted as individual specimens and in small groups. Some rows of trees mark early field boundaries. To the south of Norwood Grove Mansion lies an area of ornamental trees and shrub planting and this is linked to an area of mixed woodland with scrub beyond the garden.

4.5.2 There are also a number of trees present that have been planted relatively recently, either as individual trees or loose groups within areas of open grassland. Small areas of broad-leaved woodland and scrub are present around the park boundary. There are hedgerows around the park edges.



Graffitied and poorly located street furniture in Norwood Grove Park



Benches in Norwood Grove Park



Historic road sign on Ryecroft Road



Historic George V Post-box on Ryecroft Road, dating to between 1910-1936

4.5.3 The gardens to the south of Norwood Grove Mansion contain a number of beds with ornamental planting including roses and seasonal bedding. There is a rockery which no longer contains rockery planting, and a rose arbour with climbing roses. The bowling green has screen planting comprising established shrub and herbaceous planting on three sides.

4.5.4 The remainder of the park consists of grassland or parkland. These grass areas are kept mown at a fairly uniform height with some areas of longer grass below the belt of trees on the eastern boundary.

4.5.5 In addition there are many mature trees on private land in the gardens of The Cottage and Hollies Close, which add to the character and appearance of the conservation area.

**B) ST JOSEPH'S COLLEGE CHARACTER AREA**

4.5.6 There are many mature trees, hedges and shrubs marking property boundaries on Arnull's Road.

4.5.7 Front gardens of properties on Gibson's Hill generally contain a high level of greenery and planting and some trees and hedges in private areas.

**C) RYECROFT ROAD CHARACTER AREA**

4.5.7 The grass verges on both sides of Ryecroft Road and Gibson's Hill, the mature street trees and the quality of planting and trees in both public and private areas all make a positive contribution to the streetscene.



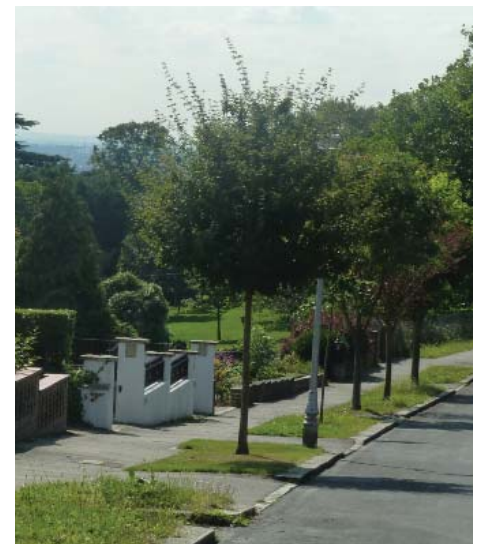
Douglas fir tree in Norwood Grove Park



The replacement ceremonial cypress tree in Norwood Grove Park (see p.12)



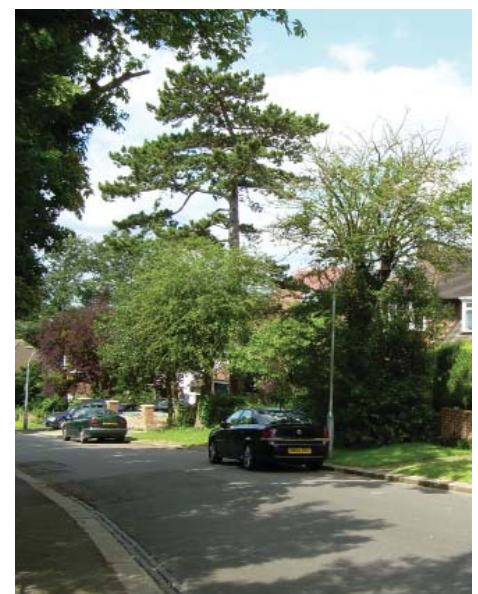
Mature London plane trees on Ryecroft Road



Grass verges and trees on Ryecroft Road



Trees and greenery on Arnull's Road



Trees and greenery on Gibson's Hill

# 5.0 ARCHITECTURAL CHARACTER

## 5.1 GENERAL ARCHITECTURAL CHARACTER

5.1.1 The architectural character of the Norwood Grove Conservation Area varies between character areas:

### A) NORWOOD GROVE CHARACTER AREA

5.1.1 Norwood Grove Mansion is a Georgian Regency-style two storey stucco rendered house, featuring a large two storey bow window in the centre of the front elevation and a shallow lead domed roof. The domed conservatory and orangery also contribute to its character.



Front elevation of Norwood Grove Mansion

5.1.2 The Cottage and The Lodge are both brick lodge buildings associated with the Mansion and are both of a similar style. The Lodge is much more visible from the public realm than The Cottage, and makes an important architectural contribution to the character and appearance of Norwood Grove Park, marking the entrance from Streatham Common. From Copgate Path The Lodge appears to be only a single storey, but extends to two storeys in height facing the park.



The Lodge viewed from Copgate Path



Norwood Grove Mansion from the south east showing the orangery

5.1.3 Hollies Close is a modern development of detached buildings designed in a Mock Tudor style with cladding and painted timber to the front elevations.



The locally listed St Joseph's College with the enlarged Georgian Villa to the right and Edwardian extensions to the left

### B) ST JOSEPH'S COLLEGE CHARACTER AREA

5.1.4 St Joseph's College is a Regency style villa that has been incrementally added to over time resulting in an interesting and unusual building with elements with a variety of buildings of different ages and architectural styles and high quality materials and detailing,



Chapel at St Joseph's College, viewed from the road



6 Arnulf's Road, Grade II listed

including sculptural detailing. The original stucco-faced villa has a later addition of a mansard roof with prominent chimneys. The Edwardian chapel and south wing are of polycrome brick construction and follow the Classical proportions established by the original villa.

5.1.5 High quality Georgian and Victorian houses are present on Arnull's Road several of which are listed: numbers 12 and 14 are attractive semi-detached properties and numbers 16-38 are a late 20th century development of semi-detached houses.

5.1.6 The buildings on the corner of Beulah Hill and Crown Lane are historic and have a commercial character, though they have been much altered.

5.1.7 Interwar and post war housing on Gibson's Hill share architectural characteristics with most of the houses located in the Ryecroft Road Character Area (see below). Gibson's Lodge Nursing Home is an attractive Victorian Lodge with a range of interesting architectural features.

### C) RYECROFT ROAD CHARACTER AREA

5.1.3 Ryecroft Road and the section of Crown Lane within the conservation area are characterised by inter-war housing of a simple, but high quality original design. Despite numerous inappropriate alterations, the original character of many buildings remains evident and many make a positive contribution to the character of the conservation area.

5.1.4 Numbers 69, 69A and 71 Ryecroft Road make a particular contribution to the



12-14 Arnull's Road



Gibson's Lodge Nursing Home - the building has been substantially extended to the south-west



147 Gibson's Hill



Pair of houses on Ryecroft Road



54 Ryecroft Road



55 Crown Lane



69 Ryecroft Road, locally listed

area's special character and are locally listed. They are Victorian buildings of brick construction with a range of significant features and have a prominent presence on the streetscene.

## 5.2 KEY ARCHITECTURAL FEATURES AND BUILDING MATERIALS

5.2.1 There is a wide variety of architectural features and building materials throughout the Norwood Grove Conservation Area. Key architectural features and materials vary between character areas and sometimes even within each character area. The adjacent table summarises architectural features and building materials present in the St Joseph's College and Ryecroft Road Character Areas. Numbers correspond to labelled pictures on p.27. The Norwood Grove Character Area is described separately on the following page.

### KEY ARCHITECTURAL FEATURES<sup>1</sup> AND BUILDING MATERIALS

#### A) ST JOSEPH'S COLLEGE CHARACTER AREA (NOT INCLUDING 143-163 GIBSON'S HILL)

1. Prominent entrance porches
2. Low pitched roofs
3. Prominent chimney stacks
4. Timber sliding sash windows
5. Hood mouldings
6. Brick soldier courses above windows
7. String courses
8. Solid timber doors
9. Feature key stones
10. Florentine blind box covers
11. Stucco
12. Red or London stock bricks
13. Stone dressings
14. Slate or hand-made clay roof tiles
15. Clay chimney pots
16. Timber doors and windows

#### B) RYECROFT ROAD CHARACTER AREA (INCLUDING 143-163 GIBSON'S HILL)

17. Prominent, often recessed porches
18. Bay windows
19. Timber framed windows, often with leaded lights
20. Projecting gables
21. Dormer windows
22. Prominent chimney stacks
23. Gablet roof features
24. Clay tiles, sometimes scalloped
25. Red or London stock bricks
26. Render as part of original house design
27. White render and half-timber facing
28. Slate or hand-made clay roof tiles
29. Clay chimney pots

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<sup>1</sup> Please see glossary of relevant terms in the *Conservation Area General Guidance* SPD





1, 4



3, 4, 11



20, 21, 22, 24, 28



4, 6, 7, 10, 12



18, 29



9, 12, 13



19



22, 24, 27, 29



19



24

## NORWOOD GROVE CHARACTER AREA

5.2.2 It is not considered to be appropriate to provide a list of common features and materials for the Norwood Grove Character Area. This is due to its character being dominated by Norwood Grove Park with unique individual buildings.

5.2.3 Norwood Grove Mansion contains many features of interest and high quality materials, including bow windows, timber sash windows, timber and stone balustrades, domes, prominent chimneys. For further information please see the statutory list description (see Appendix for details).

5.2.4 The Cottage has stucco walls and prominent brick chimneys and The Lodge is brick faced with stone dressings and decorative barge boards. Both buildings have steeply pitched slate roofs with scalloped tile detailing.

5.2.5 Hollies Close is a modern development that makes a neutral contribution to the character and appearance of the conservation area. Features present include gables, leaded windows and mock Tudor timber facing.

Key features and building materials in the St Joseph's College and Ryecroft Road Character Areas - numbering refer to the table on the previous page

### 5.3 HISTORIC AND ARCHITECTURAL SIGNIFICANCE OF BUILDINGS

5.3.1 Please see Map 16, colour coded to illustrate the different levels of contribution buildings make to the conservation area's character and appearance.

#### A) LISTED BUILDINGS

5.3.2 There are four statutorily listed buildings within the Norwood Grove Conservation Area, all listed at Grade II: Norwood Grove Mansion, 165 Gibson's Hill (Beech Cottage), 4 Arnull's Road and 10 Arnull's Road (The Old Cottage). For more information please see sections 5.1 and 7.1.

#### B) LOCALLY LISTED BUILDINGS

5.3.3 Six buildings in the Norwood Grove Conservation Area are on Croydon's Local List of Buildings of Architectural or Historic Interest. These buildings have a significant level of local value and make a positive contribution to the special character of the conservation area. For further information please see section 7.2.

#### C) POSITIVE UNLISTED BUILDINGS

5.3.4 Many other buildings in the Norwood Grove Conservation Area make a positive contribution to its character and appearance, and are of heritage value.

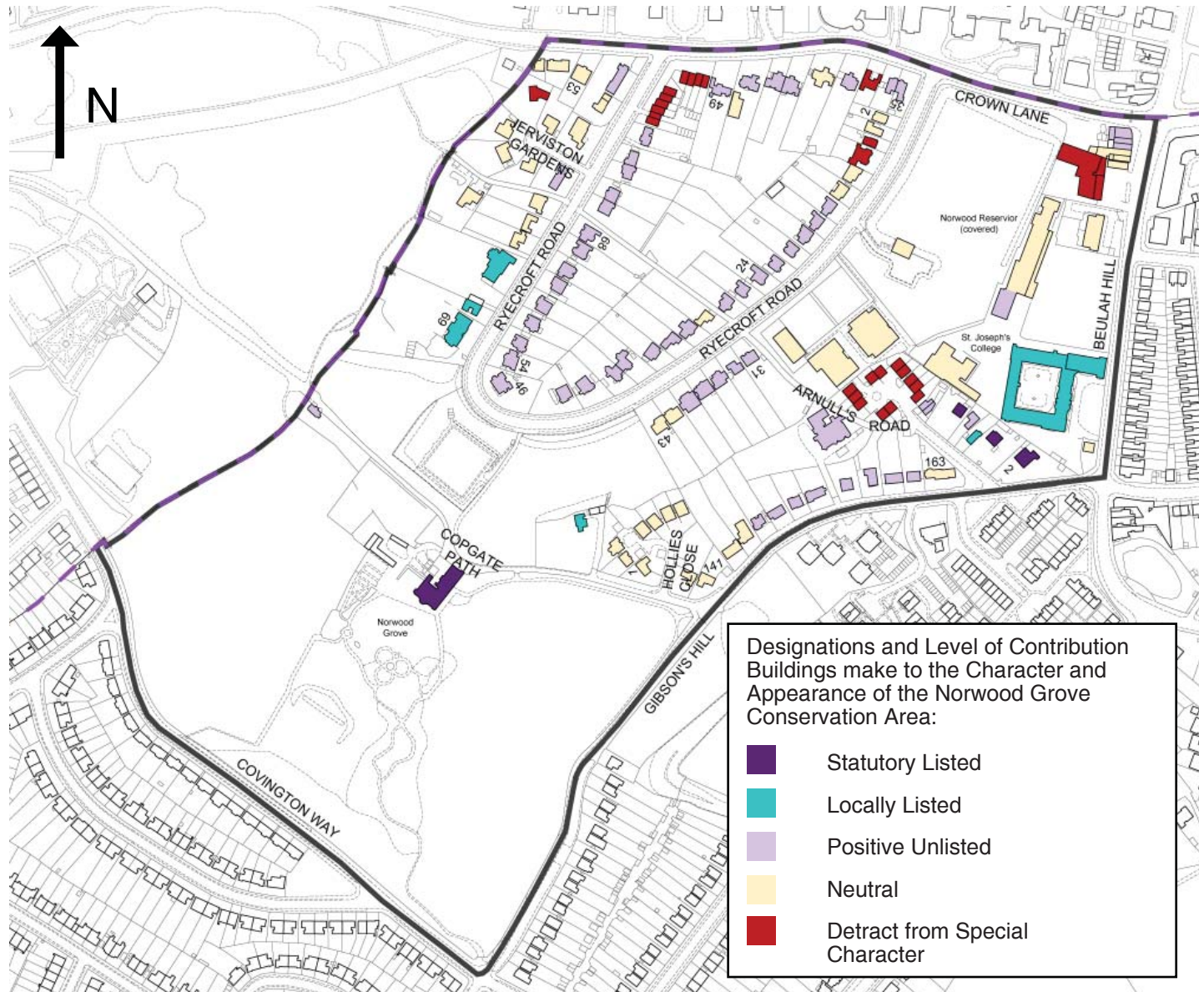
tion to its character and appearance and are of heritage value.

#### D) NEUTRAL BUILDINGS

5.3.5 There are several buildings in the conservation area that do not positively contribute nor actively detract from the area's special character.

#### E) BUILDINGS THAT DETRACT FROM THE AREA'S SPECIAL CHARACTER

5.3.6 There are some buildings in the conservation area that have a negative impact on its character and appearance, due to their scale, layout or architectural design.



Map 16. Level of contribution buildings make to the special character of the Norwood Grove Conservation Area..

# 6.0 CONDITION AND THREATS

## 6.1 GENERAL CONDITION

6.1.1 Buildings within the Norwood Grove Conservation Area are generally in good condition. However many 20th-century houses have been subject to inappropriate changes made, prior to the conservation area designation, which detract from the character and quality of the area. This includes poor quality and oversized size and roof extensions and uPVC window replacements of original timber or steel casement windows with leaded lights. In addition the small row of commercial properties at the junction of Crown Lane and Beulah Hill are in a poor condition.

6.1.2 The public realm is generally of a good standard. There is a fairly limited amount of excess street furniture. Generally bins are not visible from the street. Park furniture is in a variable condition.

## 6.2 KEY THREATS

6.2.1 While insensitive development can instantly harm the conservation area's special character, negative change can often occur incrementally through alterations that do not require planning permission, or that occurred prior to the area's designation. The condition and quality of the public realm also has a significant impact on quality of the area.

6.2.2 The conservation area is at risk from threats to its special character and appearance. Existing and potential threats are outlined in the boxes on this and the following. Threats to St Joseph's College and Ryecroft Road character areas are categorised as to whether they impact directly on buildings or the wider streetscape:

### A) NORWOOD GROVE CHARACTER AREA

1. Demolition of historic buildings
2. Deterioration of the Norwood Grove Mansion
3. Oversized or poorly designed extensions
4. Installation of satellite dishes to roofscapes and / or front elevations
5. Installation of poorly-sited renewable energy technologies and other building services
6. New development negatively affecting the setting of the conservation area
7. Vandalism and graffiti
8. Damage to historic park features
9. Lack of maintenance of street furniture and fences
10. Damage to fencing
11. Introduction of inappropriate new fencing



Graffited and damaged signage in Norwood Grove Park



Graffited and poorly located street furniture in Norwood Grove Park



Damaged fountain at Norwood Grove

## B) ST JOSEPH'S COLLEGE AND RYECROFT ROAD CHARACTER AREAS

### THREATS TO BUILDINGS

1. Partial or total demolition of historic buildings
2. Development affecting the setting of the conservation area
3. Loss of architectural features and detailing
4. Introduction of new architectural features and materials that detract from the area's character
5. Poorly designed or oversized extensions
6. Inappropriate back-garden development, including outbuildings
7. Infill of recessed porches
8. Poorly sited satellite dishes
9. Installation of poorly-sited renewable energy technologies and other building services

### IMPACT ON STREETScape

10. Loss of trees and planting
11. Lack of screened bin storage
12. Loss of low-walling and attractive boundary treatments
13. Inappropriate new fencing and gates, including the existing Norwood Reservoir palisade fencing
14. Hard-surfacing of front gardens
15. Unnecessary signage and street furniture
16. Vandalism and graffiti
17. Poor condition of road / footway surfaces
18. Poor condition of street furniture
19. Excessive traffic road markings
20. Fly tipping



(Above): Three houses built at the same time to a similar original design. The top house retains its original character. The middle house retains much of its character, but its appearance is harmed by the replacement of timber windows with uPVC units and the oversized and poorly designed dormers. The bottom house retains the least amount of its character, with most windows replaced with uPVC units and the walls partly rendered to the front and side elevations.



Palisade fencing on Ryecroft Road

Solar panels visible from Ryecroft Road

Graffiti on Arnull's Road pathway

# MANAGEMENT PLAN



This Management Plan provides area-specific guidance on development and maintenance in and enhancement of the Norwood Grove Conservation Area. It supplements, and should be read in conjunction with, Croydon's *Conservation Area General Guidance SPD*, which provides general development and maintenance guidance for all conservation areas in Croydon.

## 7.0 ADDITIONAL CONSIDERATIONS

7.0.1 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.

### 7.1 STATUTORILY LISTED BUILDINGS

7.1.1 Four buildings in the Norwood Grove Conservation Area are Grade II listed (see section 5.3A). Listed building consent is required for all building works, both external and internal, that affect the building's special character. For more information on the implications of statutory listing please see section 4.5 of the *Conservation Area General Guidance SPD*.

5.3.2 Unauthorised works to a listed building is a criminal offence. If there is any uncertainty it is important to contact the Council's Conservation Officer for clarification.

### 7.2 LOCALLY LISTED BUILDINGS

7.2.1 Several buildings in the Norwood Grove Conservation Area are locally listed (please see section 5.3B). Demolition of these buildings are considered to cause substantial harm to the Norwood Grove Conservation Area. Careful consideration must be given towards protecting important features present. For further information please see Croydon's *Locally Listed Buildings SPD*.

### 7.3 REGISTERED PARK AND GARDEN: NORWOOD GROVE

7.3.1 Norwood Grove Park is listed at Grade II on the English Heritage Register of Historic Parks and Gardens (please see Map 17). For further information please see section 4.5 of the *Conservation Area General Guidance SPD*.

### 7.4 BUILDING REGULATIONS

7.4.1 All building work must comply with Building Regulations. For further information please see section 8 of the *Conservation Area General Guidance SPD*.

### 7.5 ARTICLE 4 DIRECTIONS

7.5.1 The Council maintains the right to serve an Article 4 Direction if deemed appropriate to protect the conservation area's special character. For further information please see section 2.5 of the *Conservation Area General Guidance SPD*.

### 7.6 ENERGY EFFICIENCY IMPROVEMENTS

7.6.1 The Council supports the principle of works to buildings to improve their energy efficiency, provided that the original character of the building is not harmed. Please see section 9 of the *Conservation Area General Guidance SPD*.

7.6.2 Most retrofitting measures proposed to statutory listed buildings will require listed building consent (please see section 3 of the *Conservation Area General Guidance SPD*).

### 7.7 ARCHAEOLOGICAL INVESTIGATIONS

7.5.1 Archeological investigations may be required for development located within the Archaeological Priority Zone involving groundworks. Please see section 4.5 of the *Conservation Area General Guidance SPD* for further information.

### 7.8 PLANNING ENFORCEMENT

7.8.1 If you feel that unauthorised development has occurred in the area, including the replacement of windows or installation of satellite dishes, please report this to the Council's planning enforcement team. For further

information please see section 7 of the *Conservation Area General Guidance SPD*.

7.8.2 As part of this assessment a full photographic survey of the conservation area as visible from the street has been made, which will be used as evidence

when reviewing any reports of unauthorised development.

### 7.9 TREES IN PRIVATE GARDENS

7.9.1 Six weeks prior notice should be given to the Council for all proposed tree works in conservation areas. Please

see sections 5.14 and 7.3 of the *Conservation Area General Guidance SPD* for further information..



Map 17: The boundary of the Norwood Grove Registered Park and Garden and the nearby locally listed park

## 8.0 DEVELOPMENT GUIDELINES

8.0.1 General guidance for development in conservation areas is provided in the *Conservation Area General Guidance SPD*.

8.0.2 The development guidelines provided below supplement these general guidelines, providing area-specific principles that respond to the particular challenges for proposed development in the Norwood Grove Conservation Area.

### 8.1 DEMOLITION

8.1.1 The demolition of listed buildings, locally listed buildings and buildings that make a positive contribution to the special character of the Norwood Grove Conservation Area (see section 5.3) is considered to cause substantial harm to the conservation area's special character and will be resisted.

8.1.2 Demolition of buildings will only be permitted where the building is identified as making a neutral contribution to or detracting from the area's special character (see section 5.3) and the proposed replacement scheme will be of a suitably high quality that will result in an enhancement to the character and appearance of the conservation area. For further information please see section 5.1 of the *Conservation Area General Guidance SPD*.

### 8.2 NEW DEVELOPMENT

8.2.1 Opportunities for new development in the conservation area could result from the demolition of buildings that do not positively contribute to its special character and re-development of the site, the conversion of existing properties, or the extension of existing properties. Infill development may also be appropriate in certain locations in the conservation area, provided it has no

negative impact on adjacent buildings or landscaped areas and does not disrupt the established plot layout and building lines. Please also refer to section 5.2 of the *Conservation Area General Guidance SPD*. Back garden development is generally not considered to be acceptable (please see section 5.5 of the *Conservation Area General Guidance SPD*).

8.2.2 All proposed development should be of a high quality design that enhances the conservation area's character and appearance. Important aspects of urban design, including height, scale, massing, building lines, and situation within plots must be carefully considered.

8.2.3 All proposals for the conversion of buildings must demonstrate how potential adverse impacts on its external appearance have been mitigated.

8.2.4 It is acknowledged that some development has occurred prior to the conservation area designation. This should not be seen as a precedent for further inappropriate development or development of a poor quality.

8.2.5 All proposed new development must:

- Be of a high quality design that respects the area's character
- Follow the generally consistent building lines present in the area
- Respect the existing plot layout by siting new buildings back from road
- Apply high quality materials and detailing that respects the area's character

### 8.3 EXTENSIONS

8.3.1 Planning permission is required for all front, side and roof extensions and for



Modern development on Ryecroft Road, out of keeping with the established character of the area

some rear extensions. Further advice can be obtained from the Council's Development Management Team (please see Appendix for contact details).

8.3.2 Front extensions are generally not considered to be acceptable due to the negative impact they may have on the character of individual buildings and the wider conservation area. New porches may be considered to be acceptable, provided they result in an enhancement to the character of the host building.

8.3.3 Two storey side extensions may not be considered to be acceptable if they would result in a negative impact on the special character of the host building and the streetscape character of a collection of buildings. It is acknowledged that in the Ryecroft Road Character Area there are several existing examples of two storey side extensions, constructed prior to the conservation area designation, that have had a negative impact on the character and appearance of individual buildings and the wider conservation area. These existing two-storey side extensions should not be considered to be a precedent for further inappropriate development.

8.3.4 Where side extensions are



considered to be acceptable in principle, the extension must be carefully designed so as to be subservient to the existing building. All side extensions should be set back by at least 1m from the front building line at ground floor level and at least 1.5m at first floor level.

8.3.5 Single storey rear extensions are generally acceptable in principle so long as they are not oversized and are of an appropriate design. If the rear of the property is visible from the street, rear extensions will need to be carefully designed so as to complement the existing building.

8.3.6 Roofscapes make a significant contribution to the character of the Norwood Grove Conservation Area. Large roof extensions including dormer windows that are visible from a public highway are generally not considered to be appropriate due to the disruption of the predominant rhythm and proportions of the prominent roofscapes. Roof extensions must not unduly dominate the roof of the main building.

8.3.7 All proposals for extensions should be in line with the requirements of *Croydon's Residential Extensions and Alterations SPD*. Special care and attention must be paid to preserving and enhancing the special character of the conservation area. Additional considerations are outlined in section 5.3 of the *Conservation Area General Guidance SPD*.

#### 8.4 DEVELOPMENT AFFECTING SETTING OF THE CONSERVATION AREA

8.4.1 Some areas outside of the boundary of the Norwood Grove Conservation Area are visible from within its boundary and therefore have an impact on its



Two storey extension to 60 Ryecroft Road, set back from the front wall

setting, for example buildings on the east of Beulah Hill opposite St Joseph's College and the houses on Covington Way.

8.4.2 Development on sites affecting the conservation area's setting must carefully consider any impacts on its character and must be sensitively designed to have no resultant harm.

#### 8.5 WINDOW REPLACEMENT

8.6.1 Many properties in the conservation area contain timber sash windows or traditional steel or timber framed leaded windows. Original or traditional-style windows should be retained and repaired if at all possible due to their historic importance. If replacement of windows is the only viable option this should be on a like-for-like basis in terms of design and materials. Window replacements should also explore options for double glazing.

8.6.2 The Council recommends that secondary glazing is installed to improve thermal performance, which does not require planning permission.

#### 8.6 CLADDING, RENDERING OR PAINTING OF WALLS

8.6.1 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 are often part of their original design and contribute towards the special character of the conservation area.

#### 8.7 FRONT GARDENS

8.7.1 All residential development proposals must contain proposals for landscaping of front gardens including:

- The retention of existing attractive boundary treatments and original materials where possible
- A balance of planting and hard landscaping in keeping with the predominant character of the area
- Permeable surface for any car parking provision
- Provision for the storage and screening of refuse and recycling bins, which will require planning permission in front gardens

8.7.2 Non-permeable surfacing of landscaped areas requires planning permission, which is unlikely to be granted.

## 9.0 ENHANCEMENT

9.0.1 Property owners are encouraged to undertake minor repair works that will improve the condition and appearance of their properties, which will have a positive impact on the wider conservation area. Many minor works do not require planning permission; for advice on what works require planning permission please see the Planning Portal or contact the Council (see Appendix for details).

9.0.2 The Council welcomes and supports enhancement schemes proposed for the wider conservation area by property owners or the local community.

9.0.3 Improvements to the condition of Norwood Grove Park and the Norwood Grove Mansion will have a positive impact on the character and appearance of the Norwood Grove conservation area.

### 9.1 NORWOOD GROVE PARK

9.1.1 In 2005 Croydon Council obtained a Project Development Grant from the Heritage Lottery Fund to develop a Conservation Management Plan for Norwood Grove Park. It was hoped that the Management Plan could support further grant applications. Unfortunately the Council was unable to secure the necessary match funding for the grant application to go ahead. However the project did result in a well informed draft Management Plan, which includes an access survey, that could form a good basis for any future bid and inform future management of the park. Future restoration of landscaping features within the park would result in a significant enhancement of the character of the Norwood Grove Conservation Area.

### 9.2 NORWOOD GROVE MANSION

9.2.1 Regular maintenance of the Mansion is important to ensure its long term preservation. It is acknowledged that Norwood Grove Mansion is currently in a poor state of repair. There is a Council-funded project underway for the repair of the Mansion.

### 9.3 MAINTENANCE OF PRIVATELY OWNED PROPERTIES

9.3.2 Regular maintenance and repair is required to ensure the survival of valued architectural features and attractive landscape features in the conservation area. 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 painting of timber

Please see section 6 of the *Conservation Area General Guidance* SPD for further information.

### 9.4 REPAIRING, RESTORING AND RE-INSTATING FEATURES

9.4.1 The area could be enhanced through the repair, restoration or reinstatement of any damaged or lost architectural and landscape features.

9.4.2 Advice from the Council should be sought to determine whether planning permission or a certificate of lawful development is required.

### 9.5 PLAQUES FOR HISTORIC BUILDINGS

9.5.1 In principle the Council has no objection to the erection of plaques on buildings in the conservation area, subject to appropriate design and sensitive placement, however there is no capacity at present for

the Council to supply plaques. The Council suggests that any desired scheme could be led by a local organisation, such as the *Norwood Society*.

### 9.6 CONSERVATION AREA SIGNAGE

9.6.1 The Council will consider any community-led projects to introduce signage to identify the conservation area, provided that it is designed so as to enhance the area and that the cost of maintenance and management are fully considered.

### 9.7 PUBLIC REALM IMPROVEMENTS

9.7.1 Routine maintenance of the public realm occurs as part of the Council's programme for the borough. 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 Public Realm Design Guide*.

9.7.2 Historic street furniture should be preserved and all temporary signage removed after its relevant period of display. All street lighting in the borough will be replaced between 2013-2018 as part of the Council's adopted Street Lighting PFI. Replacement street lights in the conservation area will be of a heritage style to complement the area's historic character.

### 9.8 STREET TREES

9.8.1 Where predominant tree species are present and considered to be making a positive contribution to the conservation area, the Council will endeavour to ensure that this character is maintained in any new street planting. For further information please see sections 5.14 and 7.3 of the *Conservation Area General Guidance* SPD.

# 10.0 APPENDIX

## 10.1 WEBSITES AND OTHER RELEVANT INFORMATION

### A) USEFUL WEBSITES

- Croydon Council Planning and Conservation web pages:  
[www.croydon.gov.uk/environment/conservation](http://www.croydon.gov.uk/environment/conservation)  
[www.croydon.gov.uk/planningandregeneration](http://www.croydon.gov.uk/planningandregeneration)
- English Heritage web pages:  
[www.english-heritage.org.uk](http://www.english-heritage.org.uk)  
[www.helm.org.uk](http://www.helm.org.uk) - (for access to English Heritage documents  
[www.english-heritage.org.uk/your-property/saving-energy](http://www.english-heritage.org.uk/your-property/saving-energy)
- National Planning Policy Framework and associated guidance:  
[www.gov.uk/government/publications/national-planning-policy-framework--2](http://www.gov.uk/government/publications/national-planning-policy-framework--2)
- The Planning Portal  
[www.planningportal.gov.uk](http://www.planningportal.gov.uk)
- Greater London Historic Environment Record:  
[www.heritagegateway.org.uk](http://www.heritagegateway.org.uk) (managed by English Heritage)
- Greater London Authority (for the London Plan):  
[www.london.gov.uk/thelondonplan](http://www.london.gov.uk/thelondonplan)
- Department for Communities and Local Government  
[www.communities.gov.uk](http://www.communities.gov.uk)
- Building Conservation Directory:  
[www.buildingconservation.com](http://www.buildingconservation.com)
- Sustainable Traditional Buildings Alliance:  
[www.sdfoundation.org.uk/stba](http://www.sdfoundation.org.uk/stba)

### B) RELEVANT CROYDON COUNCIL DOCUMENTS

(DOWNLOADABLE FROM ABOVE WEBLINK)

- *Croydon Conservation Area General Guidance SPD*
- *Planning Application Validation Checklist*
- *Local List of Buildings of Architectural or Historic Interest SPD*
- *Residential Extensions and Alterations SPD*
- *Shopfronts and Signage SPG and Shopfront Security Addendum*
- *Advertisement Hoardings & Other Advertisements 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](http://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)
- *A Stitch in Time* (IHBC and the Society for the Protection of Ancient Buildings, 2002)

## 10.2 CONTACTS

Croydon Council, Bernard Weatherill House, 8 Mint Walk,  
Croydon CR0 1EA; [www.croydon.gov.uk](http://www.croydon.gov.uk)  
Tel/Email: 0208 7266000; [contact.thecouncil@croydon.gov.uk](mailto:contact.thecouncil@croydon.gov.uk)

- Spatial Planning (including Urban Design and Conservation officers): Tel: 0208 4071385;  
Email: [spatial.planning@croydon.gov.uk](mailto:spatial.planning@croydon.gov.uk)
- Development Management (including Enforcement & Tree Officers): Email: [development.management@croydon.gov.uk](mailto:development.management@croydon.gov.uk)
- Building Control Team, Croydon Council:  
Email: [building.control@croydon.gov.uk](mailto: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](http://www.croydon.gov.uk/libraries) Tel:0208 7266900;  
Email: [local.studies@croydon.gov.uk](mailto:local.studies@croydon.gov.uk)

English Heritage, London Region  
1 Waterhouse Square, 138-142 Holborn, London EC1N 2ST  
Tel/Email: 0207 9733000; [london@english-heritage.org.uk](mailto:london@english-heritage.org.uk)

The Victorian Society  
Tel/Email: 0208 9941019; [admin@victoriansociety.org.uk](mailto:admin@victoriansociety.org.uk)  
[www.victoriansociety.org.uk](http://www.victoriansociety.org.uk)

The Georgian Group  
Tel/Email: 0871 7502936; [info@georgiangroup.org.uk](mailto:info@georgiangroup.org.uk)  
[www.georgiangroup.org](http://www.georgiangroup.org)

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

The Building Conservation Directory  
Tel/Web: 01747 871717; [www.buildingconservation.com](http://www.buildingconservation.com)

The Energy Saving Trust  
Tel/Web: 0800 512012; [www.energysavingtrust.org.uk](http://www.energysavingtrust.org.uk)

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

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

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

Croydon Natural History and Scientific Society  
Contact: Brian Lancaster (Secretary):  
Email: [brian.lancaster1@btinternet.com](mailto:brian.lancaster1@btinternet.com)

Norwood Society  
Contact: Philip Goddard (Chairman of the Planning Sub-committee)  
Email: [goddard.pj@btinternet.com](mailto:goddard.pj@btinternet.com)

# 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 ਕ੍ਰਿਪਾ ਕਰਕੇ ਐਜੂਕੇਸ਼ਨ ਡਿਪਾਰਟਮੈਂਟ ਵਿਚ ਅਡਮਿਸ਼ਨ 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 caawiyoo 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 انٹرپرائیمر کی سروس کا انتظام کیا جائے گا۔

Urdu

