

**APPENDIX 1:**

**Beulah Hill**

**Conservation Area**

**Appraisal and**

**Management Plan**

(draft supplementary planning document)



# BEULAH HILL CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN



DRAFT SUPPLEMENTARY PLANNING DOCUMENT

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CROYDON COUNCIL

# ISSUE

Draft Supplementary Planning Document (SPD) issued for public consultation 26 January - 9 March 2015.

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# CONSERVATION AREA DESIGNATION

The Beulah Hill Conservation Area was designated on 10 December 2008.

# CONSERVATION AREA GENERAL GUIDANCE

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

# CROYDON LOCAL PLAN

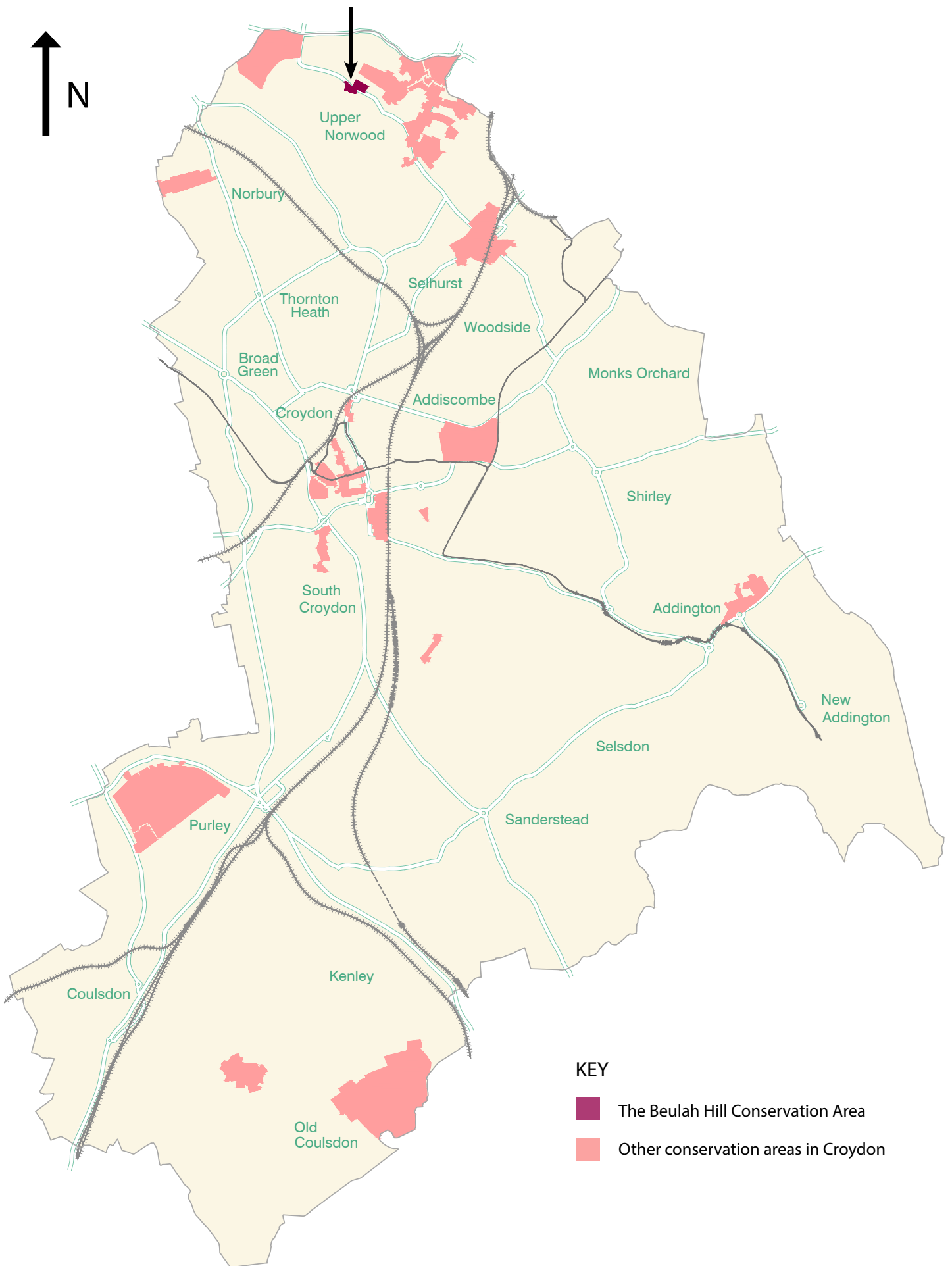
The Croydon Local Plan and other Supplementary Planning Documents are available online at:  
<http://www.croydon.gov.uk/planningandregeneration/framework/localplan/>

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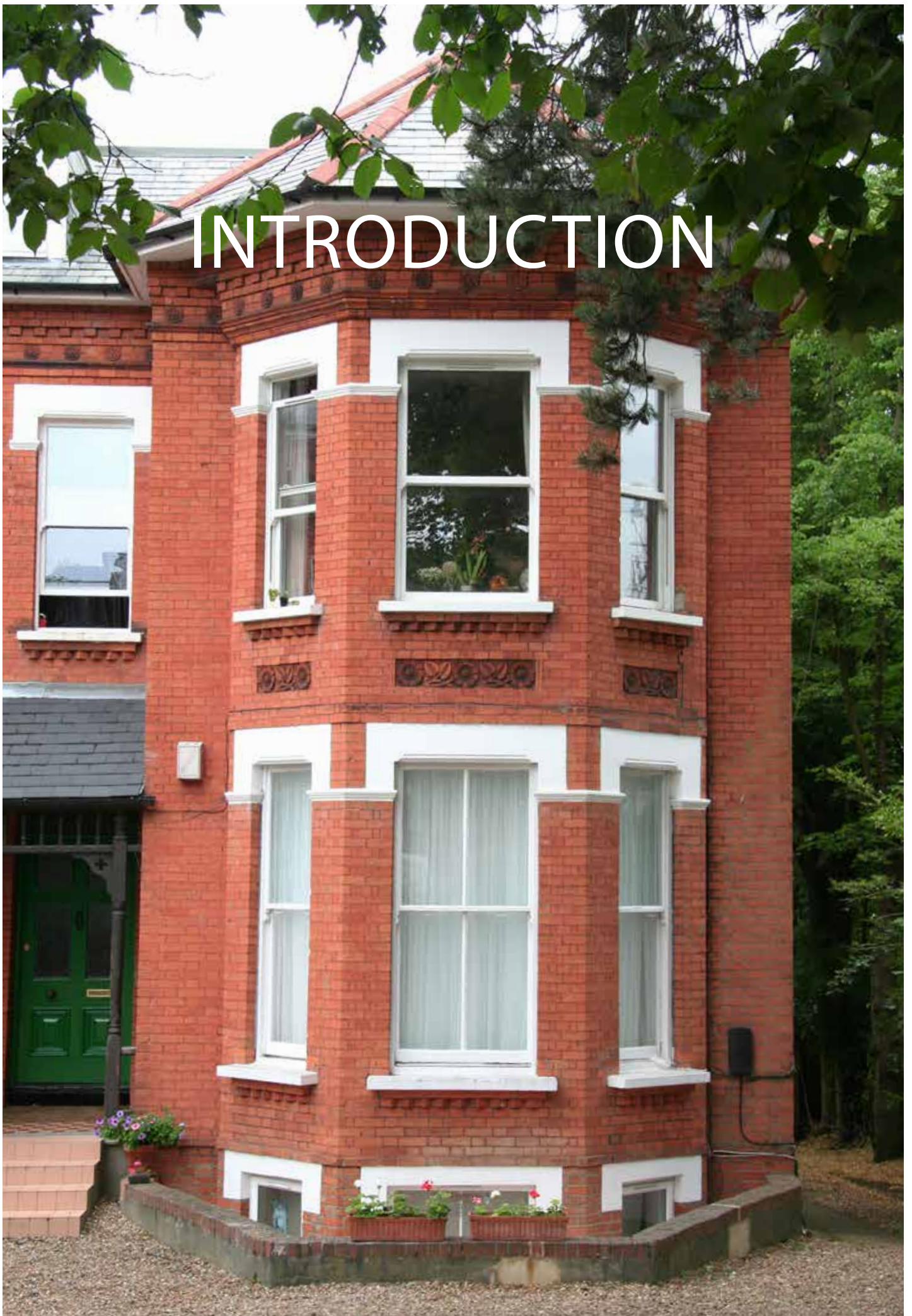
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Map 1. The location of the Beulah Hill Conservation Area and other conservation areas in Croydon



# INTRODUCTION







Above: Map 2. The boundary of the Beulah Hill Conservation Area

Previous Page: Double height bay window on number 78 Beulah Hill



# 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 (see Appendix 1 for weblink).

## 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, which provides guidance that is relevant to all conservation areas in Croydon.

1.2.2 This document is structured in two parts: An Appraisal of the conservation area, and an associated Management Plan. The Appraisal defines the principal qualities that constitute the conservation area's special character and identifies threats to this character. The Appraisal is not necessarily exhaustive and

other elements of architectural or historic interest may be present within the area in addition to those described.

1.2.3 The Management Plan addresses issues raised in the Appraisal and provides area-specific development and maintenance guidelines to supplement those provided in Croydon's 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 Beulah Hill Conservation Area and its setting should be 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, the Norwood Society and

the Crystal Palace Community Association were consulted on the production of this document. has supplied information to inform this draft Beulah Hill Conservation Area Appraisal and Management Plan.

1.4.2 Public consultation ran from 26 January - 9 March. 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. A public event and exhibition was held at the Living Water Satisfies Cafe in Crystal Palace on 12 February 2015.

1.4.3 Following the consultation period, 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 Beulah Hill Conservation Area was designated on 10 December 2008 as part of a borough-wide review of conser-



Grouping of red brick Victorian villas in the Beulah Hill Conservation Area



Stucco-faced Georgian houses in the Beulah Hill Conservation Area

vation areas and local areas of special character.

## 1.6 STATEMENT OF SPECIAL CHARACTER

1.6.1 The Beulah Hill Conservation Area contains a high concentration of Georgian and Victorian buildings within a mature landscape of trees. In the context of the significant amount of demolition of buildings from this period on Beulah Hill this grouping is an important survival. Historically the area was part of one of Croydon's most prestigious 19th Century locations. Its early development is based on the rise and subsequent fall in popularity of the Beulah Spa and Pleasure Gardens in the 1830s, and the increased popularity and accessibility of the area as a result of the arrival of the Crystal Palace in 1854 and the expansion of the railways. Today the Beulah Hill Conserva-

tion Area has a simple, consistent layout of large houses in generous plots, set back from the road with attractive boundary treatments. It also contains some high quality early 20th Century housing.

## 1.7 CHARACTER AREAS

1.7.1 The conservation area contains two distinguishable character areas: Beulah Villas and The Woodlands.

### A) VICTORIAN VILLAS CHARACTER AREA

1.7.2 This character area contains numbers 72-88 on the north side of Beulah Hill and numbers 2, 2j-m, 4 and 4c on the east side of Hermitage Road. It is distinguished by the regular layout of eleven detached Victorian villas (six of which are locally listed), which all have, similar design, materials and architectural detailing. Numbers 2j-2m

Hermitage Road are high quality modern semi-detached buildings that have been designed in a traditional aesthetic. All buildings (apart from 4C Hermitage Road, another modern building located behind number 4) directly address the street and create a strongly defined frontage behind attractive front gardens.

### B) THE WOODLANDS CHARACTER AREA

1.7.3 This character area contains numbers 71 and 75-79 (odd), on the south side of Beulah Hill, all Grade II listed, and 8-12 The Woodlands, a locally listed early 20th Century block of flats built into the rich woodland landscape with associated entrance lodge. This character area is defined by its close relationship with the surrounding mature landscape. The layout of houses within their plots is irregular, which results in an informal character.



Map 3. Character Areas in the Beulah Hill Conservation Area





APPRAISAL



This Appraisal examines the characteristics of the Beulah Hill Conservation Area, 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 Beulah Hill Conservation Area is located at the intersection of Beulah Hill with Hermitage Road in the Upper Norwood Ward in the north of the borough of Croydon, to the west of the Crystal Palace District Centre. Beulah Hill is a busy road that forms part of an arterial traffic route from Streatham to Croydon, which also includes South Norwood Hill and Portland Road.

2.1.2 The area's immediate setting largely consists of post-war residential dwellings on Beulah Hill. To the east and west there are several other conservation areas located close to the Beulah Hill Conservation Area; the Harold Road, Upper Norwood Triangle, Church Road and Norwood Grove Conservation Areas. (See Map 4 on p.7).

2.1.4 There are several areas of open space close to the conservation area, all designated as sites of nature conservation importance, including the Upper Norwood Recreation Ground to the north, Biggin Wood to the west and The Lawns to the south east (see Map 4 on p.7), with its spectacular views over Croydon. The Upper Norwood Recreation Ground, (laid out in 1890), and The Lawns, (the former site of the Beulah Spa laid out by the architect Decimus Burton (see Section 2.2), are on the Council's Local List of Historic Parks and Gardens.

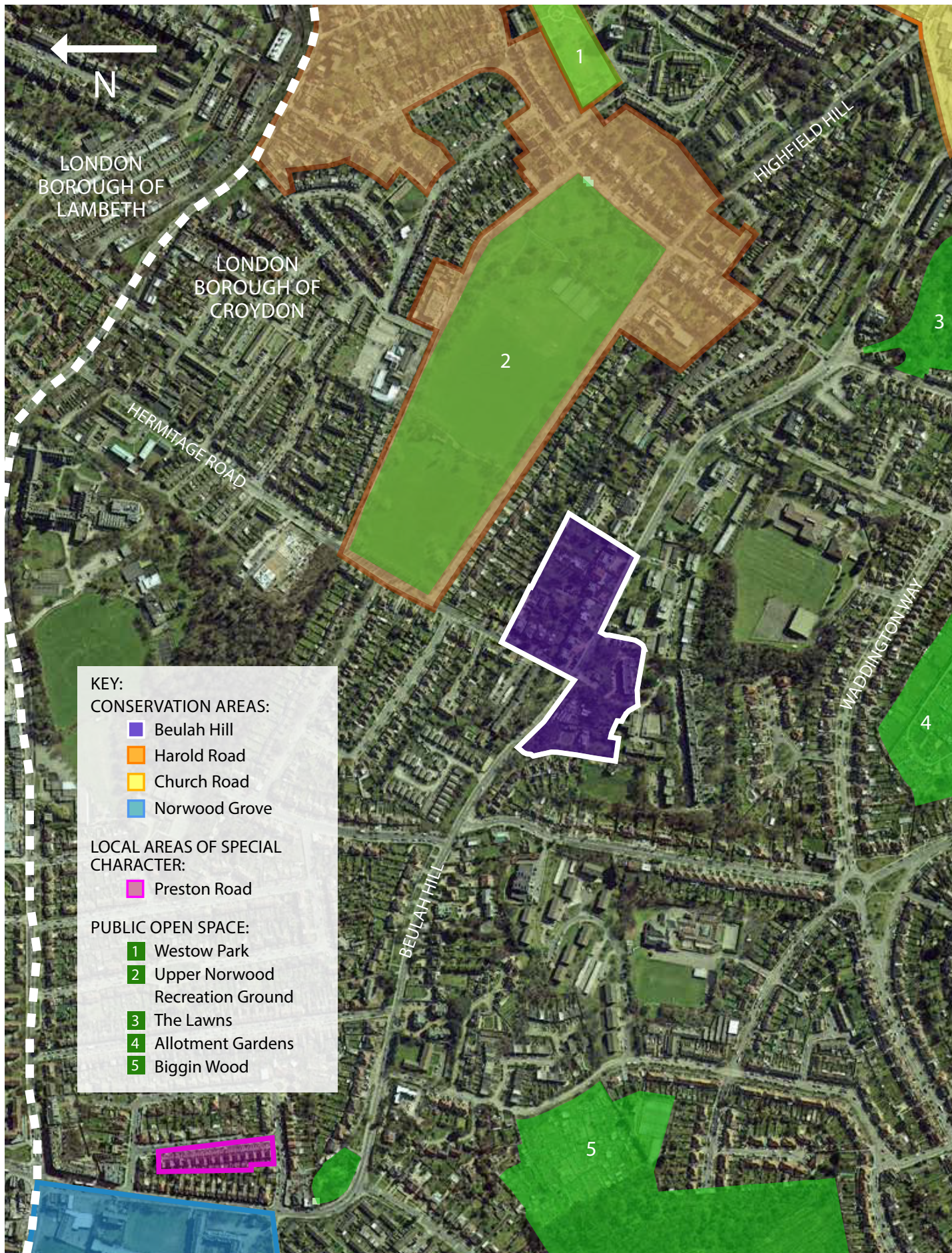
### 2.2 HISTORIC DEVELOPMENT

2.2.1 The Upper Norwood area has been a site of human activity for thousands of years. The Great North Wood, from which 'Norwood' is a contraction, was the name of a large wooded area



The Upper Norwood Recreation Ground, a public park located in the Harold Road Conservation Area near to the Beulah Hill Conservation Area - see Map 4 on p.7





Map 4. Aerial photograph showing surrounding context of the Beulah Hill Conservation Area and its relationship with surrounding conservation areas



that stretched from the present-day Croydon Town Centre to Camberwell, named during the Anglo-Saxon period to distinguish it from the Great South Wood in the Weald of Kent and Surrey.

## EARLY DEVELOPMENT

2.2.2 The part of the Great North Wood within the parish of Croydon is recorded in the Domesday Book as belonging to the Archbishop of Canterbury. Although the Lords of the Manor held the rights for hunting and felling trees for timber and allowed local tenants to graze pigs in the woodland, evidence of permanent settlement is virtually non-existent before the 18th century. This lack of development can be explained by the geology of the ridge, which is formed of heavy London clay this resulted in a poor environment for agriculture and building, but was ideally suited to the growth of deep rooted trees, including the English oak.

2.2.3 In the 17th and 18th centuries the area was famous for its gypsies, which is referenced in several local street names including Gipsy Hill. The woodland was notorious for providing cover for outlaws and smugglers. The diarist John Evelyn recorded an encounter near the present Crystal Palace District Centre where he was dragged from his horse and robbed. It also served as refuge for those fleeing the Great Plague of 1665-6.

2.2.4 By the start of the 19th century much of the area's dense woodland had been cleared, and the area was becoming altogether more respectable. In 1815 the famous gypsies of Norwood were ordered to leave the area, having been apprehended as vagrants. The 'Norwood Heights' were well known as a place of refreshment and recreation, particularly to



Map 5. Extract from the Croydon Enclosures Map c.1800

travellers on the road to and from London. As the population of London rapidly grew the overcrowding and unsanitary conditions of central London encouraged well-off residents to move further out of the city for the clean air and dramatic views of Upper Norwood.

## THE BEULAH SPA (1831-1856)

2.2.5 In the 1820s an entrepreneur named Mr John Davidson Smith purchased Whitehorse Manor from the Cator Family, also acquiring a wooded area known as 'Bewlye Coppice' (see Map 5), where there was a known mineral water spring. Mr Smith took an active approach to the creation of the Beulah Spa, a 'health-spa' resort to appeal to the London's growing middle classes, and in the late 1820s employed the well-known architect Decimus Burton to design the spa buildings and to landscape the grounds. Burton was the protégé of John Nash and had designed many private houses, gardens and public buildings across the country.

2.2.6 Given the fact that the popularity of health resorts was in decline in the early 19th century it was a risky investment decision. In addition to generating income from tickets to the Spa and refreshment sales from the tea garden, Mr Smith intended to promote the Beulah Spa as a fashionable location where people would wish to acquire property, clearly intended to be constructed on his land, thus increasing its value. The aspirations for this new town were on a grand scale, culminating in a Nash-style crescent on the highest point of the Spa grounds.

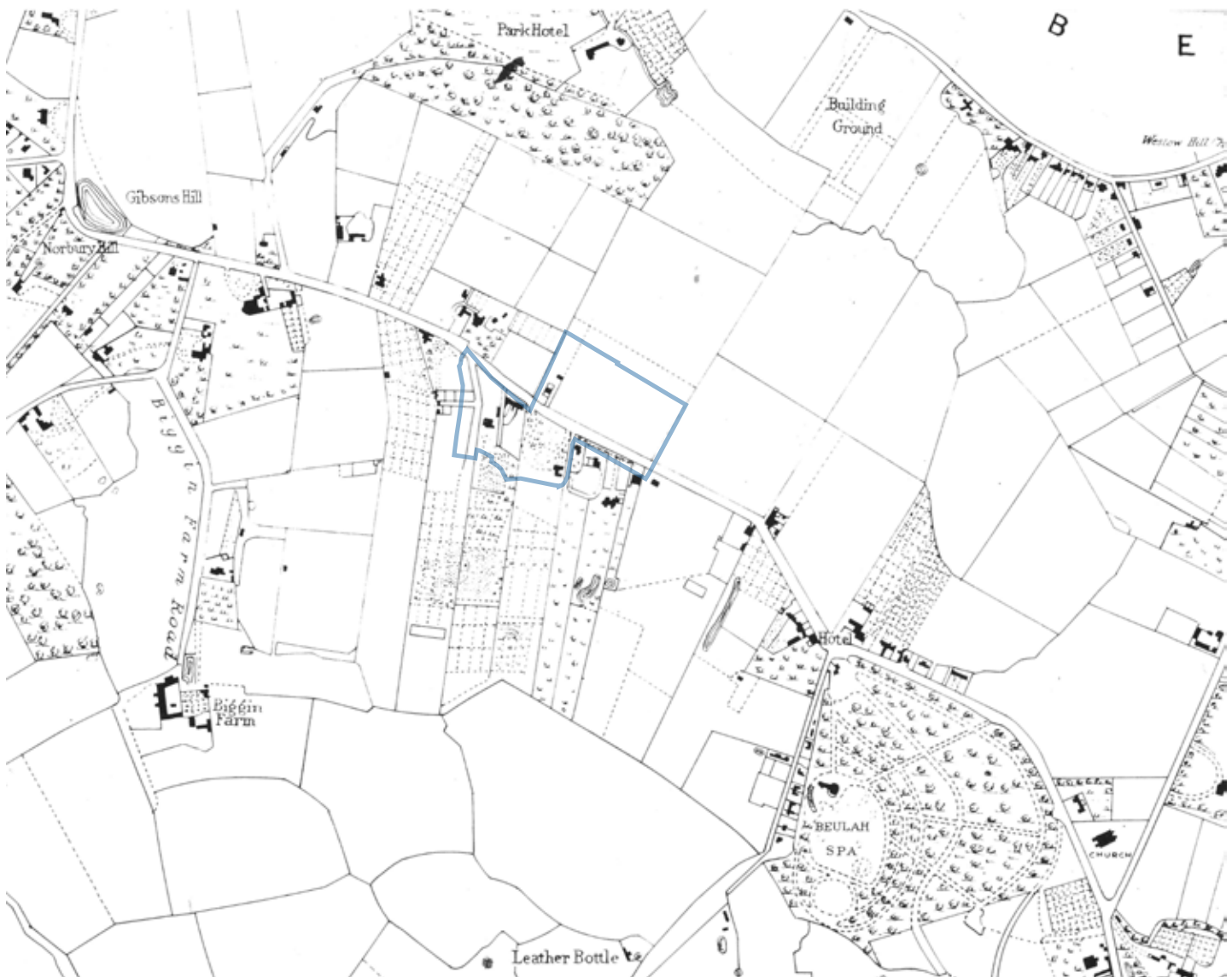
2.2.7 In order to create the landscaped area for the Spa, Smith demolished Bewlye Farm and the farmland was combined with the Bewlye Coppice to form an area of around thirty acres. Burton designed a varied landscape that included two lakes (where farmland used to be) with embellishments of rustic bridges and islands. In addition

large numbers of decorative tree species were planted. The Spa buildings consisted of a circular thatched building to house the mineral water spring, a reading room, orchestra and numerous booths and grottos to enhance the experience of visitors to the scenic landscape. A picturesque route was also created through Whitehorse wood, giving access to the spa for visitors traveling from Croydon.



2.2.8 The Beulah Spa Gardens were officially opened on 1st August 1831 by Sarah, Countess of Essex. For an entrance fee of one shilling visitors could enjoy the Pleasure Gardens with the 'rustic edifices' that had been constructed,

Watercolour of the Beulah Spa in the 1830s, showing the Spa building with its wigwam-shaped thatched roof and entrance lodge up on the hill to the right that survives as Tivoli Lodge located also on Beulah Hill but outside of the conservation area



Map 6. Extract from the 1847 Ordnance Survey Map - the blue line indicates the approximate boundary of the Beulah Hill Conservation Area



the mineral waters, a maze, an 'orchestra', and archery grounds, and on occasions bands, ballad singers and gypsy fortune tellers. There was also a camera obscura with a telescope powerful enough to see Windsor Castle. Beulah spa received plenty of publicity when it first opened and its novelty value attracted many visitors.

2.2.9 There were no lodgings provided at the Spa, which led a neighbouring landowner, William Goodwin, and his business partner James Fielding, an enterprising inn keeper, to build the Beulah Spa Hotel just north of the main entrance to the Spa. It was ready to receive guests in October 1831, only two months after the opening of the Beulah Spa itself. The hotel did not become part of the Spa business until after 1835, when Mr Atkinson bought the Whitehorse estate from Mr Smith.

2.2.10 At the south eastern end of Beulah Hill, All Saints' Church (now Grade II listed) was designed by James Savage and built in 1827-9 to serve the growing population of Upper Norwood. From the 1830s it is clear that some local landowners benefitted from the publicity given to the area as a result of the Spa, and by the 1840s there was sparse development established along Beulah Hill, Crown Hill and Church Road and the growing cluster of development around what is now the Crystal Palace District Centre to the east. This sparse development included numbers 75 and 77 Beulah Hill (see p.19), both of which are thought to have been built on earlier foundations, as well as small houses on the site of 8-12 The Woodlands and Innisfall. The latter was reconstructed in c.1840 as a larger mansion (see p.20). The three buildings to the west of the conservation area are believed to have a shared history 75 and 77 Beulah Hill were once a tea-garden and inn to capture the passing trade to the Beulah



View of the entrance lodge to Beulah Spa (now number 39 Beulah Hill - Tivoli Lodge), engraved by R. Martin in 1831



Building Spa, Norwood - engraved by H. Wallis after a drawing by John Salmon



View from the Upper Lake, Beulah Spa, drawn by Hawkins and lithographed by Day and Haghe, showing improvements made to the landscaping following acquisition by Mr Atkinson in 1835



Spa. These two buildings were divided into separate dwellings at a later date. 79 Beulah Hill was the 'manor house' of 75 and 77 Beulah Hill (and was once owned by the brutalist architect Owen Luder).

2.2.11 The Beulah Spa sustained its initial popularity through the 1830s, with the aid of numerous events to entice visitors. However by the 1840s the business fell on difficult times; the railway expansion allowed the middle classes to seek more exciting and accessible recreational destinations further afield. More extravagant events including balloon ascents and fireworks helped to attract visitors to keep the business afloat, however by the time the Crystal Palace was relocated from Hyde Park to nearby Sydenham, re-opening in 1845, the fate of the Spa was sealed. The Spa closed in 1856 and in May 1858 the Beulah Spa estate was sold by auction. Smith's ambitious plans for the 'new town of Beulah' were never realised. Of Decimus Burton's architectural work, the only survivor is number 39 Beulah Hill (Tivoli Lodge – now Grade II listed, see engraving on p.10), once the entrance lodge and ticket office of the Beulah Spa, the appearance of which has been altered by the replacement of the original thatched roof with a slate roof and addition of a second storey in the 19th century.

**LATER 19TH CENTURY (1856-1900)**

2.2.12 From the mid 1850s there was a significant increase in development in the Upper Norwood area, spurred on by the arrival of the Crystal Palace in 1854 and new transport links created by the railways. After the Beulah Spa closed aspirations for development on the Whitehorse estate in the late 1850s envisaged fourteen large detached properties facing Beulah Hill with a large house



View of Beulah Spa Hotel in c.1860, facing away from Beulah Hill - by this time 'Turkish and Electro Chemical Baths' had been added to the original building which can be seen to the right topped by a cupola



Historic photograph of Beulah Spa Hotel facing Beulah Hill in the late 19th century

in the centre of the landscaped former Beulah Spa grounds. In the end, twenty-one houses were built along the Beulah Hill frontage. Of the development of the 1850s and 60s only two examples survive today: numbers 35 (Yarrow House, much altered) and 37 (a former lodge house), located at the junction of Beulah Hill and Spa Hill. In addition to the twenty-one houses there was also a large house built within spacious grounds on the north side of Spa Hill known as 'Westwood' (demolished 1930s), where the hugely

successful Baptist preacher Rev. Charles Haddon Spurgeon lived. Further north within the present-day conservation area number 71 Beulah Hill (see p.19) is thought to date from c.1860. As part of the expansion of development up Beulah Hill in the 1870s and 1880s, more large Victorian villas were constructed.

2.2.13 Beulah Hill is also notable in containing the first house in England to have a telephone installed. A telephone line was installed in a house called Little

Menlo, named after Thomas Edisons home in New Jersey, Menlo Park, that connected to the Crystal Palace. Visitors to Crystal Palace, including Queen Victoria, were able to speak to the occupants of the home.

## 20TH CENTURY

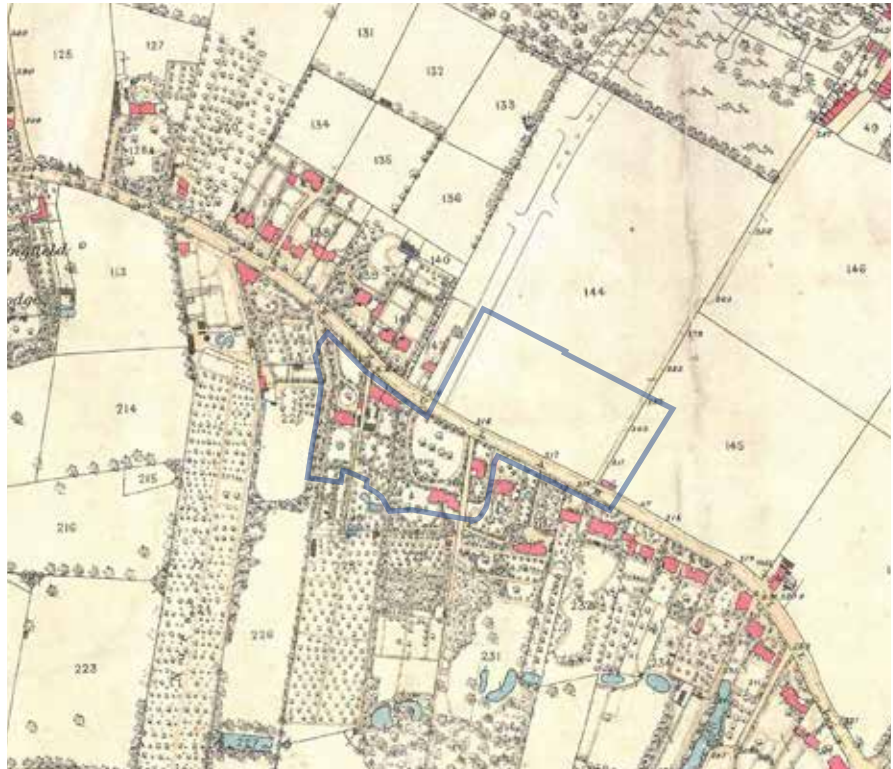
2.2.14 Beulah Hill has seen a significant amount of redevelopment throughout the 20th century, with a large number of Georgian houses and grand Victorian villas having been replaced with modern houses and blocks of flats. The former Beulah Spa Hotel survived until 1937 when it was demolished, which is likely to have been related to the closure of the Crystal Palace in 1936. It was replaced by the Beulah Spa public house shortly afterwards.

2.2.15 In 1939 The Lawns estate was conveyed to Croydon Corporation, the National Trust and the Metropolitan Public Gardens Association by All Saints Missionary Union Incorporated and in 1940 a Deed of Covenant was made to ensure that the area would remain as open space under the Open Spaces Act 1906 and that it would not be built upon.

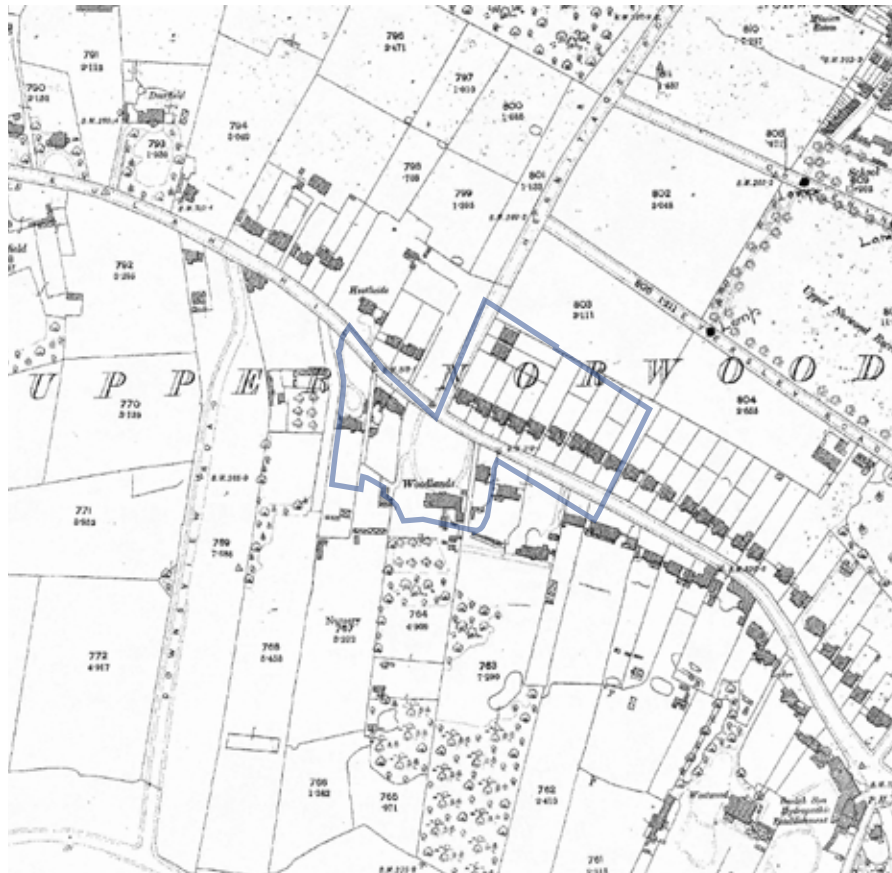
2.2.14 Joan and Alan Warwick, founder members of the Norwood Society and noted local historians lived at number 75 Beulah Hill from 1946-1973, where there is a commemorative plaque erected by the Norwood Society.

## SELECTED REFERENCES

- John Coulter, *Norwood Past*, 1996
- John Gent, *Croydon Past*, 2002
- J. B. Wilson, *The Story of Norwood*, Norwood Society, 1973

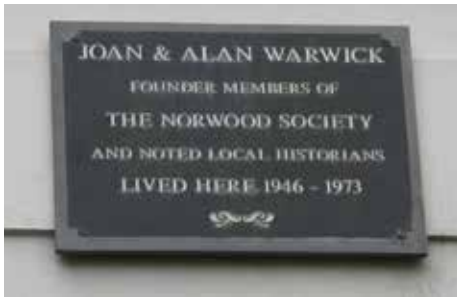


Map 7. Extract from the 1868 Ordinance Survey Map - the blue line indicates the present conservation area boundary



Map 8. Extract from the 1890 Ordinance Survey Map - the blue line indicates the present conservation area boundary



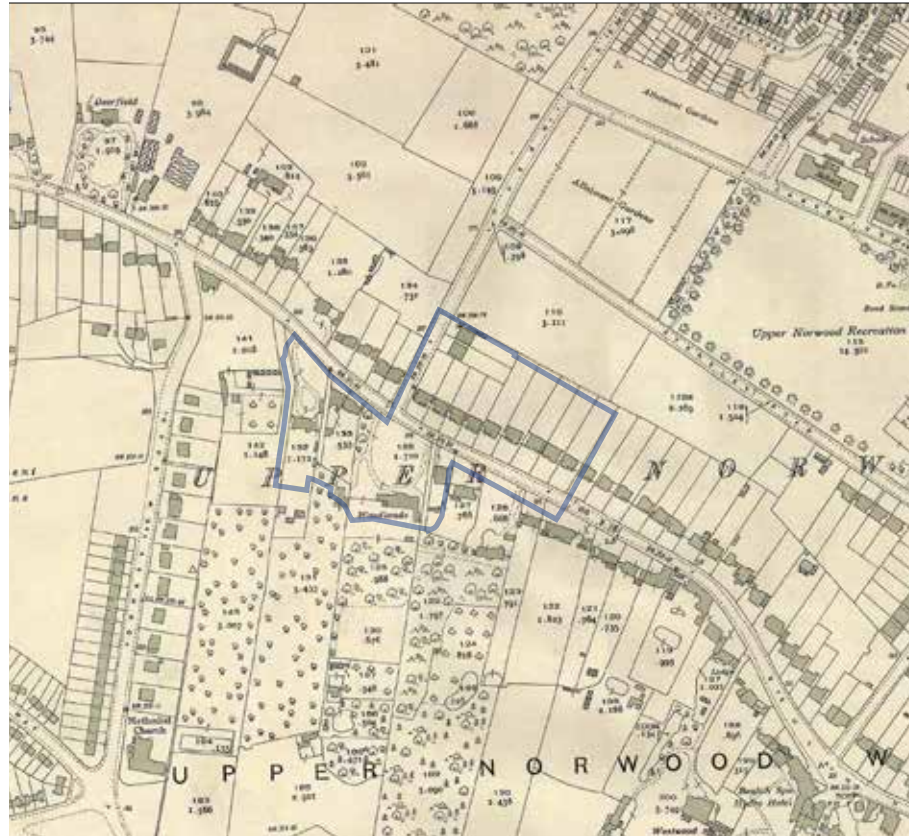


Plaque erected on number 75 Beulah Hill dedicated to Joan and Alan Warwick

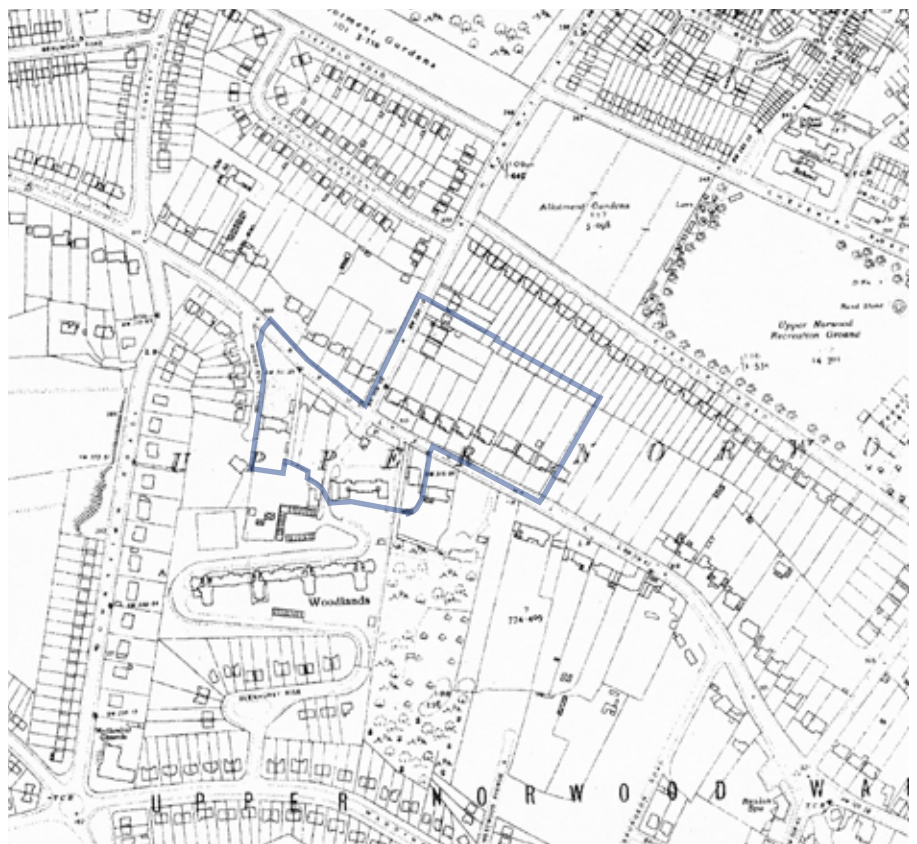
### 2.3 ARCHAEOLOGY

2.3.1 At present the Beulah Hill Conservation Area is not located within or in close proximity to any Archaeological Priority Zones (please see section 4.5 of Croydon's Conservation Area General Guidance SPD for further information). There are no scheduled monuments in the immediate area.

2.3.2 There have been some archaeological finds in the area, in 1953 the owner of 89 The Woodlands uncovered 14 gold coins and 124 silver coins from the 14th century. The majority of coins were minted during the reign of Edward III. The discovery also included coins from Edward I's reign and even from the reign of David II of Scots. The coins were purchased by the British Museum and British Museum. Further details of finds in the area are held by the Greater London Historic Environment Record, managed by Historic England (please see Appendix for details).



Map 9. Extract from the 1933 Ordinance Survey Map - the blue line indicates the present conservation area boundary



Map 10. Extract from the 1940 Ordinance Survey Map - the blue line indicates the present conservation area boundary

## 3.0 TOWNSCAPE CHARACTER

3.0.1 Townscape is defined as the arrangement and appearance of buildings, spaces and other physical features in a locality. The character areas in the Beulah Hill Conservation Area (Victorian Villas and The Woodlands) embody distinctive townscape characteristics which are outlined below.

### 3.1 LAYOUT AND PLAN FORM

3.1.1 The Beulah Hill Conservation Area covers a section of land either side of Beulah Hill. The boundary is defined by the collection of historic buildings present, apart from Tivoli Lodge.

The section of Beulah Hill within the conservation area is approximately 10-12m in width, with footways approximately 2m in width.

#### A) VICTORIAN VILLAS CHARACTER AREA

3.1.2 This character area has a well-defined street frontage delineated by property boundaries. Building lines are parallel to the street and set back by 10.5m along Hermitage Road and between 11 and 19m along Beulah Hill. Spacing between buildings has been reduced by side extensions added to some or all buildings over time, but is on average 2m with two exceptions of 5m.

3.1.3 The majority of buildings have large back gardens: the rear gardens along Beulah Hill are between 16.5m long (numbers 82-84) and 30m long (numbers 72-80) and on Hermitage Road are approximately 19m long. The ratio of developed area to the area of the plot is approximately 1:10. The character area's original layout has been diluted by the construction of a new dwelling (4C Hermitage Road) to the rear of numbers 86-88 Beulah Hill and 2-4 Hermitage Road and a block of garages to the rear of number 80 Beulah Hill.

#### B) THE WOODLANDS CHARACTER AREA

3.1.4 There is a high proportion of open space to built form in this character area. Its layout is informal and irregular, planting is dominant, and plays an essential complementary role to buildings in the conservation area. Buildings are set back from the street edge. Numbers 71, 75, 77 and The Lodge are located parallel facing the street, while number 79 and 8-12 The Woodlands are set further back at an angle to the street. The Lodge flanks the entrance to The Woodlands and is an integral part of its composition.

3.1.5 Building footprints vary in terms of shape and area. The Lodge is a small detached house, number 71 is a larger detached house, numbers 75-77 are semi-detached properties, number 79 is a large mansion and The Woodlands is a block of flats.

### 3.2 DENSITY AND LAND USES

3.2.1 The Victorian Villas Character Area is of medium density with approximately 12 buildings per hectare, resulting in a finer grain in comparison to that of The Woodlands which has a density of approximately three buildings per hectare.

3.2.2 The Victorian Villas Character Area is predominantly residential, however number 82 is currently a Student Support Centre and number 76 is in commercial use. Number 78 is partly in use as a place of worship with a Buddhist meditation room located to the rear.

3.2.3 The Woodlands Character Area is entirely in residential use.

### 3.3 BUILDING HEIGHT AND MASSING

3.3.1 Buildings in the Victorian Villas Character Area are almost all two

storeys in height with roof accommodation; with the exception of the two modern buildings on Hermitage Road that are three storeys in height and number 80 that, as a result of a roof extension, is also three storeys in height. The typical footprint of buildings is broadly rectangular in shape with an area of between 150m<sup>2</sup> and 180m<sup>2</sup>. The average depth of buildings is approximately 11m excluding projecting bay windows. The average width of buildings is between 11-14m. The consistent design, size, and placement of the bay windows gives the townscape on street frontages a distinct rhythm. Overall the buildings are almost identical in size and massing.

3.3.2 There is more variety in the shape and layout of buildings in The Woodlands Character Area. Building heights vary from between one-four storeys and there is a significant range in the massing of buildings, from the single storey lodge building to the larger block of flats at The Woodlands with a footprint area of approximately 450m<sup>2</sup>. The perception of the height and massing of buildings is largely obscured by the mature landscaping.



The Student Support Centre at number 82 Beulah Hill



### 3.4 TOPOGRAPHY, GEOLOGY AND VIEWS

3.4.1 The Beulah Hill Conservation Area lies on the Norwood Ridge which forms the southern edge of the London Basin. It is formed by a ridge of grey silty deposits known as London Clay, capped in places with the gravel of the Claygate Beds.

3.4.2 The Norwood Ridge splits into several spurs at the centre of Upper Norwood, the Beulah Hill spur running north-west at approximately 90-100m above sea level (see Map 11). These spurs form a series of watersheds. The streams in the valley between Beulah Hill and Central Hill flow north to form the Effra River, most of which is now culverted, and flows ultimately into the Thames.

distance views from the Beulah Hill Conservation Area are down Hermitage Road looking north. In good weather conditions, a panorama that includes Canary Wharf is visible from several locations along Hermitage Road (see Map 11).

3.3.4 Trees and shrubs along Beulah Hill and The Woodlands terminate short distance vistas along Beulah Hill and northern sections of Hermitage Road.



Long distance view to the north down Hermitage Road

### 3.3.3 Key medium and long



Map 11. Topography and some significant views within and out of the Beulah Hill Conservation Area. Measurements in metres



## 4.0 STREETScape CHARACTER

4.0.1 This section provides an overview of the streetscape character of the Beulah Hill Conservation Area where streetscape is defined as the outward facing visual appearance and character of a street or locality.

### 4.1 PUBLIC REALM AND OPEN SPACE

4.1.1 The public realm within the Beulah Hill Conservation Area is dominated by the busy traffic on Beulah Hill. There are two zebra crossings present within the conservation area.

4.1.2 Footways run along both Beulah Hill and Hermitage Road and are between 2-3m wide. They are surfaced in asphalt with granite setts. Footways on Hermitage Road include grass verges.

4.1.3 There is no usable public open space in the conservation area apart from a small triangle of grass on the corner of The Woodlands and Beulah Hill. Front gardens are arranged as soft landscaped areas that include space for car parking. The mature landscaping, greenery and trees in privately owned front gardens visible from the street positively contributes to the area's streetscape character.

4.1.4 For information on standards set for Croydon's public realm please see the Croydon Public Realm Design Guide (2012).

### 4.2 STREET FURNITURE

4.2.1 The conservation area is generally uncluttered by street furniture. Modern street furniture includes lamp posts, three bus stops on Beulah Hill of a standard design with signage and shelter, street signage and utility cabinets,



Grass verges, and street signage on the intersection of The Woodlands (Road) and Beulah Hill



Bus shelter on Beulah Hill

which, when located on grass verges, have a negative impact on the streetscape character. There is a historic George VI cast iron post box located on Hermitage Road, which positively contributes to the streetscape character despite being in need of some refurbishment.

### 4.3 BOUNDARY TREATMENTS

4.3.1 The Beulah Hill Conservation Area has attractive boundary treatments throughout, with



Historic cast-iron George VI post box



Street frontage with layered green boundaries on the north side of Beulah Hill



property boundaries clearly recognisable. Boundary treatments are often supplemented by mature trees and shrubs.

4.3.2 Boundary treatments on Hermitage Road vary from low level brick walls, timber fences and delicate metal railings, resulting in an open character that enhances the streetscene.

4.3.3 Typical boundary treatments on the north side of Beulah Hill consist of timber fencing with some examples of brick walls supplemented by trees, greenery and planting. Semi-concealed driveways interrupt the boundary planting and are sometimes marked by brick piers.

4.3.4 Boundary treatments on the south side of Beulah Hill are varied, including low level brick walls, metal railings and / or planting. In the Woodlands Character Area the trees and planting that form boundary treatments are mainly mature.

#### 4.4 GREENERY AND TREES

4.4.1 There are many mature trees present in the conservation area and several TPOs. For further information please contact the Council's Tree Officers (please see Appendix 2 for contact details).



Example of planting to a boundary



Example of brick wall boundary treatment



The wealth of soft landscaping features in semi-public gardens of The Woodlands Estate

## 5.0 ARCHITECTURAL CHARACTER

### 5.1 GENERAL ARCHITECTURAL CHARACTER

5.1.1 This conservation area contains a high concentration of listed and locally listed Georgian and Victorian buildings of high quality.

#### A) VICTORIAN VILLAS CHARACTER AREA

5.1.2 The consistent architectural character in this character area, is defined by the grouping of grand double fronted detached Victorian villas (numbers 72-88 Beulah Hill and 2-4 Hermitage Road). These buildings are of a similar architectural design and layout, regularly spaced along the street frontages. The villas have pitched roofs, basements, and street-facing projecting bays to one side and the entrances are often framed by timber or metalwork verandas. Houses are of red or London stock brick with terracotta or white stucco detailing. There are also good examples of modern houses designed in a traditional aesthetic (2j-m Hermitage Road) which respect the special character of the conservation area through their proportions, layout and applied palette of materials. Number 4c Hermitage Road is a modern building built in the former garden to number 4 and is not visible from the street.

#### B) THE WOODLANDS CHARACTER AREA

5.1.3 This character area contains four Grade II listed early and mid-19th Century stucco villas and a mansion (see Section 5.2) as well as numbers 8-12 The Woodlands, which is a high quality early 20th Century block of flats. This building is complementary to the high architectural quality of surrounding buildings. It has an Art Deco style, with prominent stairwells above entrances with distinctive window



84 Beulah Hill (positive contribution)



76 Beulah Hill, (locally listed)



2-4 Hermitage Road (locally listed)



8-12 The Woodlands (locally listed)

treatments reminiscent of the bow of a ship. There is also a small lodge building of a simple design with pitched roof and chimney feature that is associated with and forms an integral part of the spatial composition within The Woodlands.

### 5.2 HISTORIC AND ARCHITECTURAL SIGNIFICANCE OF BUILDINGS

5.2.1 Heritage designations and the level of contribution that other buildings in the conservation area make to its special character is shown on Map 12.

#### A) LISTED BUILDINGS

5.2.2 The Beulah Hill Conservation Area contains the Grade II listed



buildings discussed below. Please see Section 9.1 for further information about the implications of this designation. Full list descriptions are available from Historic England (see Appendix 1).

### 71 BEULAH HILL

5.2.3 This is an asymmetrical two storey stuccoed villa, built c.1860, with two parallel ranges and a central turret with a glazed dome rising through the valley between them. There are arched windows to the first floor and a projecting entrance porch to the side elevation. The stucco detailing is highly ornate, including quoins, elaborately moulded brackets, cornices, and Classical urns.

### 75 BEULAH HILL

5.2.4 This is an early 19th Century stuccoed house of two storeys with two full-height canted bays, each with wide 3-light sashes, and plain parapets. The central entrance has a projecting porch with a bracketed cornice and 2 ball-finials. There is a two-storey extension to left with one sash window on each floor and hipped slate roof.

### 77 BEULAH HILL (THE YEWS)

5.2.5 This is an early 19th Century two-storey house constructed of brick and stucco faced. There are three full-height semi-circular bays each with 3 light sash windows; consoles to window-cills and cornice over the central window.

### 79 BEULAH HILL (INNISFALL)

5.2.6 This is a mansion built c.1840 of two storeys and three bays to the front elevation with a stucco band between storeys. There is a projecting central bay with steps up to doorway with hood on bracket and a pediment to central bay. The house is topped with a hipped slate roof with recessed mansard and wide eaves. The property has an associated



- Statutory Listed
- Locally Listed
- Positive Contribution (Unlisted)
- Neutral Contribution

Map 12. Designations and level of contribution buildings within the Beulah Hill Conservation Area make to its special character



71 Beulah Hill (Grade II listed)



75 Beulah Hill (Grade II listed)



The Yews, 77 Beulah Hill (Grade II listed)



Innisfall, 79 Beulah Hill (Grade II listed)

historic coach-house that has been converted for residential use.

#### B) LOCALLY LISTED BUILDINGS

5.2.7 There are seven buildings within the Beulah Hill Conservation Area on Croydon's Local List of Buildings of Architectural or Historic Interest, which are of local heritage value and make a positive contribution to the conservation area's special character (see Map 12). For more information about the implications of this designation please see Section 9.2.

#### C) BUILDINGS THAT MAKE A POSITIVE CONTRIBUTION (UNLISTED)

5.2.8 Numbers 78-86 Beulah Hill and the entrance lodge to The Woodlands positively contribute to the conservation area's special character.

#### D) BUILDINGS THAT MAKE A NEUTRAL CONTRIBUTION

5.2.9 The modern buildings on Hermitage Road neither positively contribute or detract from the area's special character. These buildings may have merit in their own right.

### 5.3 KEY ARCHITECTURAL FEATURES AND BUILDING MATERIALS

5.3.1 Buildings in the area display high quality features, detailing and materials, which are largely consistent within each character area. These features make an important contribution to the conservation area's special character and display a high quality of craftsmanship:

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

#### BEULAH VILLAS CHARACTER AREA:

1. Double height bay windows
2. Timber sliding sash windows and doors
3. Decorative verandas
4. Recessed porches
5. Feature dormer windows
6. Brick chimney stacks
7. Decorative stucco balustrades
8. Decorative brackets
9. Pilasters with decorative capitals
10. Decorative brickwork: sills, cornices, bond
11. Red or yellow stock brick walls
12. Natural slate pitched roofs
13. Stone / stucco mouldings and dressings
14. Decorative terracotta tiles / panels
15. Decorative iron ventilation bricks
16. Timber barge boards
17. Ironwork window boxes

#### THE WOODLANDS CHARACTER AREA:

1. Bay or bow windows, sometimes double height
2. Stuccoed façades
3. Natural slate roofs
4. Decorative chimney stacks
5. Timber sliding sash windows
6. Arched window openings
7. Deeply projecting eaves with brackets
8. Classical architectural detailing, including quoins, pediments, pilasters and capitals

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



## BEULAH VILLAS CHARACTER AREA



## THE WOODLANDS CHARACTER AREA



Key features and building materials in the Beulah Hill Conservation Area - numbers refer to the table on the previous page



## 6.0 CONDITION AND THREATS

### 6.1 CURRENT CONDITION

6.1.1 The condition of buildings in the Beulah Hill Conservation Area is generally good and many buildings retain original features such as timber sash windows and decorative brickwork, terracotta and plasterwork detailing. There are some exceptions that are currently in need of maintenance and repair. These include numbers 71 (Grade II listed) and 72 (locally listed) Beulah Hill. The overpainting of brickwork to number 82 has negatively affected the building and conservation area's character. Other buildings have some individual features in need of repair and repainting.

6.1.2 Some buildings have had overscaled and / or poorly designed dormer windows, roof extensions or side extensions that have harmed the coherence of the architectural grouping as a result of their dominant presence.

6.1.3 The public realm is generally well maintained and uncluttered, with the exception of some poorly sited utility cabinets on Hermitage Road. The majority of front gardens retain their original layout, gravel surfacing and soft landscaping, however, where front gardens have been hardsurfaced, such as has occurred at number 82, this has negatively affected the area's character.

### 6.2 KEY THREATS AND NEGATIVE ISSUES

6.2.1 The conservation area is at risk from several cumulative threats to its special character and appearance. Existing and potential threats to the Beulah Hill Conservation Area are outlined in the yellow box at the top of the page.

### SUMMARY OF THREATS AND ISSUES:

1. Poor maintenance of buildings
2. Back garden development
3. Loss of historic architectural features
4. Painting or rendering of brick elevations
5. Oversized or poorly designed side, rear or roof extensions
6. Installation of rooflights or overly dominant dormer windows visible from the street
7. Satellite dishes visible from the street
8. Hard surfacing in front gardens
9. Loss of trees, greenery and soft landscaping
10. Poorly sited street furniture, including telecommunication cabinets
11. Lack of screened storage for bins
12. Overly dominant signage as a result of the change of use of properties to commercial use
13. Transport speed on Beulah Hill and heavy goods, disturb the setting of the conservation area and vibrations potentially damaging to historic buildings.
14. Unsympathetic roof and side extensions



Some examples of threats to the area's character - numbers refer to the box above





# MANAGEMENT PLAN



This Management Plan provides area-specific guidelines for development, maintenance and enhancement of the Beulah Hill Conservation Area. It should be read in conjunction with Croydon's Conservation Area General Guidance SPD.

Please note that 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.

## 7.0 DEVELOPMENT GUIDELINES

7.0.1 This section includes area specific principles that respond to the particular challenges and opportunities for proposed development in the Beulah Hill Conservation Area.

7.0.2 All development proposals should preserve or enhance the conservation area's character and appearance and conform to the Croydon Local Plan.

7.0.3 For advice on whether planning permission is required for works please contact the Council (see Appendix 2).

### 7.1 DEMOLITION

7.1.1 Planning permission from the Council is required for the demolition of buildings larger than 115 cubic metres within the conservation area.

7.1.2 The Council will resist demolition of statutory listed buildings, locally listed buildings and buildings that make a positive contribution to the special character of the Beulah Hill Conservation Area (see section 5.2 of this document). Demolition of buildings identified in this document as making a neutral contribution to, or detracting from, the conservation area's special character (see Map 12 on p.19) will only be supported

where there are acceptable plans for the site following demolition. For further advice please see section 5.1 of the Conservation Area General Guidance SPD.

### 7.2 NEW DEVELOPMENT

7.2.1 All new development should respect the established layout, siting, height, scale and massing of buildings within the conservation area, it should be of a high design quality, that is sympathetic and responds to the area's special character. New development should result in an enhancement to the special character of the conservation area. Materials should be carefully chosen to complement the conservation area's existing palette of materials (see Section 5.3).

7.2.2 There could be some opportunities for development to the rear of existing properties in the conservation area. Proposed development to the rear of numbers 72-80 Beulah Hill in the Victorian Villas Character Area could be considered acceptable if the low density character of the area with dwellings set in generous plots is preserved through the appropriate siting of the development. The relatively new development at 4C Hermitage Road (see picture on p.24), behind numbers 2-4 Beulah



New development at 4C Hermitage Road, behind numbers 2-4 Hermitage Road



Hill, sets an acceptable density for back garden development within the conservation area. Any new proposed development to the rear of numbers 72-80 Beulah Hill should not exceed two storeys in height and should not compromise the visual amenity of any adjacent properties.

7.2.3 New development in the Woodlands Character Area would only be considered if the generous landscaping and open character is preserved. Buildings should not exceed two storeys in height.

7.2.4 The only other opportunities for development in the conservation area are through the redevelopment of sites containing buildings that make a neutral contribution to the character of the area (see Map 12 on p.19).

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

7.3.1 All proposed development in close proximity to the Beulah Hill Conservation Area should seek to preserve and enhance its setting.

7.3.2 All development proposals affecting the setting of the conservation area will be assessed against the Historic England guidance document 'The Setting of Heritage Assets.'

### 7.4 PROPERTY CONVERSION

7.4.1 Due to the generous proportions of many buildings in the area the conversion of single dwellings into flats is often sought. There is no objection to this in principle; provided the conversion does not harm the appearance of all elevations visible from the street. Additional parking and bin storage requirements should not result in harm to the appearance of the front garden (see Section 7.13).

7.4.2 Careful attention should be paid to entrance arrangements, and new doors should not be installed to front elevations. Changes should not be made to window openings and original detailing on front elevations. External fixtures should not be located on street-facing elevations and front gardens should be retained. (See section 7.11).

### 7.5 EXTENSIONS

7.5.1 Front extensions of street-facing buildings will not be permitted due to the resultant disruption to the appearance of buildings and the character of the conservation area.

7.5.2 Roof extensions that are visible from the street will generally be resisted, due to the disruption in the overall proportions and character of buildings and the resultant dominant massing.

7.5.3 Side extensions to buildings in the Victorian Villas Character Area will generally not be permitted because they would reduce the spacing between buildings which is a key feature of the character area's layout and enables views in-between buildings. Side extensions to buildings in The Woodlands Character Area would reduce the open character of the area and will generally be resisted.

7.5.4 There may be some scope for rear extensions to properties, subject to their subservience to the main building.

7.5.5 It is recognised that there have been some unsympathetic roof and side extensions to buildings in the conservation area that occurred prior to its designation in 2008. These extensions should not be used as a precedent for further inappropriate extensions.

7.5.6 All proposed extensions should be of a high quality design and

materials to complement the area's historic character. Proposed extensions should not disrupt the balance and appearance of distinctive groupings of buildings.

7.5.7 The guidance provided in this document and in Section 5.3 of the Conservation Area General Guidance SPD supplements Croydon's Residential Extensions and Alterations SPD.

### 7.6 WINDOW REPLACEMENT

7.6.1 Most properties within the conservation area have timber sash or casement windows. If possible, original or replica windows should be retained and repaired. Following advice from a professional joiner, if windows are beyond reasonable repair, then replacements should match the original window design and materials. It is likely that planning permission will be required for proposed replacement windows not in a similar style or materials to the existing windows.

7.6.2 The use of uPVC framed windows<sup>1</sup> as a replacement material for original or traditional style timber windows will not be considered acceptable as their proportions, opening methods, shiny plastic appearance and light



Original timber sash windows with lintel detailing above each window

reflection are all at odds with the character of historic buildings. For similar reasons aluminium is also not considered to be an acceptable alternative material to timber fitted framed windows.

7.6.3 To improve the thermal performance of windows the Council recommends that all replacement window units should be double glazed. Alternatively internal secondary glazing could be installed, which does not require planning permission. Draught proofing around all window reveals would also be beneficial and cost effective to maintain thermal performance.

## 7.7 DORMER WINDOWS AND ROOFLIGHTS

7.7.1 Dormer windows and rooflights should not be located on street-facing roofscapes.

## 7.8 ARCHITECTURAL FEATURES

7.8.1 Key architectural features as defined in Section 5.3 of this document, such as brick chimney stacks, terracotta tiles or plasterwork mouldings should be retained due to the valuable contribution they make to the character and appearance of the conservation area.

## 7.9 CLADDING, RENDERING OR PAINTING OF WALLS

7.9.1 Originally exposed brick walls, often part of a building's original design, make an important contribution to the character of the conservation area and should not be clad, rendered or painted. External, rendering or painting can also cause problems with damp and condensation.

7.9.2 External cladding or rendering of buildings in conservation areas requires planning permission, which is unlikely to be supported. The removal

of existing paint to brickwork is encouraged.

## 7.10 DOORS AND PORCHES

7.10.1 Historic timber doors should be retained as they are important features that contribute towards the character of the conservation area. All necessary replacements should be of timber and of a design that complements the building within which it is situated.

7.10.2 Open porches are part of the original design of houses and add interest to the character and appearance of the conservation area. Open porches or recessed entrance arches should not be enclosed.

## 7.11 EXTRANEOUS FIXTURES

7.11.1 Modern extraneous fixtures, including satellite dishes, meter boxes and cabling, should not be visible from the street. The removal of existing fixtures cluttering front elevations is encouraged; however care should be taken to ensure that surfaces affected are repaired.

## 7.12 SIGNAGE

7.12.1 Where buildings are in commercial or community use it is accepted that signage may be required. Where signage is located on the front boundary it should be integrated with the boundary and should not have a dominant presence in the streetscene. Where signage is located on building elevations this should complement the composition of the building and not obscure architectural detailing.

## 7.13 FRONT GARDENS AND BOUNDARY TREATMENTS

7.13.1 Landscaped gardens make an important contribution to the quality of the streetscape. All development proposals to properties, where soft landscaping in front gardens



Well-preserved open porch

has been removed in the past, should involve its reinstatement. Trees in front gardens should be protected and retained if possible.

7.13.2 The planting of trees and greenery in front gardens is encouraged and the hardsurfacing of front gardens for car-parking is discouraged. Where hardsurfacing is required it should be permeable to allow for sustainable drainage. Where parking is required in front gardens it should be accompanied by soft landscaping to reduce its visual impact.

7.13.3 Existing boundary treatments should be retained. Where brick gate piers are present these should also be retained due to the positive contribution they make to the streetscene. All development proposals to properties where boundary treatments have been removed in the past should involve their reinstatement.

7.13.4 All development proposals should include storage and screening for refuse and recycling bins.

## 7.14 TREES IN PRIVATE GARDENS

9.6.1 Most work to trees in the conservation area requires prior approval from the Council. For further information please see Sections 5.14 and 7.3 of the Conservation Area General Guidance SPD or contact one of the Council's Tree officers (see Appendix 2).



## 8.0 ADDITIONAL CONSIDERATIONS

### 8.1 STATUTORY LISTED BUILDINGS

8.1.1 Four buildings in the Beulah Hill Conservation Area are statutorily listed (see Section 5.2). Listed building consent will be required for all building works to listed buildings, either external or internal, that affect the building's character. For more information on the implications of statutory listing please see Section 4.5 of the Conservation Area General Guidance SPD and/or contact the Council's Spatial Planning service (see Appendix 2).

### 8.2 LOCALLY LISTED BUILDINGS

8.2.1 Seven buildings in the Beulah Hill Conservation Area are currently locally listed (see Section 5.2). Careful consideration must be given towards protecting these buildings and any important features present. For further information please see Croydon's Local List SPD.

### 8.3 PLANNING ENFORCEMENT

8.3.1 If you feel that unauthorised development has occurred in the Beulah Hill Conservation Area, including the replacement of windows or the installation of satellite dishes, please report this to the Council's planning enforcement team (please see Appendix 2 for contact details). For further information please also see Section 7 of the Conservation Area General Guidance SPD.

### 8.4 ARTICLE 4 DIRECTIONS

8.4.1 There is currently no Article 4 Direction in place that applies to this conservation area. The Council maintains the right to serve an Article 4 Direction, if deemed appropriate, to protect the special character of the conservation area. For further information please see Section 2.5 of the Conservation Area the Protection of Ancient Buildings entitled A Stitch in Time (see Appendix 1 for details).

### 8.5 BUILDING REGULATIONS

8.5.1 In addition to planning regulations, all building work must comply with Building Regulations. For further information and guidance please see Section 8 of the Conservation Area General Guidance SPD and/or contact the Council's Building Control service (see Appendix 2).

## 9.0 MAINTENANCE, REPAIR AND IMPROVEMENTS

9.0.1 Property owners are strongly encouraged to maintain their properties and undertake minor works to buildings that would improve their condition and appearance. This will have a wider positive impact on the conservation area and do not require planning permission.

### 9.1 MAINTENANCE AND REPAIR

9.1.1 Regular maintenance and repair is important to ensure the long-term survival of valued architectural and landscaping features, to retain the collective value of the attractive features present in the area and to prevent future problems including damp and decay.

9.1.2 Buildings in a poor condition detract from the appearance of the conservation area. If repair and maintenance is left unattended, this may result in further unnecessary decay and damage, which could lead to the need to conduct more complex and expensive repair works at a later date.

9.1.3 Recommendations for basic maintenance include :

- The regular cleaning and maintenance of front gardens
- The sensitive pruning of vegetation in close proximity to buildings
- The regular clearing of debris in gutters and rainwater pipes
- The re-fixing of loose roof tiles or slates
- Re-pointing of brickwork
- The regular painting of timber window, doors and porches

9.1.4 Please see Section 6 of the Conservation Area General Guidance SPD for further guidance. Additional advice for homeowners is provided in a publication produced by the Institute of Historic Buildings Conservation and the Society for

the Protection of Ancient Buildings entitled A Stitch in Time (see Appendix 1 for details).

### 9.2 RESTORING AND RE-INSTALLING FEATURES

9.2.1 The following works would result in enhancement of the conservation area:

- The stripping of inappropriate paint or render from originally exposed brickwork using a non-damaging method
- Removing the infilling of porches
- The re-siting of satellite dishes and TV aerials where visible from the street
- Replanting of hedges or landscape features in front gardens where they have been removed
- Reinstating removed boundary treatments
- Reduction and / or removal of non-porous surface materials to driveways

### 9.3 ENERGY EFFICIENCY IMPROVEMENTS

9.3.1 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. There are some retrofitting measures that can be explored for buildings in this conservation area to improve their energy efficiency and thermal performance, some of which may require planning permission. Please see Section 9 of the Conservation Area General Guidance SPD for further information.

9.4.2 The installation of external wall insulation or photo-voltaic or solar thermal panels on roofscapes visible from the street in the Beulah Hill Conservation Area is not considered appropriate owing to its harmful impact on the character and appearance of buildings. It is recommended that

less obtrusive measures, including internal wall and roof insulation, the draught proofing of windows and doors, and internal secondary glazing, are considered by property owners to improve the energy efficiency of their property instead.

### 9.4 PUBLIC REALM IMPROVEMENTS

9.4.1 Routine maintenance of the public realm occurs as part of the ongoing programme of maintenance within 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.

9.4.2 All new street lighting will be implemented in the area according to the Council's Street Lighting renewal strategy.



# APPENDIX 1: OTHER RELEVANT INFORMATION

## A) USEFUL WEBSITES:

- Croydon Council Planning and Conservation web pages:  
[www.croydon.gov.uk/conservation](http://www.croydon.gov.uk/conservation)  
[www.croydon.gov.uk/planningandregeneration](http://www.croydon.gov.uk/planningandregeneration)
- Historic England web pages:  
[www.historicengland.org.uk](http://www.historicengland.org.uk)  
[www.historicengland.org.uk/advice/](http://www.historicengland.org.uk/advice/)  
[www.historicengland.org.uk/advice/your-home/saving-energy/](http://www.historicengland.org.uk/advice/your-home/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 Historic England)
- 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 POLICY AND GUIDANCE (DOWNLOADABLE FROM ABOVE WEBLINK)

- Croydon Local Plan: Strategic Policies DPD
- Croydon Local Plan: Detailed Policies and Proposals DPD
- Borough Character Appraisal
- 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
- Landscape Design SPG
- Public Realm Design Guide
- Review of Sites of Nature Conservation Importance

## C) RELEVANT NATIONAL GUIDANCE DOCUMENTS (DOWNLOADABLE FROM ABOVE WEBLINKS)

- Archaeology and Planning in Greater London (Historic England, 2011)
- The Setting of Heritage Assets (Historic England, 2012)
- Understanding Place: Conservation Area Designation, Appraisal and Management (Historic England, 2011)
- Understanding Place: Historic Area Assessments (Historic England, 2011)
- Energy Efficiency and Historic Buildings, which is a series of Historic England 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, 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)

## APPENDIX 2: CONTACTS

### CROYDON COUNCIL

Bernard Weatherill House  
8 Mint Walk  
Croydon CR0 1RE  
[www.croydon.gov.uk](http://www.croydon.gov.uk)  
Phone: 0208 726 6000  
Email: [contact.thecouncil@croydon.gov.uk](mailto:contact.thecouncil@croydon.gov.uk)

- Spatial Planning (including Conservation and Urban Design 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)

### Historic England London Region

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

### 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 Service for details)

### Croydon Natural History and Scientific Society

Contact: John Greig (Secretary)  
Email: [greig647@btinternet.com](mailto:greig647@btinternet.com)

### Norwood Society

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



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