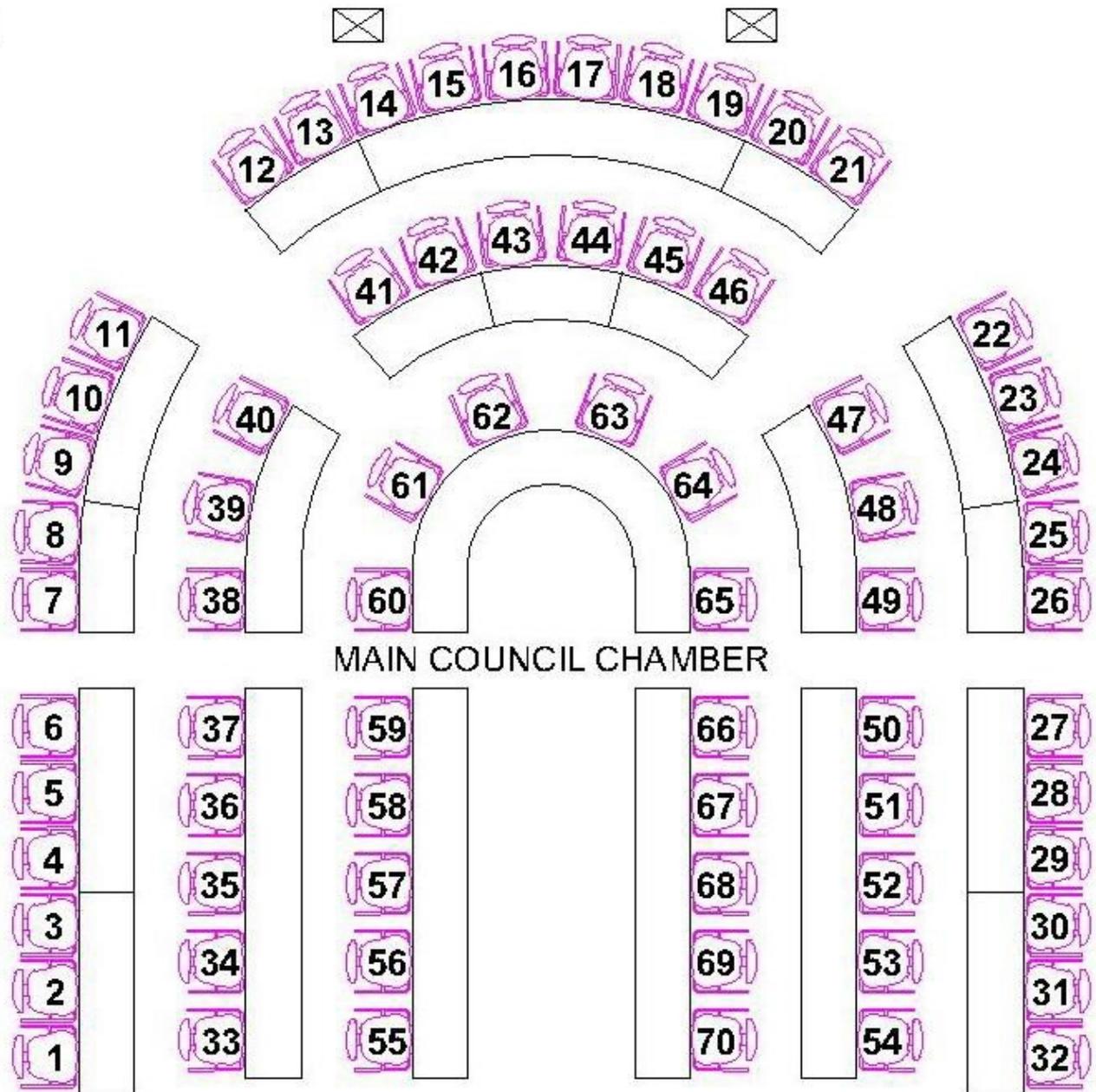




**CABINET  
AGENDA**  
for the meeting  
on  
16 December 2019  
at  
5.00 pm

# Cabinet Seating Plan 16 December 2019



Administration and Opposition front benchers are requested to sit in their normal seats for Council meetings. Officers are asked to sit in seats 1-6 and 33-37.

**To: Croydon Cabinet Members:**

Councillor Tony Newman, Leader of the Council - Budget and Strategic Policy

Councillor Alison Butler, Deputy Leader (Statutory) and Cabinet Member for Homes & Gateway Services

Councillor Stuart Collins, Deputy Leader and Cabinet Member for Clean Green Croydon

Councillor Hamida Ali, Cabinet Member for Safer Croydon & Communities

Councillor Jane Avis, Cabinet Member for Families, Health & Social Care

Councillor Alisa Flemming, Cabinet Member for Children, Young People & Learning

Councillor Simon Hall, Cabinet Member for Finance & Resources

Councillor Stuart King, Cabinet Member for Environment, Transport & Regeneration (Job Share)

Councillor Oliver Lewis, Cabinet Member for Culture, Leisure & Sport

Councillor Paul Scott, Cabinet Member for Environment, Transport & Regeneration (Job Share)

Councillor Manju Shahul-Hameed, Cabinet Member for Economy and Jobs

Invited participants:

Councillor Louisa Woodley, Chair of the Health & Wellbeing Board

All other Members of the Council

A meeting of the **CABINET** which you are hereby summoned to attend, will be held on **Monday, 16 December 2019** at **5.00 pm** in **Council Chamber, Town Hall, Katharine Street, Croydon CR0 1NX**

JACQUELINE HARRIS BAKER  
Council Solicitor and Monitoring Officer  
London Borough of Croydon  
Bernard Weatherill House  
8 Mint Walk, Croydon CR0 1EA

Victoria Lower  
020 8726 6000 x14773  
victoria.lower@croydon.gov.uk  
www.croydon.gov.uk/meetings  
6 December 2019

Members of the public are welcome to attend this meeting. If you require any assistance, please contact officer as detailed above.

The meeting webcast can be viewed here: <http://webcasting.croydon.gov.uk>

The agenda papers are available on the Council website

[www.croydon.gov.uk/meetings](http://www.croydon.gov.uk/meetings)

## **AGENDA – PART A**

**1. Apologies for Absence**

**2. Minutes of the previous meeting (Pages 7 - 20)**

To approve the minutes of the meeting held on 18 November 2019 as an accurate record.

**3. Disclosure of Interests**

In accordance with the Council's Code of Conduct and the statutory provisions of the Localism Act, Members and co-opted Members of the Council are reminded that it is a requirement to register disclosable pecuniary interests (DPIs) and gifts and hospitality to the value of which exceeds £50 or multiple gifts and/or instances of hospitality with a cumulative value of £50 or more when received from a single donor within a rolling twelve month period. In addition, Members and co-opted Members are reminded that unless their disclosable pecuniary interest is registered on the register of interests or is the subject of a pending notification to the Monitoring Officer, they are required to disclose those disclosable pecuniary interests at the meeting. This should be done by completing the Disclosure of Interest form and handing it to the Democratic Services representative at the start of the meeting. The Chair will then invite Members to make their disclosure orally at the commencement of Agenda item 3. Completed disclosure forms will be provided to the Monitoring Officer for inclusion on the Register of Members' Interests.

**4. Urgent Business (If any)**

To receive notice of any business not on the agenda which in the opinion of the Chair, by reason of special circumstances, be considered as a matter of urgency.

**Cabinet Member: Cabinet Member for Environment, Transport & Regeneration (Job Share)**

**5. Place Regeneration (Pages 21 - 34)**

Cabinet Member: Cabinet Member for Environment, Transport & Regeneration (Job Share)  
Officer: Shifa Mustafa  
Key decision: yes

**Cabinet Member: Cabinet Member for Environment, Transport & Regeneration (Job Share)**

6. **Pan-London Dockless Vehicle Hire Byelaw** (Pages 35 - 54)  
Cabinet Member: Cabinet Member for Environment, Transport & Regeneration (Job Share)  
Officer: Shifa Mustafa  
Key decision: no

**Cabinet Member: Cabinet Member for Environment, Transport & Regeneration (Job Share)**

7. **Addington Village Conservation Area Review - Adoption** (Pages 55 - 146)  
Cabinet Member: Cabinet Member for Environment, Transport & Regeneration (Job Share)  
Officer: Shifa Mustafa  
Key decision: no

**Cabinet Member: Cabinet Member for Finance & Resources**

8. **Quarter 2 Financial Performance 2019/20 (To Follow)**  
Cabinet Member: Leader of the Council and Cabinet Member for Finance & Resources  
Officer: Jacqueline Harris Baker  
Key decision: no

**Cabinet Member: Cabinet Member for Finance & Resources**

9. **Investing in our Borough** (Pages 147 - 152)  
Cabinet Member: Cabinet Member for Finance & Resources  
Officer: Jacqueline Harris Baker  
Key decision: no

10. **Exclusion of the Press and Public**

The following motion is to be moved and seconded where it is proposed to exclude the press and public from the remainder of a meeting:

“That, under Section 100A(4) of the Local Government Act, 1972, the press and public be excluded from the meeting for the following items of business on the grounds that it involves the likely disclosure of exempt information falling within those paragraphs indicated in Part 1 of Schedule 12A of the Local Government Act 1972, as amended.”

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## Cabinet

Meeting held on Monday, 18 November 2019 at 6.30 pm in Council Chamber, Town Hall, Katharine Street, Croydon CR0 1NX

### MINUTES

**Present:** Councillor Tony Newman (Chair);

Councillors Alison Butler, Stuart Collins, Hamida Ali, Jane Avis, Alisa Flemming, Simon Hall, Stuart King (non-voting – Job Share), Oliver Lewis, Paul Scott (voting – Job Share) and Manju Shahul-Hameed

**Also Present:** Councillor Tim Pollard, Jason Perry, Maria Gatland, Lynne Hale, Simon Hoar, Yvette Hopley, Vidhi Mohan, Helen Pollard, Sean Fitzsimons, Robert Ward, Clive Fraser, Jamie Audsley, Janet Campbell, David Wood, Louisa Woodley and Callton Young

### PART A

#### **96/19 Minutes of the previous meeting**

The part A minutes of the Cabinet meeting held on 21 October 2019 were agreed. The Leader of the Council signed the minutes as an accurate record.

#### **97/19 Disclosure of Interests**

There were none.

#### **98/19 Urgent Business (If any)**

There were no items of urgent business.

#### **99/19 Economic Growth Strategy**

The Leader welcomed Amy Lamé, London Night Czar, to the Cabinet meeting and for her support in Croydon.

A presentation on the Economic Strategy was provided by the Cabinet Member for Economy & Jobs and outlined how, through the Strategy, Croydon would build and diversify the local economy. Members were informed that the Strategy had been developed through the joint working of three Cabinet Members; the Cabinet Member for Economy & Jobs, the Cabinet Member for Safer Croydon & Communities, and the Cabinet Member for Culture, Leisure & Sport; and the local business community. The intention of the Strategy, it was stated, was to put Croydon's businesses and residents

at the heart of the economy as it was recognised that work to build and deliver the Strategy had to be collaborative.

There were a number of areas of development which were outlined within the Strategy; including the development of a university in Croydon, improving open spaces, supporting local businesses and creating ambitious opportunities through sustainable growth.

Members were informed that the main query during the consultation of the Strategy had been how would success be measured, and were informed that there would be annual evaluations and plans. It was important to ensure there were good jobs in the borough and the council would continue to encourage local businesses to pay staff the London Living Wage.

The Cabinet Member for Safer Croydon & Communities spoke on the 6 till Late Plan which recognised the importance of creating a plan which fostered an evening and night-time economy within the borough. It was the ambition to support Croydon in becoming a night-time social destination, not just for residents, but also across London which people found safe and supported local businesses. The Cabinet Member thanked the Steering Group for the night-time economy for their commitment to creating the plan which built upon the strengths of the night-time economy and recognised the individuality of different areas.

The importance of culture was recognised as an important aspect of the Strategy and the Cabinet Member for Culture, Leisure & Sport stated that the council wanted to see a vibrant series of events across the borough. Members were delighted that the renovated Fairfield Halls had reopened, but also recognised a number of innovative projects taking place across the borough including board game cafes, traditional pubs, music events, and the varied events which took place.

The council was congratulated by the London Night Czar for driving forward the creation of a strategy forward which was an important piece of work to support the local economy. It was stated that 1.6 million Londoners worked at night and a large number of Londoners were active at night. Furthermore, it was known that the London night-time economy was growing at a faster rate than the daytime economy and, as such, it was important to develop plans to support the growth. The London Night Czar stated that Croydon were leading the way for planning for this growth and would inspire other London boroughs to review and support their night-time economies also.

It was recognised that Croydon was undergoing a large amount of renovation which would see the population grow substantially and by planning and supporting the local economy it was suggested that the Strategy would support in making Croydon an even better place to live, work and visit.

Members thanked those involved in the development of the Strategy as it demonstrated that by working collaboratively across Cabinet Member portfolios and with the local economy that culture could be put at the heart of

regeneration which benefitted the local community. Local businesses were benefiting also by supporting and attending events held across the borough which raised awareness of their work also. The Cabinet Member for Environment, Transport & Regeneration (Job Share) confirmed that local pubs were recognised within the Local Plan and stressed the importance of Local Place Plans to support them further from redevelopment.

Members further welcomed the focus on inclusivity and diversity through supporting increased in employment rates of under-represented groups, and for the focus to support young people to socialise and get jobs.

Members noted that the Strategy had been to pre-decision scrutiny and the Chair of Scrutiny & Overview Committee thanked Cabinet Members and officers for taking on board the recommendations from scrutiny.

The Leader of the Council delegated authority to the Cabinet to make the following decisions:

**RESOLVED: To**

1. Endorse and adopt the Economic Strategy 2019-2024, attached to the report at appendix 1; and
2. Endorse and adopt 6 'til Late our Evening and Night Time Economy Plan for Croydon, attached to the report at appendix 2.

**100/19 Borough Wide Events – A look ahead**

The Cabinet Member for Culture, Leisure & Sport presented the first annual report on events and stated that over 110 events had taken place in the previous years which were highlighted within the report.

Members were informed that over 10,000 people had attended the Pride events at Wandle Park with around two thirds of attendees coming to Croydon for Pride specifically. Mela, which took place on the same weekend as Pride, had an increased attendance number also and a greater diversity of performers and attendees than previous years. It was noted by Members that the impact of these events had helped enhance Croydon's reputation for great events.

New events such as the Ends Festival, which had been a huge success, were highlighted along with a number of events which had taken place across the borough, including the Food Festival which had taken place in South End. All the events, it was noted, helped change the way people saw Croydon.

The Events Policy was highlighted by the Cabinet Member to make it easier for event organisers and it was stated that the council worked well with the Police and other public services to support events across the borough. It was further noted that council services were supporting events better through

waste collection and encouraging event organisers to reduce the amount of single use plastic at events.

Members noted that there was a variety of great events across the borough and thanked the unsung heroes who arranged the events. It was noted that the Civic Awards nominations were open and people were encouraged to nominate those unsung heroes for awards.

The Leader of the Council delegated authority to the Cabinet to make the following decisions:

**RESOLVED: To**

1. Note the annual programme of events for this year; and
2. Note changes planned for an annual report to Cabinet on events.

**101/19 Director of Public Health Annual Report 2019 - Food**

The Director of Public Health presented her fourth annual report to Cabinet on the topic of Food. It was the ambition that all residents had access to good quality food no matter how much they earned or where they lived.

It was noted that a recent survey had found that 60% of respondents experienced food insecurity. Additionally 20% of children in Croydon received free school meals, whilst the average family wasted around £800 of food annually. In response to these concerns the Director of Public Health outlined six key recommendations which would combat these concerns. Recommendations included mandatory food labelling which would help residents understand what it was they were eating and the 'Croydon Plate'.

The recommendation of the 'Croydon Plate' was in response to most people's plates being 3 inches larger than they were in the 1960s which encourage people to have a larger portion size than necessary. As such, it was recommended that 9 inch plates become the norm again to support healthy eating.

To support and encourage healthy eating, a digital platform had been launched which provided helpful information on how to eat more healthily.

The Cabinet Member for Families, Health & Social Care thanked the Director of Public Health for the report and recommendations. It was noted that there were a lot of agencies who needed to work together to improve access to healthy food; such as the council, Mayor of London, food agencies and central government.

The Chair of the Health & Wellbeing Board noted the work which had been done to support understanding of healthy eating among the BAME community. The Good Food Matters programme was highlighted for its work

with families within New Addington to support them to cook healthy and tasty food and grow their own food, where possible.

Members welcomed the report and noted that a number of the changes required, which were outlined, within the report would take time as it required a change in mind-set but that it was important that all involved supported this change. It was recognised that part of the change would involve education at a young age which made healthy eating and growing food fun; as such Members suggested support for edible playground across the borough.

The importance of appropriate portion sizes was recognised and it was stated that, particularly in terms of fast food, it would be important for the council to have more powers to encourage fast food outlets to serve more healthy options.

Members recognised that some families struggled to afford to fill nine inch plates and that it was important to tackle food poverty also. Croydon continued to work on this area and the Cabinet Member for Homes & Gateway Services noted that the council had been awarded for their work to tackle food poverty though the implementation of an action plan, supporting and promoting the uptake of breast feeding and free school meals, increasing support and access to food during school holidays and increasing the uptake of healthy start vouchers amongst other actions.

The Cabinet Member for Children, Young People & Learning further noted that for some families a fast food meal was their only meal for the day and so it would be a matter of balancing any size reduction on ensuring people were eating. The Cabinet Member stated that it was important that all responsible parties supported initiatives which provided children with healthy meals when they were hungry, such as providing bowls of porridge at schools, and supermarkets ensuring that vegetables were affordable so that families did not see fast food as their only option.

The Leader of the Council delegated authority to the Cabinet to make the following decisions:

**RESOLVED: To**

1. Note the information and recommendations outlined in the Annual Director of Public Health Report (at Appendix 1 of the report); and
2. Approve the publication of the Annual Director of Public Health Report.

**102/19 Progress report from the Independent Chair of the Children's Improvement Board**

The Leader took minute number 102/19 and minute number 103/19 together at the meeting.

The Cabinet Member for Children, Young People & Learning introduced the report informing Members that the Improvement Board had been introduced in 2017 in response to the Ofsted findings and was attended by multi-agency partners. The Cabinet Member thanked the Chair of the Board, Eleanor Brazil, for her work in improving children's services in Croydon.

Whilst the letter from Ofsted following a recent visit could not be published during the Pre-Election Period, the Cabinet Member summarised the findings which were that the inspectors were positive about improvements being made in the service and recognised the accelerated pace of improvement. Staff members were thanked for all their hard work in improving children's services, and while improvements had been made the Cabinet Members stressed the council was not complacent and recognised that it was still on the improvement journey.

The Independent Chair of the Improvement Board, Eleanor Brazil, informed Members that she had been involved with Croydon's improvement journey for over two years and during that time she had witnessed an enormous amount of hard work across the council and its partners to improve children's services. Whilst the Ofsted focus was on children's social care it was stated that fixing the service was a whole service solution with the council, social workers, partners, families and the community working together.

The Board had sought to ensure that partners were aware of the importance of their work and themed discussions which had been important to focus the discussions. By starting on getting the basics right the Board had then been able to move to looking at quality and hearing from service heads about how their service was performing and improvements which had been made. The focus was ensuring the right systems were in place which, the Independent Chair stated, would hopefully lead to her role no longer being required after the next Ofsted inspection.

Ensuring services were the best they could be for the vulnerable young people of Croydon remained the focus of all improvements. The Leader thanked the Chair and all those involved in driving improvements in children's services and confirmed that the letter outlining Ofsted's findings from the latest visit would be published following the General Election. It was further noted that the important joint working and partnerships would support further improvements and was commended.

Members who had sat on the Improvement Board, stated that they had seen the direction of travel change and that an important cultural change had taken place in the department following the appointments of the Executive Director of Children, Families & Education and the Director of Early Help and Children's Social Care. It was further recognised that hearing from staff reference groups and schools had supported the work of the Improvement Board and that it was hoped that these voices would continue to be heard.

The Chair of Scrutiny & Overview Committee confirmed that children's improvement and safeguarding had been two important issues for scrutiny

over the previous two years and thanked officers and the Boards for fully engaging with the scrutiny process. It was recognised that there was a drive to ensure detail and quality and scrutiny had developed a greater understanding of its role and expectation which had enabled more effective scrutiny of the service. The Chair of Children & Young People Scrutiny Sub-Committee confirmed that the role of scrutiny had improved and further improvements and scrutiny would take place. Whilst it was recognised the service had improved there was a strong feeling of no complacency. In response, the Leader thanked scrutiny for its work on continuing to challenge the service and improvements being made.

The Leader of the Council delegated authority to the Cabinet to make the following decisions:

**RESOLVED:** To note the work of the Improvement Board in helping drive improvements in children's services.

### **103/19 Croydon Safeguarding Children Board Annual Report 2018/19**

The Cabinet Member for Children, Young People & Learning thanked the Chair of the Croydon Safeguarding Children Board (CSCB) for their work and focus on working in partnership which had been important when moving to new safeguarding arrangements from 2019. It was noted that the Vulnerable Adolescents Review (VAR) had received both national and local recognition and this work was congratulated.

The Chair of the CSCB, Di Smith, stated that the annual report was the last report of the CSCB as it had been replaced by multi-agency safeguarding arrangements from 1 September 2019 which had three statutory partners of the council, Police and CCG. The report, it was stated, had been written in a clear format and in line with the legislation and built upon the success and work of the Children's Improvement Board.

Members were informed that during 2018/19 there had been close engagement with the LSP and Safer Croydon Partnership, and that there had been three priority areas of review; vulnerable adolescents, neglect and safeguarding children with disabilities. By working in partnership the Board was able to identify better where there was neglect. In relation to the VAR; the Chair informed Members that requests to speak at NSPCC conferences had been received and UCL had expressed an interest to undertake further research.

Two serious case reviews had been undertaken in 2018/19 and the Chair stated that they had been reviewed and learnings had been taken from the review and were being put into action. Focus remained on the Voice of the Child and ensuring that was at the centre of all partners work, particularly on the front line.

The Board also continued to focus on multi-agency practice and, as such, an event had been organised for 25 November 2019 to bring together all partners

and ensuring learning was being shared. It was recognised, the Chair stated, that relationships with all partners were strengthened and in particular the Croydon Safeguarding Adult Board (CSAB).

The CSCB Chair stated that she would like the two safeguarding boards to come together to look at transitions in particular and parental vulnerability as it was recognised that there were real opportunities to improve safeguarding across the board in Croydon.

Annie Callanan, CSAB Chair, informed Members that the chairs of both safeguarding boards had met and it was felt that there was a real opportunity to work together better and align priorities, where appropriate. The CSAB outlined additional areas of possible joint working being training and development and work to combat modern day slavery.

Members recognised the excellent work which had been undertaken as part of the VAR and congratulated the Board for the recognition it had received nationally. It was further noted by Members that following serious case reviews improvements were implemented which improved safeguarding in Croydon further.

Members welcomed the joint focus on transitions as it was noted that the transition from child to adult was a very vulnerable point in a person's life and support could be improved. The Cabinet Member for Safer Croydon & Communities informed Members that the Violence Reduction Unit would be looking at the findings of the Boards as it was important that all partners worked to reduce violence and would continue to support the work and build upon the work of the VAR.

The Leader of the Council delegated authority to the Cabinet to make the following decisions:

**RESOLVED:** To note the Croydon Safeguarding Children Board (CSCB) Annual Report for 2018/19 which sets out:

- The work undertaken by the CSCB to secure further improvement in partnership working following the Ofsted inspection of 2017
- Progress relating to the priorities of the CSCB
- Arrangements for managing the transition to the new multi-agency safeguarding arrangements as required by the Children and Social Work Act 2017.

#### **104/19 Croydon Safeguarding Adult Board Annual Report 2018/19**

The Cabinet Member for Families, Health & Social Care welcomed the joint working of the two Boards which had been outlined by Annie Callanan, Chair of the Croydon Safeguarding Adult Board (CSAB), and Di Smith, Chair of the Croydon Safeguarding Children Board (CBCB) at minute number 103/19.

The Cabinet Member noted that much work had been completed in 2018/19 by the CSAB and that the commitment of Board members had been excellent.

However, it was recognised that some of the information in the report made for unhappy reading with three out of five victims knowing their perpetrator.

The work of the Board and the safeguarding team was noted and all involved were thanked for their commitment to investigating over 2,000 referrals.

The Chair of the CSAB gave a presentation to Cabinet informing Members that the Care Act 2014 was the first piece of legislation which mentioned adult safeguarding. The Board which included the three statutory members of the council, Police and CCG focused on meeting the requirements of arranging reviews of adult safeguarding, publishing the Board's report and creating an annual strategic plan.

The report, the Chair stated, detailed the activity and effectiveness of the Board and, following previous requests, contained comparisons to 2017/18. Members were assured that all partners had been actively involved in the work of the Board.

The Hoarding Project with Mind was highlighted as having supported seven clients to clear their homes which had supported them to have better quality of lives. Awareness of trafficking and modern day slavery had also been raised and joint work on this would continue.

Members were informed that in terms of achievements; the Board had sought to learn from safeguarding adult review, there had been multi-agency intelligence sharing meetings, the CCG had commissioned training on the Significant 7 which taught people to recognise the seven key signs of deterioration, and the CCG had provided training on safeguarding at GP surgeries.

The Chair stated that a key priority had been to make safeguarding personal and to facilitate this feedback had been sought from those who had been safeguarding referrals in Croydon. The feedback had been positive with people feeling relieved, confident that they had a person to speak to, supported and grateful for being kept informed of progress. Whilst feedback had been positive it was recognised that this was an area which should be kept under review and improved as feedback from users was imperative to drive further improvements.

Members were informed that a new website for the Board had been launched and that there was a commitment to make better use of social media. A new Strategic Plan was in development and new themes and areas of focus were being identified. It was recognised by the Board that continued engagement with residents was important to support the desire by all Board Members to make improvements to adults safeguarding in Croydon.

Members recognised that a lot of hard work had gone into the Board and they were pleased to see the results of initiatives which had been introduced since 2014. The Homelessness Hub at Croydon University Hospital was welcomed by Members as it noted that joint working would support better outcomes.

The results of the Hoarding Project were congratulated and further work in this area was welcomed. The Chair of the CSAB confirmed that that project had been very successful and had delivered fantastic outcomes for residents and showed the value of working together.

The Leader thanked the Chairs of the CSCB and CSAB for their continued commitment to safeguarding in Croydon and welcomed the joint working of the Boards on priorities.

The Leader of the Council delegated authority to the Cabinet to make the following decisions:

**RESOLVED:** To note the Annual Report of the Croydon Safeguarding Adult Board and the report will be further considered by Cabinet on 18 November 2019.

**105/19 Amendments to the current Croydon Private Rented Property Licensing Scheme conditions and fees**

The Cabinet Member for Homes & Gateway Services informed Members that the report proposed changes to the current Private Rented Property Licensing Scheme in response to court judgements. The intention was for the amendments to come into effect from 2 December 2019.

The Leader of the Council delegated authority to the Cabinet to make the following decisions:

**RESOLVED:** To

1. Note the changes required to the current Croydon Private Rented Property Licensing Scheme conditions and fees by virtue of changes in statutory provisions, including in relation to Data Protection; and legal interpretation by the Courts as detailed within the body of the report;
2. Approve the two stage licensing fee payment arrangement that requires the applicant make the same total payment under the scheme if the License is successfully granted, but in two stages, Part A on application and Part B if the License is granted, as detailed in section 6 of the report;
3. Authorise the Council to include a new licence condition covering smoke and carbon monoxide alarm requirements, condition no. 3.9, as detailed in section 5 of the report;
4. Authorise the amendment to the 'Private Rented Property Licensing Guide for Rented Properties in Croydon' to include reference to the statutory discretion that exists for the Council to issue a "multi-let property licence and the parameters proposed for this as detailed in section 9 of the report;

5. Approve the revised 'Private Rented Property Licensing Guide for Rented Properties in Croydon', at Appendix B of the report. The revision makes changes to the fee structure and conditions and takes account of the other statutory changes required with appropriate updates to the text. The changes are applicable to applications made and licences issued as part of the current Selective Licensing Scheme designation, that commenced in Croydon on the 1st October 2015 and that continues until the 30th September 2020; and
6. Authorise the proposed changes to have effect from Monday 2<sup>nd</sup> December 2019 and that license holders be notified of the proposed changes in advance thereof.

## **106/19 Workforce Strategy 2019-2022**

The Leader informed Members that a Local Government Association Equality Framework for Local Government peer challenge had taken place the previous week and the feedback from the peer review had been positive. The response from the challenge would be published following the General Election.

The Cabinet Member for Finance & Resources stated that the development of the Workforce Strategy had been an important piece of work. Members were informed that over 800 staff members had contributed to the development of the Strategy and the council had utilised the expertise of Joe Montgomery to review the workforce and form recommendations.

Members wanted to pay tribute to the council's workforce and recognised the work they did. Whilst it was recognised that the council supported staff forums, paid the London Living Wage and supported carers, it was also acknowledged that further improvements were still to be made. Improvements included; making the workforce truly representative of the local community, supporting staff to develop their careers, and establishing a strong recruitment process with the use of blind shortlisting and diverse recruitment panels.

The Cabinet Member for Safer Croydon & Communities welcomed the paper and, in particular, the distinct theme of equality and diversity. It was noted that the council was one of a few organisations which evaluated and published the disability pay gap and was committed in its work towards ensuring equality in pay across the organisation.

The Chair of Scrutiny & Overview Committee also welcomed the paper and thanked the Chief Executive and relevant Cabinet Members for attending a scrutiny meeting to give an insight into how the council was performing. It was noted that workforce retention concerns were not just an issue for the council, but issues were also experienced within social care and health services, with similar themes of needing to support the development of staff and manage resources effectively.

The Leader of the Council delegated authority to the Cabinet to make the following decisions:

**RESOLVED:** To adopt the Workforce Strategy 2019-2022, attached as Appendix 1 of the report.

**107/19 Stage 1: Recommendations arising from Scrutiny**

The Leader of the Council delegated authority to the Cabinet to make the following decisions:

**RESOLVED:** To receive the recommendations arising from the Scrutiny & Overview Committee (2, 10 17 September 2019) the Streets, Environment and Homes Sub-Committee (1 October 2019) and Children & Young People Sub-Committee (5 November 2019) to provide a substantive response within two months (i.e. at the next available Cabinet meeting on **20 January 2020**).

**108/19 Stage 2: Response to recommendations arising from Children & Young People Sub-Committee on 18 June 2019 and Scrutiny & Overview Committee on 16 July 2019**

The Leader of the Council delegated authority to the Cabinet to make the following decisions:

**RESOLVED:** To approve the response and action plans attached at Appendix 1 of the report and that these be reported to the Scrutiny and Overview Committee or relevant Sub-Committees.

**109/19 Investing in our Borough**

The Cabinet Member for Children, Young People & Learning reassured Members that there was a long-term commitment to move SEND provision for 19-25 year olds to the centre of the borough to better engage with local businesses. The contract within the background papers for modular buildings at Coulsdon College was to meet immediate demand for provision.

The Leader of the Council delegated authority to the Cabinet to make the following decisions:

**RESOLVED:** To note

1. The list of delegated award decisions made by the Director of Commissioning and Procurement, between 17/09/2019 – 17/10/2019; and
2. The contracts over £500,000 anticipated to be awarded by the nominated Cabinet Member, in consultation with the nominated Cabinet Member for Finance and Resources or, where the nominated Cabinet Member is the Cabinet Member for Finance and Resources in consultation with the Leader.

**110/19 Exclusion of the Press and Public**

The item was not required.

The meeting ended at 8.41 pm

**Signed:**

**Date:**

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## For General Release

<b>REPORT TO:</b>	<b>CABINET 16 December 2019</b>
<b>SUBJECT:</b>	<b>Place Regeneration</b>
<b>LEAD OFFICER:</b>	<b>Shifa Mustafa Executive Director, Place Stephen Tate Director Council Homes, District and Regeneration</b>
<b>CABINET MEMBER:</b>	<b>Cllr Paul Scott and Cllr Stuart King, Cabinet Member for Environment, Transport and Regeneration (Job Share)</b>
<b>WARDS:</b>	<b>All</b>

### **CORPORATE PRIORITY/POLICY CONTEXT/ AMBITIOUS FOR CROYDON**

This proposal cuts across a number of the Council's corporate aims to ensure sustainable (good) growth of the borough that ensures:

- People live long, healthy, happy and independent lives
- Our children and young people thrive and reach their full potential
- There are good, decent homes, affordable to all
- Everyone feels safer in their street, neighbourhood and home
- We have a cleaner and more sustainable environment
- Everybody has the opportunity to work and build their career
- Business moves here and invests, our existing businesses grow
- We have an excellent transport network that is safe, reliable and accessible to all
- We value the arts, culture, sports and activities

### **FINANCIAL IMPACT**

No direct financial implications arise from the recommendations in this report. Any specific proposals requiring capital investment or with implications for the council's revenue budgets will be considered under the existing financial regulations and brought for Cabinet approval if required by the scheme of financial delegation.

### **FORWARD PLAN KEY DECISION REFERENCE NO.: 2419CAB**

The notice of the decision will specify that the decision may not be implemented until after 13.00 hours on the 6th working day following the day on which the decision was taken unless referred to the Scrutiny and Overview Committee.

The Leader of the Council has delegated to the Cabinet the power to make the decisions set out in the recommendations below

#### **1. RECOMMENDATIONS**

The Cabinet is recommended to

- 1.1 Endorse the Council's approach to place regeneration.

- |     |   |
|-----|---|
| 1.2 | Delegate to the Cabinet Member for Environment, Transport and Regeneration (Job Share) approvals of the Place Profiles before publication.  |
| 1.3 | Delegate the approval of the emerging Place Plans to the Cabinet Member for Environment, Transport and Regeneration (Job Share) in consultation with the local elected members and key stakeholders for each 'place'. |

## **2 EXECUTIVE SUMMARY**

- 2.1 Croydon is experiencing significant growth and change. Our population is growing and new communities are moving into the borough attracted by the fantastic transport connections, social, environmental and cultural offer and competitive house prices.
- 2.2 Further, this growth is set against the backdrop of a national and regional housing crisis with London needing 64,935 additional homes each year until 2029 (Draft London Plan, 2019).
- 2.3 Growth brings with it fantastic opportunities to improve facilities, services and living conditions for existing neighbourhoods but only when supported by the appropriate social, economic, cultural and physical infrastructure needed to ensure it is sustainable. Alongside, good design and careful development is essential to ensure the existing character and uniqueness of each of our places is a central consideration in the evolution of our neighbourhoods.
- 2.4 The purpose of this report is to set out a place-based approach to regeneration which will support and inform a coordinated programme of place-based investment and intervention in partnership with our communities.
- 2.5 This place-based approach to regeneration supplements the Council's formal development plan (Local Plan), which sets out the vision, objectives, policies and allocations for the borough as whole and each of the 16 Places to sustainably plan for the growth of the borough.
- 2.6 Consultation on the Issues and Options Local Plan Review document is currently underway and is being led by the Local Planning Authority. The place regeneration framework outlined in this report is independent of this review and the formal development plan for the borough.

## **3 A GROWING BOROUGH**

- 3.1 Since 2012, Croydon has seen an 8% growth in our resident population, including an 11% increase in our under-16s and a 20% increase in our over-65s; and the borough is becoming more diverse, with BAME residents now making up nearly half of Croydon's population.
- 3.2 Taking our appropriate share of the city's housing crisis, we know that Croydon's population is going to continue to grow at an even more-accelerated

rate over the next 20 years as we build the much-needed homes to meet the demand.

- 3.3 Croydon's emerging housing strategy has begun to identify the specific housing needs in the borough and highlighted both the immediateness and scale of the demand. For example, on 31 March 2019 there were 653 homeless households in bed and breakfast hotels in Croydon, including 1,010 children.
- 3.4 Whilst we acknowledge the need to provide a significant number of new homes to support the capital's housing crisis, it is essential that we manage this growth in a sustainable way that provides for the optimum social, cultural, economic and environmental outcomes for all of our communities. We must not lose sight of the uniqueness of place nor miss opportunities to support all our communities to benefit from the many opportunities that growth can provide. This might include, for example: improved transport connections; new social and cultural infrastructure provision; improved digital connectivity; more investment in our parks and open spaces; measures to tackle air pollution and reduce car travel; improvements to the public realm; and improved footfall in our high streets to help them prosper.
- 3.5 As our emerging Local Plan sustainably responds to the Draft London Plan, our programme of regeneration accords with the Mayor of London's Good Growth principles which plan for growth on the basis of its potential to improve the health and quality of life of all Londoners, to reduce inequalities and to make the city a better place to live, work and visit. It uses the opportunities of a rapidly-growing city to plan for a better future, using each planning decision to improve London, transforming the city over time. It plans not just for growth, but for Good Growth – sustainable growth that works for everyone, using London's strengths to overcome its weaknesses<sup>1</sup>. The key principles of good growth are:
- [Building strong and inclusive communities](#)
  - [Making the best use of land](#)
  - [Creating a healthy city](#)
  - [Delivering the homes Londoners need](#)
  - [Growing a good economy](#)
  - [Increasing efficiency and resilience](#)
- 3.6 As such, we are looking to develop a borough-wide growth strategy that aligns with the Local Plan, London Plan and Mayor of London's Good Growth principles and establishes a framework of sustainable growth. We will learn from the work currently underway in our metropolitan centre to deliver a multi-faceted approach which places the socio-economic needs of the borough at the heart of our regeneration plans as we plan for and manage the development of new housing and infrastructure over the next decade and beyond.
- 3.7 The Council is also developing a borough-wide Communities Strategy which will have a direct relationship with our place regeneration work and will focus on working in partnership to develop the best outcomes for our borough.

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<sup>1</sup> Draft New London Plan

3.8 Similarly, the Place regeneration programme will align closely with the work of the Council's localities model. The Place Profiles will draw on the fantastic work already underway to identify need within our neighbourhoods and the move towards providing a joined up approach to service provision within those localities. Place Plans will build on and be informed by this work, ensuring that appropriate places and spaces for this locality working are included in the provision of community infrastructure in that place now and in the future as the population grows and changes.

### 3.9 **WORKING TOGETHER**

3.10 The Council can not, however, do this alone. We need the support of our partners and of our communities to deliver against these principles. We need to collectively take an objective approach to agreeing priorities within and across our neighbourhoods and we need fully collaborative partnerships with local communities to ensure we are working together to realise the potential and deliver the growth as defined in the Local Plan for each of our 16 places.

3.11 Following the Council's commitment to devolution, the Council will support the establishment of locally-representative groups, empowered to take action and influence Council spending in their neighbourhoods, equipped with the information they need to make informed decisions about their areas.

3.12 This will follow the fantastic examples of community-led plans already underway in South Norwood and Kenley which have demonstrated the hugely positive impact of a community-driven approach to influencing and accommodating growth and change within those neighbourhoods. The Council is keen to encourage this model to develop across other places in the borough by building on and learning from the experience of South Norwood and Kenley.

## 4 **PLACE-BASED REGENERATION**

4.1 Croydon's strength is its diversity. Made up of 16 unique neighbourhoods that overlap at the boundaries and contain areas of distinct character and identity, the borough's 'places' provide a wonderful mix of communities each with their own needs, priorities and opportunities.

4.2 Croydon's bid to be London's borough of culture 2023, is based on a celebration of this diversity and a programme of events and activities that will recognise the amazing individuals and communities that live in our borough.

4.3 But with this diversity we also have disparity. Across the borough, we have children within the most 20% most deprived in the country in Addington, and children in the 20% least deprived in Sanderstead<sup>2</sup>. Similarly, a child born in the Croydon Opportunity Area between 2011 and 2015 can expect to live to age 79, whereas, a child born in the same period in Shirley can expect to live up to age 87 years<sup>3</sup>. Only 1% of households in Addiscombe have access to

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<sup>2</sup> Index of Multiple Deprivation, 2015

<sup>3</sup> Public Health England's 'Local Health and Life Expectancy' dataset, 2017

open space, compared to 39% of households in Crystal Palace<sup>4</sup>; and whilst Addiscombe has only 2% of retail units vacant, Waddon has a 27% vacancy rate<sup>5</sup>.

- 4.4 Within each of our neighbourhoods, there are also pockets of need, hidden by ward level statistics, but made apparent through the sharing of intelligence across council departments and through regular dialogue with our communities.
- 4.5 The Croydon Opportunity Area is leading an ambitious growth and regeneration programme that will provide opportunities for the whole borough through the provision of new social, economic and cultural infrastructure, new improved transport facilities and connections and the attraction of new enterprise and programmes of activity that will raise perceptions of Croydon outside of the borough and pride within.
- 4.6 To achieve 'good growth' across all of the 16 places of Croydon, however, we must recognise the wider need and opportunities of each neighbourhood. As such, the Council will adopt a careful and coordinated place-based approach to regeneration that channels investment and intervention in a sustainable way and respects and evolves the existing characters of place. We must recognise the uniqueness of each of our 'Places'; the existing priorities for those neighbourhoods; and the infrastructure required to support the needs of the community, both now and into the future, as our ambitious growth plans are realised.
- 4.7 To do this, we will lead on establishing an evidence-based approach to agreeing priorities for investment and intervention in our neighbourhoods, starting with the creation of 16 Place Profiles for the borough.
- 4.8 Made publically available via the Council's website, the Place Profiles for each of the 16 'places' of Croydon will supplement the existing Local Plan evidence base (on character, infrastructure need and housing need for example) and establish a new evidence base of need and priority across the borough which will be used to shape and inform a multi-disciplinary programme of Council work within each place; as well as helping to influence the investment of our partners, funders and developers; and to empower and enable local communities to understand the need in their local area and take action.
- 4.9 Place Profiles will be a summary of key data sources available at a place level and will provide a new tool for supporting place-based decisions on priority and need. They will be tested with local elected members and relevant community and business representatives to help to validate the information and provide a local perspective.
- 4.10 The Place Planning work will also help to shape and influence Section 106, Community Infrastructure Levy (CIL) Local Meaningful Proportion and ward budget spend in each place based on the evidence of need established and linked to mitigating the impact of development growth planned. The work will provide an evidence base which, in consultation with ward members and plan

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<sup>4</sup> Index of Multiple Deprivation, 2015

<sup>5</sup> Croydon Annual Monitoring Report

panels, will outline the projects to be funded by the Local Meaningful Proportion (LMP). As such, at this stage, bids to the Infrastructure Funding Group will be encouraged for an allocation of CIL LMP monies to enable the development of place plans or place regeneration activity and projects bespoke to the needs of each place, but compliant with the CIL Regulations.

- 4.11 This approach will ensure that the governance and administration of CIL Local Meaningful Proportion will be proportionate and that a Service and Project Manager is identified to deliver the project. It will also ensure the CIL LMP is spent in the Places the funding is needed most.

## **5 COMMUNITY PLACE PLANS**

- 5.1 Equipped with the evidence base established through the Place Profiles, locally representative groups will be enabled to take a lead in setting the priorities for their neighbourhood as it grows and evolves.
- 5.2 Developed in partnership between local communities and the Council, community place plans are well-placed to influence Council spending and intervention in each place; to support funding applications for additional investment in the local area; and, most importantly, to encourage a coordinated programme of action across all agencies, stakeholders and community members living and operating in that neighbourhood.
- 5.3 Community/place plans will take a variety of different shapes and formats, influenced by the uniqueness of the 'place' it represents and the specific need, priorities and opportunities related to that community.
- 5.4 For some, this might be as simple as an annual action plan of priority projects, discussions and events that the local community has identified as important; for others a more comprehensive document might be more appropriate, addressing a broader range of topics and priorities and drawing in the support and intervention of a number of partners and stakeholders. In some neighbourhoods, a more formal neighbourhood plan<sup>6</sup> route might be the most appropriate way for the local community to have their say on the growth and development in their area.
- 5.5 Whichever route the local community chooses, the Council will support and enable these place plans as far as possible within the resources available and drawing on the data and intelligence available across the Council and its partners.
- 5.6 And, whilst we have reservations about the neighbourhood plan process due to the levels of complexity and workload required by volunteer community representatives; the community/place plan approach could be helpful in providing a gateway towards developing neighbourhood plans.

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<sup>6</sup> Once adopted, neighbourhood plans form part of the borough's development plan for the purposes of planning decision making.

5.7 Two recent examples of where this community and council partnership work has proved successful in the development of community place plans are South Norwood and Kenley as detailed below.

## 5.8 Case Study 1: South Norwood

5.8.1 In 2016, a new 'Town Team' was established in South Norwood, formed of local community organisations, businesses, faith groups, schools, businesses, resident groups and local councillors. The 'Team' first came together to develop a Community Economic Development Plan (CEDP) for South Norwood following a successful bid to the Department for Communities and Local Government by People for Portland Road (PPR) for inclusion in a programme to support the development of CEDP's in local communities.

5.8.2 The group produced 'Taking Control of Our Own Destiny – South Norwood's Community Economic Development Plan (CEDP)' in May 2017([http://www.welovese25.org/downloads/norwood\\_ced\\_plan.pdf](http://www.welovese25.org/downloads/norwood_ced_plan.pdf)). This plan set out a series of nine projects to be undertaken in the SE25 area that were developed following extensive consultation with the local community and businesses.

5.8.3 In 2016 Croydon Council resolved to establish three pilot schemes devolving responsibilities to local communities. One of the pilot areas selected was South Norwood. Following consultation between the members of the un-constituted We Love SE25 group, the local Councillors and the Council, it was agreed to combine the two initiatives to create 'We Love SE25 – The South Norwood Town Team'.

5.8.4 Now a collaboration between the town team and the Council, We Love SE25 was formally constituted in 2018 with the core aims of:

- Developing We Love SE25 to Deliver Change
- Reconnecting Our Community with Our Local Businesses
- Strengthening Our Community through Learning, Working and Playing
- Bringing Empty Property Back in to Use
- Increasing local employment, business ownership and successful business
- Re-creating a Pleasant Modern Market Town Environment – encouraging locals and visitors to spend time and money in SE25
- Involving the Whole Community in 'Our Community'
- Embracing local heritage and environment

5.8.5 In 2018, We Love SE25 published a Community Plan for South Norwood which established a set of principle recommendations for intervention in the area in recognition of the significant change that was already underway and set to continue. The Community Plan can be viewed here:  
[https://issuu.com/welovese25/docs/south\\_norwood\\_community\\_plan\\_novemb](https://issuu.com/welovese25/docs/south_norwood_community_plan_novemb)

5.8.6 The development of the plan involved a lengthy period of in-depth research and local engagement, building on the work of the We Love SE25 Community Economic Development Plan which preceded it; to arrive at four key themes:

- Creating a stronger local identity for South Norwood
- Creating strategies to activate vacant units on the high street

- Enhancing existing community assets
- Strengthening existing community networks; building the capacity of local businesses and groups.

5.8.7 The work undertaken to develop the Plan, involving significant consultation and engagement with the local community, led to a successful bid to the Mayor of London's Good Growth Fund which is now seeing a £2.3m programme of investment in the area that will provide improved community hubs, enhanced public realm, better place-making and activation of the high streets.

## 5.9 Case Study 2: Kenley

5.9.1 Following an extensive consultation exercise in September and October 2018, the council adopted the, now award-winning, Suburban Design Guide (Supplementary Planning Document 2) on the 1st April 2019.

5.9.2 Within the Design Guide, three zones of Focussed Intensification were identified from evidence which indicated that there were areas with established infrastructure but relatively low density and the potential to accommodate a significant increase in residential development to meet the borough's housing target. One of these zones is the area around Kenley station.

5.9.3 Through the consultation undertaken with the community of Kenley during the development and adoption of the SPD, a number of key areas of concern were raised, by local community members and resident associations, about the potential for adverse impacts arising from the planned intensification of the neighbourhood.

5.9.4 In response, the Council applied for funding from the Mayor of London's Good Growth Fund to enable a period of more in-depth consultation and engagement with the local community towards developing a community plan for Kenley that can help to manage this growth in a way that allays the concerns of local residents and realises the potential benefits for the existing community that such growth can bring.

5.9.5 Since February 2019, the community of Kenley has been supported by the Council to develop a Community Plan for Kenley that acknowledges the significant uplift in housing that the area will be experiencing over the next 20 years, as defined in the Local Plan, and seeks to identify the social and physical infrastructure that is needed to ensure that this development trajectory follows the principles of Good Growth.

5.9.6 Over the past eight months, a series of face-to-face engagement activities and events; online surveys; business surveys; and transport and traffic surveys have been undertaken to identify a series of priorities for both supporting the existing community now and laying the foundations for good growth in the future. These include:

- Recognising the pockets of deprivation and unemployment in the area and ensuring appropriate services and community and economic infrastructure is in place to support those on lower incomes; particularly young people.
- Ensuring that the growth planned for the area does not increase the exclusion experienced by these groups

- Identifying sustainable transport options for the community; in the context of challenging topography.
- Addressing the significant flooding issues.

5.9.7 The Kenley Community Plan is expected to be published early in 2020 and will be used to inform a bid to the next round of the Good Growth Fund, currently available from the Mayor of London, to support the implementation of a range of initiatives designed to address the above priorities.

5.9.8 Further information is available here:

<https://www.croydon.gov.uk/planningandregeneration/regeneration/places/kenley-community-plan/introduction-kenley-community-plan>

### 5.10 **Case Study 3: Selsdon**

5.10.1 Whilst currently in its infancy, elected members of Selsdon have begun a process to lead the development of a community plan for the area. Data on the need and priorities for Selsdon is currently being collated a community day to start drawing input from a wider community representation is scheduled in November.

5.10.2 The process for the development of the subsequent plan will respond to the specific context of Selsdon but will draw on the lessons learned and experience gained through South Norwood and Kenley.

## 6 **CONSULTATION**

6.1 A number of service areas across the Council have been consulted on the proposals for Place Profiles and Place Regeneration and, where received, their feedback has been incorporated into the content and design of the approach outlined in this paper. In addition, consultation with the following partner groups and organisations has led to the formation of this proposed place-based approach:

- Croydon Clinical Commissioning Group
- Transport for London
- Greater London Authority
- Resident associations; community groups and representatives
- Business Improvement Districts

6.2 The upcoming Local Plan consultation also provides a significant opportunity to inform this work and will be reviewed alongside the publications of the Place Profiles.

6.3 Future consultation on the emerging Place Profiles and subsequent SWOT analysis of place will draw on the consultee list above as relevant.

6.4 Further, the Cabinet Members for Environment, Transport and Regeneration (Job Share); Economy and Jobs; and Homes and Gateway Services have been consulted on the proposals and will continue to receive regular updates as the Place Profiles progress.

- 6.5 Local elected members will be consulted on the relevant Place Profiles through the established place-based member briefings that take place on a regular basis.
- 6.6 Local community groups, businesses and wider representatives will be consulted on the published Place Profiles through established and emerging place-based steering groups and/or through other communication methods.

## **7 PRE-DECISION SCRUTINY**

- 7.1 This item will be taken to the Streets, Environment and Homes sub-committee in March 2020.

## **8 FINANCIAL AND RISK ASSESSMENT CONSIDERATIONS**

- 8.1 The recommendations set out in this report do not have any direct impact on the council's financial planning and budget strategy. The work required to develop the Place Profiles falls within the Council's Regeneration Team resource. The development of Place/Community Plans will require additional funding but this will be sought through external funding sources as far as possible.
- 8.2 Any specific proposals requiring capital investment or with implications for the council's revenue budgets will be considered under the existing financial regulations and brought for Cabinet approval if required by the scheme of financial delegation.

Approved by Kate Bingham, Head of Finance on behalf of Lisa Taylor, Director of Finance, Investment and Risk and s151 Officer.

## **9 LEGAL CONSIDERATIONS**

- 9.1 The Director of Law and Governance comments that the recommendations set out in this report are within the powers of the Cabinet. There are no other legal implications for consideration at this time arising directly out of the recommendations.

Approved by: Sean Murphy, Director of Law and Governance and Deputy Monitoring Officer.

## **10 HUMAN RESOURCES IMPACT**

- 10.1 There are no specific HR issues arising from the contents of this report, if any arise these will be managed under the Council's policies and procedures.

Approved by: Jennifer Sankar, Head of HR Place & GSE for and on behalf of, Sue Moorman, the Director of Human Resources.

## 11 EQUALITIES IMPACT

- 11.1 A key priority for the Council is to work with our partners to make Croydon a stronger fairer place for all our communities. Croydon's Opportunity and Fairness Plan 2016-20 outlines actions to tackle inequalities such as educational attainment, health, homelessness, unemployment, crime and social isolation, particularly in the borough's six most deprived wards.
- 11.2 The proposed approach outlined within this paper is to ensure the principles of Good Growth within our growth plans, which includes 'investing to provide more inclusive neighbourhoods and districts that are inviting places to live, work and visit. Helping to improve the health and wellbeing for all residents.'
- 11.3 It is essential that we manage this growth in a sustainable way that provides for the optimum social, cultural, economic and environmental outcomes for all of our communities. We will ensure all our communities benefit from the many opportunities that growth can provide.
- 11.4 We will work in partnership with partners and communities to deliver against these principles and establish local groups that are representative of all communities to support this. Locally representative groups will be enabled to take a lead in setting the priorities for their neighbourhood as it grows and evolves. The Place Profile approach is intended to provide an objective, evidence-based approach to influencing the Council's investment and intervention in each of the 16 places of Croydon.
- 11.5 Further, the evidence base provided will be made publically available to enable local communities to identify need within their communities and take the relevant actions, including the development of locally-representative community plans, following the good examples of South Norwood, Kenley and Selsdon.
- 11.6 As such, an Equality Analysis is not relevant to this paper but will be undertaken against any of the specific aspects of the programme e.g. consultations as well as for specific interventions or investment decisions that may follow from the Place Regeneration programme as appropriate and following the Council's guidance.

Approved by: Yvonne Okiyo Equalities Manager

## 12 ENVIRONMENTAL IMPACT

- 12.1 The proposals outlined within this report are focused on the premise of following Good Growth principles which includes:  
*Identifying initiatives and working with colleagues to build resilience to our changing climate and investing in our neighbourhoods and districts to ensure they are **green and healthy**. This means clean air, easy access to green space, more efficient buildings supplied by cleaner energy, and a move towards zero emission transport.*
- 12.2 Project work will be delivered in line with current environmental requirements and legislation, and the Local Plan policy which promotes, as part of

sustainable development, the consideration of environmental impacts. This will include a focus on improving air quality and enhancing facilities for healthy lifestyles and sustainable transport.

- 12.3 With the Council's recent declaration of a Climate Emergency, coupled with ambitious growth targets over the next 20 years, it is clear that there is a significant need to coordinate this growth on both a local and borough-wide basis to ensure any environmental impacts of development are prevented or mitigated as far as possible. This will be an integral part of coordination of Council investment and intervention in place that the Regeneration Team will now oversee.

### **13 CRIME AND DISORDER REDUCTION IMPACT**

- 13.1 As above, the proposals to follow the principles of Good Growth will include an integral consideration of the opportunities to address underlying issues of crime and disorder and prevent creating future issues through the principles of good design and strong community collaboration.

### **14 REASONS FOR RECOMMENDATIONS/PROPOSED DECISION**

- 14.1 The report seeks delegated authority for the Cabinet Member for Environment, Transport and Regeneration (Job Share) to approve the publication of final versions of the Place Profiles and emerging Place/Community Plans in order to establish a place-based approach to Good Growth across the borough.

### **15 OPTIONS CONSIDERED AND REJECTED**

- 15.1 We are working towards a borough-wide growth strategy for the borough which will provide an overarching framework for the regeneration programme building on the place planning approach.
- 15.2 The 2018 Local Plan establishes Place-specific overarching vision, policies and allocations and the emerging Local Plan Review is currently consulting on place-based growth targets.
- 15.3 Such planning policies are already enabling significant growth to progress across the borough.
- 15.4 Without further intervention, growth will still occur and will be managed as far as possible by the development management and planning process within the parameters that the planning process allows.
- 15.5 The alternative option of following a place-based approach to regeneration, as outlined in this report, however, will enable a more coordinated approach to growth, rooted in a strong evidence base that enables a more efficient multi-disciplinary response to growth across the different Council services and works to empower local residents, businesses and communities to identify wider interventions necessary to ensure adherence to the Good Growth principles.

**16 DATA PROTECTION IMPLICATIONS**

**16.1 WILL THE SUBJECT OF THE REPORT INVOLVE THE PROCESSING OF 'PERSONAL DATA'?**

YES

Whilst the Place Profile will draw on publicly available data sources; the subsequent development of place/community plans will be rooted in community consultation which will necessarily involve the processing of some personal data to ensure full representation. Such processes will follow GDPR regulations and Data Protection Impact Assessments will be completed as necessary.

**16.2 HAS A DATA PROTECTION IMPACT ASSESSMENT (DPIA) BEEN COMPLETED?**

NO

Individual DPIAs will be completed for each project before any consultation or engagement work is carried out.

Approved by: Stephen Tate, Director, Council Homes, Districts & Regeneration

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**CONTACT OFFICER:**

Lucy Webb, Head of Regeneration,  
[lucy.webb@croydon.gov.uk](mailto:lucy.webb@croydon.gov.uk)

**BACKGROUND DOCUMENTS:**

None

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**For General Release**

<b>REPORT TO:</b>	<b>CABINET 16 December 2019</b>
<b>SUBJECT:</b>	<b>Pan London Dockless Vehicle Hire Byelaw</b>
<b>LEAD OFFICER:</b>	<b>Shifa Mustafa, Executive Director of Place Heather Cheesbrough, Director of Planning &amp; Strategic Transport</b>
<b>CABINET MEMBER:</b>	<b>Councillor Stuart King &amp; Councillor Paul Scott Cabinet Member for Environment, Transport &amp; Regeneration (Job Share)</b>
<b>WARDS:</b>	<b>All</b>

**CORPORATE PRIORITY/POLICY CONTEXT/ AMBITIOUS FOR CROYDON**

*Include here a brief statement on how the recommendations address one or more of the Council's Corporate Plan priorities:*

[Corporate Plan for Croydon 2018-2022](#)

Key themes:

- Everyone feels safer in their street, neighbourhood and home
- A cleaner, more sustainable environment
- An excellent transport system, that is safe, reliable and accessible to all

A well managed dockless cycle hire in London as proposed under the new byelaw has the potential to support the Corporate Plan aims to contribute to a flourishing society, particularly promoting good health and wellbeing, and to shape outstanding environments by enhancing connectivity to the City.

The delivery of a dockless cycle hire scheme is an objective in the Croydon Local Implementation Plan 3 and Croydon's Cycling Strategy.

**FINANCIAL IMPACT**

There will be no financial impacts or implications from delegating authority to London Councils to create the Byelaw. Once the Byelaw is in place there may be financial benefits for the council through charging dockless cycle hire operators for use of the public highway however this will be considered and determined at a later date.

**FORWARD PLAN KEY DECISION REFERENCE NO.** not a key decision

The Leader of the Council has delegated to the Cabinet the power to make the decisions set out in the recommendations below

## **1. RECOMMENDATIONS**

The Cabinet is asked to recommend to Full Council that it resolves to:

- 1.1 Agree to delegate authority to London Councils Transport and Environment Committee to make a byelaw to regulate dockless vehicles in Croydon.
- 1.2 Authorise the Executive Director of Place to sign any necessary documents to give effect to Recommendation 1.1 above.

## **2. EXECUTIVE SUMMARY**

- 2.1 The regulation of dockless vehicle hire schemes falls outside existing legislative frameworks and the London Borough of Croydon does not have powers to manage or prevent dockless cycle hire schemes from operating in the borough.
- 2.2 London Councils' Transport and Environment Committee (TEC) has proposed making a pan-London Dockless Vehicle Hire Byelaw on behalf of all London borough councils that will prohibit dockless bikes and similar hire vehicles being parked anywhere other than at approved parking spaces across Greater London.
- 2.3 The byelaw would apply to all dockless hire vehicles, including e-scooters and other micromobility vehicles that might become legal to ride on the carriageway in future.
- 2.4 It is not considered practicable for the same byelaw to be made independently by 33 London local authorities and therefore London Councils' Transport and Environment Committee is seeking authority from all London Local Authorities (and Transport for London) to amend the London Councils' Transport & Environment Committee's Governing Agreement to enable it to make a pan-London byelaw on the authorities' behalf.
- 2.5 This report asks Cabinet to recommend to Full Council that it resolves to delegate to London Councils' Transport and Environment Committee (TEC) the authority to exercise the London Borough of Croydon's byelaw-making function for the purpose of regulating dockless vehicles on the highway and/or public places by way of an addition to the existing London Councils' Transport and Environment Committees' Governing Agreement.
- 2.6 The draft wording of the byelaw is shown in appendix A however Cabinet and Full Council are not being asked to approve the final wording of the byelaw which will be done at a later stage by London Councils TEC (the Cabinet Member for Environment, Transport and Regeneration sits on this committee).

- 2.7 By agreeing this delegation, the Council will be taking action alongside local authorities across London to ensure the benefits of cycling can be enjoyed by more people, whilst managing the operation of dockless cycle hire companies in a more co-ordinated and impactful way.

### **3. DETAIL**

- 3.1 Croydon Council is committed to supporting residents and visitors to adopt sustainable transport options to both allow them to enjoy the health benefits this can bring, and to reduce air pollution produced by motor traffic in the borough. Dockless bikes can play an important role in helping more people to cycle and reduce private car trips.
- 3.2 'Dockless bike hire' is a generic term for a short-term cycle hire scheme, similar to Santander Cycles, but with no on-street docking infrastructure. Dockless bike hire has been operating in London since autumn 2017.

#### **Why a byelaw is needed**

- 3.3 Since 2017, when dockless bike hire started in London, the operators have mainly worked in the London Boroughs by separate agreements.
- 3.4 Dockless bikes, when left or parked inappropriately, have the potential to cause hazards and obstructions on the highway with blind and partially sighted being especially impacted.:
- 3.5 Local authorities currently have no legal powers to either prevent dockless bike companies from operating in their borough, or to do so in any particular way. There is the [Transport for London](#) Dockless Bikeshare Code of Practice which asks operators to work in boroughs only where they have agreement with the local authority. However, it is not legally binding. The Highways Act does give highway authorities the power to remove cycles if they are considered an obstruction of the highway. However, it is not considered sufficient to manage the large scale dockless bike hire schemes that are now in operation in parts of London.
- 3.6 Earlier in 2019 Croydon Council signed a Memorandum of Understanding (MoU) with Lime UK to deploy around 60 electric dockless bikes in the borough over the summer as part of a South London pilot project. In October 2019 Lime made a decision to withdraw their bikes from across South London for the winter period with the intention of reviewing whether to return in 2020 dependent upon the outcome of the pan-London byelaw.
- 3.7 Croydon Council has been approached by several other bike hire operators to discuss the potential to launch within the borough. However, none have yet made a formal request to enter into a MoU and deploy cycles. The prospect of several different operators vying to operate in the borough emphasises the need for the pan-London byelaw.

## **Policy context**

- 3.8 The Mayor's Transport Strategy (MTS) was published in March 2018 and sets out the strategic direction for Transport in London over the next two decades. The MTS seeks to deliver the integration of land use and transport, and the provision of a robust and resilient public transport network, with an ambitious aim to reduce Londoners' dependency on cars in favour of increased walking, cycling and public transport use.
- 3.9 The key overarching framework for the new MTS is the 'Healthy Streets Approach'. This policy puts people and their health at the centre of our decision making, helping everyone to use cars less and to walk, cycle and use public transport more. The MTS sets an overarching target that 80 per cent of all trips in London will be made by walking, cycling or public transport by 2041. The current figure for London is 63 per cent and in Croydon it is 49 per cent.
- 3.10 Croydon's Local Implementation Plan (LIP3) was approved by the Mayor of London in April 2019. This document commits Croydon Council to introduce a successful dockless hub based bike hire scheme that will include electric bikes. The reasons for doing so include improving accessibility in areas in the south of the Borough that have hillier terrain and poorer public transport coverage.
- 3.11 Croydon's Suburban Design Guide Supplementary Planning Document (SPD2) identifies a dockless and e-bike bike hire scheme as a recommended project to support the intensification of the suburbs.
- 3.12 The Croydon Majority Political Group 2018 Manifesto included a commitment to 'explore ways to introduce a dockless bike hire scheme in Croydon'.

## **The Draft Byelaw**

- 3.13 The draft byelaw text is available in Appendix A, detailed discussions have been held on it's wording but these are yet to conclude. Full Council is not being asked to approve the final wording of the byelaw which will be done at a later stage by London Councils TEC. The Cabinet Member for Environment, Transport and Regeneration sits on this committee.
- 3.14 London Councils can only send the draft version of the byelaw to the Secretary of State for approval once all boroughs have submitted their delegations.. Following this, London Councils will need to hold a public consultation on the text of the byelaw and incorporate feedback from the Secretary of State . This means that the wording of the byelaw could potentially change.
- 3.15 The final version of the dockless byelaw (after consultations with central government and the public) will come back to Full TEC for a final approval. This is where each London borough will approve the final wording of the byelaw (via Croydon's TEC member).
- 3.16 The byelaw defines several terms used in the draft byelaw currently undefined in legislation (e.g. a dockless operator). It states that the byelaw applies throughout Greater London, sets out minimum safety standards for bikes, requires all bikes to be chipped to ensure their whereabouts can always be

tracked, requires all bikes to be left (whether by dockless operators or their customers) only in places agreed by the relevant local authority, and makes it an offence for dockless operators to place or allow their bikes to be parked anywhere other than at a location agreed by the local authority; and sets a penalty for a dockless operator committing the offence.

- 3.17 The London Councils' Transport and Environment Committee and Transport for London envisage that dockless parking bays would not be exclusive to specific operators but would be open to any byelaw-compliant dockless company wishing to use them. The byelaw has been drafted in this way because:
- a. users want to make journeys irrespective of borough boundaries, meaning that separate borough by borough arrangements and operator selections are not conducive to encouraging cycling; and
  - b. the legislative tools used to draft the byelaw text did not necessarily provide powers for boroughs to regulate operators directly.
- 3.18 The draft byelaw wording covers dockless cycles and e-bikes and could also apply to electric kick scooters or other 'micromobility' vehicles should they become legal and available for hire on London's streets.
- 3.19 Local issues, such as how many or how few parking places to approve and where they should be located, are all left for individual authorities to decide depending on their local circumstances. A local authority could also decide not to allocate parking on streets they manage.
- 3.20 London Councils' Transport and Environment Committee is also looking to clarify and strengthen legal and operational aspects of the byelaw through drafting supporting byelaw text or guidance.

### **Delegation of powers to London Council's Transport and Environment Committee.**

- 3.21 At its meeting on 21 March 2019, London Councils' Transport and Environment Committee agreed that the correct future approach for dockless bike sharing is to move away from the status quo, where boroughs reach individual agreements with specific operators, and instead move to borderless operations throughout Greater London. As an existing joint committee representing all of London's local highway authorities, London Councils' Transport and Environment Committee agreed that it is a suitable body to undertake both the promotion and making of such pan-London byelaw and an associated Dockless Vehicle Hire Operator Code of Practice.
- 3.22 The reason the agreement needs to be amended, is because the local authorities' byelaw making function enabling the making of a pan-London byelaw for dockless vehicle parking is not currently delegated to London Councils' Transport and Environment Committee and the Joint Committee therefore does not currently have the authority to undertake this function on behalf of the London local authorities.

3.23 The Report seeks to delegate authority to London Councils' Transport and Environment Committee to exercise the following functions by way of an addition to the Part 3(D) Functions in the London Council's Transport and Environment Governing Agreement dated 13 December 2001 (as amended) by inserting a new paragraph 2(c) as follows:

*"(c)(i) the making of byelaws under section 235 of the Local Government Act 1972 (and, in respect of the City of London Corporation, under section 39 of the City of London (Various Powers) Act 1961) for the purpose of regulating dockless vehicles on the highway and/or public places (including by making it an offence for a dockless vehicle operator to cause or permit their dockless vehicle to be left on the highway or public place other than in an approved location), including taking all related steps to promote, make, amend and revoke any such byelaw.*

3.24 The proposed delegation is highly restricted. The delegation is not a transfer of the Council's powers in respect of dockless bikes parking to London Councils' Transport and Environment Committee. It would only allow the Committee to make and promote a pan-London byelaw with associated Code of Practice. (There was no provision for this included when the London Councils' Transport and Environment Committees' Governing Agreement was first established.)

3.25 Signing the amendment to the Governing Agreement does not mean any loss of control of the Council's assets or powers, and the Council has been assured by the London Councils' Transport and Environment Committee that the extent of dockless vehicle parking and the enforcement of the byelaw (including prosecution) in Croydon would remain a matter for local decision-making and control, at the discretion of the Council.

### **Next Steps**

3.26 With the byelaw in place, the next steps for the Council would be to consider and undertake the following:

1. Identify and agree sites for approved dockless hire vehicles to park in (dockless vehicle hire hubs).
2. Whether the Council would create a new permit system for dockless vehicle hire operators or continue to use MoUs.
3. Determine the fee level/mechanism to operators for the permit or Memorandum of Understanding.
4. How the Council's penalty system would operate.

3.27 The above workstreams would be taken forward in consultation with the Cabinet Member for Environment, Transport and Regeneration (Job Share).

## **4. CONSULTATION**

4.1 There has been no specific consultation on this matter and there is no statutory requirement to undertake any at this stage. However, as part of the LIP3 pre-consultation process an online engagement campaign was undertaken asking residents and visitors to complete an online survey giving their views on transport in Croydon in order to shape the LIP3. The survey was active until the end of September 2018 and over 1,000 people responded to the survey. A summary of results revealed that:

- 74% stated that they are concerned about air quality.
- 72% agreed that traffic levels need to be lower.
- 40% agreed they would cycle more if conditions were right, with 43% disagreeing.
- 61% would travel by car less if the alternatives were better.
- 78% agreed that less vehicles would mean better air quality

4.2 The feedback and responses from both the workshops and the online survey were considered when developing the LIP3 Programme of Investment and Delivery Plan which includes the implementation of a dockless bike hire scheme.

## **5 PRE-DECISION SCRUTINY**

5.1 There has been no previous Scrutiny Meeting on this matter.

## **6 FINANCIAL AND RISK ASSESSMENT CONSIDERATIONS**

6.1 There are no financial implications or risks in relation to the delegation to create the byelaw. current time. £20k of LIP funding has been allocated in 2020/21 to cover the cost of officer time spent on work related to the pan-London byelaw and delivering the dockless vehicle hire parking hubs in the borough. The costs associated with designating and marking out parking areas and the scope for charging for parking permits is currently being explored.

6.2 The MoU with Lime did not include any form of payment or financial contribution.

6.3 Once the pan-London byelaw is in place then there will be consideration of the level of fee to charge operators for using the dockless bike parking hubs. At the very least this will cover the cost of implementing the hubs so there will be no negative financial impact on the council. It is likely that there will be a positive financial benefit, however the exact level of fee will be subject to further discussion with neighbouring boroughs and the operators.

6.4 Dockless operators breaching the byelaw will be liable on summary conviction to a fine not exceeding level 2 on the standard scale (£500), reducing the likelihood of inappropriate parking. At this stage it is impossible to predict how many fines might be issued.

**6.5 The effect of the decision**

Approval of the delegated authority to London Councils will allow us to proceed with identifying and implementing dockless vehicle hire parking hubs. This will allow us to then consider charging a fee for use of these hubs. We will also be able to start issuing penalty fines to operators for bikes that are parked outside of these hubs.

**6.6 Risks**

No known risks associated with this decision.

**6.7 Options**

Do nothing and situation remains the same. We have no powers to manage and enforce dockless bike operators and no powers to issue penalty fines and charge for use of hubs.

**6.8 Future savings/efficiencies**

There may be potential in the future to secure revenue and income from operators if they are implemented within the borough.

Approved by: Lisa Taylor Director of Finance, Investment and Risk and s151 Officer

**7. LEGAL CONSIDERATIONS**

7.1 The Head of Litigation and Corporate Law comments on behalf of the Director of Law and Governance that:

7.2 In accordance with Section 101(5) of the Local Government Act 1972, two or more local authorities may discharge any of their functions jointly. Where arrangements are in force for them to do so, they may also arrange for the discharge of those functions by a joint committee of theirs. These powers enable the Council to delegate functions to London Councils' Transport and Environment Committee

7.3 The proposed delegation of functions to London Councils' Transport and Environment Committee set out in paragraph 3.18 to 3.22 of this report is required to be approved by Full Council as those further functions include non-executive functions.

7.4 For London Councils' Transport and Environment Committee to be able to make the byelaw the Governing Agreement needs to be amended as local authorities' functions relating to the making of a pan-London byelaw for regulating dockless vehicles are not currently delegated as functions of London Councils' Transport and Environment Committee. The proposed delegation would allow London Councils' Transport and Environment Committee to make and promote a pan-London byelaw to regulate dockless vehicles on the highway and/or public places.

Approved by: Sandra Herbert, Head of Litigation and Corporate Law on behalf of the Director of Law and Governance & Deputy Monitoring Officer

## **8. HUMAN RESOURCES IMPACT**

- 8.1 Further discussion within the Place Department is required as to how enforcement of the dockless vehicle hire parking hubs will be undertaken and whether this will need additional staff resources. The level of resources required is expected to be minimal and could be absorbed into existing enforcement work undertaken by different services within the Council. Any additional financial costs associated with enforcement would need to be covered by the fees charged to operators.
- 8.2 Following further discussions if there is any HR impact these will be managed under the Council's policies and procedures.

Approved by: Jennifer Sankar, Head of HR Place & GSE on behalf of Sue Moorman, Director of Human Resources

## **9. EQUALITIES IMPACT**

- 9.1 The Council has a statutory duty to comply with the provisions set out in the Equality Act 2010. In summary, the Council must in the exercise of all its functions, "have due regard to" the need to the need to comply with the three arms or aims of the general equality duty.
- 9.2 The introduction of the byelaw and allocation of dedicated parking areas will help mitigate negative adverse impacts for vulnerable road users from dockless bikes obstructing the public footway (e.g. visually impaired, wheelchair users). This is consistent with the public sector equality duty.
- 9.3 A statement assessing the impacts of the proposal and the proportionality of the regulatory burden will be prepared prior to the presentation of the byelaw to the Minister of State.

Approved by: Yvonne Okiyo Equalities Manager

## **10. ENVIRONMENTAL IMPACT**

- 10.1 This decision will support the delivery and expansion of dockless bikes and electric bike hire schemes within the borough which will support an increase in cycling and a shift from private car use to low emission and sustainable modes. Therefore this scheme will have a strong positive environmental impact.

## **11. CRIME AND DISORDER REDUCTION IMPACT**

- 11.1 This decision will support the crime and disorder reduction agenda by enabling greater control and management of dockless bike and vehicle hire operators and where they can and cannot park their bikes.

## **12. REASONS FOR RECOMMENDATIONS/PROPOSED DECISION**

- 12.1 By agreeing this delegation, the Council will be taking action alongside boroughs across London to ensure the benefits of cycling can be enjoyed by more people, whilst managing the operation of dockless bike and vehicle hire companies in a more co-ordinated and impactful way.

## **13. OPTIONS CONSIDERED AND REJECTED**

- 13.1 Not delegating powers to London Councils Environment and Transport Committee would impact the ability to effectively regulate dockless vehicle hire London-wide and would leave each London authority seeking to address the issues piecemeal. There are currently no other legislative options to effectively regulate dockless vehicle hire available or in development.

## **14. DATA PROTECTION IMPLICATIONS**

- 14.1 The decision requested in this report relates to delegating authority to London Councils to create a pan-London byelaw on behalf of all London Boroughs. There will be no processing of personal data and no data protection implications related to this decision.
- 14.2 The Director of Planning and Strategic Transport agrees that there are no data protection implications and there will be no processing of personal data involved in this decision.

Approved by: Heather Cheesbrough, Director of Planning and Strategic Transport.

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### **CONTACT OFFICER:**

Heather Cheesbrough – Director of Planning and Strategic Transport  
Ian Plowright, Head of Strategic Transport  
Ben Kennedy, Strategic Transport Manager (Report Author)

### **APPENDICES TO THIS REPORT**

Appendix A – London Councils TEC Report on Dockless Bikes Byelaw October 2019  
Draft Greater London Dockless Byelaw

Appendix B – London Councils TEC Delegation Letter

### **BACKGROUND PAPERS:**

Croydon LIP3: <https://www.croydon.gov.uk/transportandstreets/policies/third-localimplementation-plan>



# London Councils' Transport and Environment Committee

## Dockless Bicycles – Londonwide Byelaw

Item No: E2

**Report by:** Katharina Winbeck

**Job title:** Strategic Lead, Transport & Environment, Policy and Public Affairs Division

**Date:** 10 October 2019

**Contact Officer:** Katharina Winbeck

**Telephone:** 020 7934 9945

**Email:** Katharina.winbeck@londoncouncils.gov.uk

**Summary:** This report updates TEC on the proposed pan-London parking byelaw for the regulation of dockless bicycle hire schemes in London.

**Recommendations:** Members are asked to:

1. Note the update;
2. Note the current draft text of the byelaw;
3. Note that the next step in the timetable is sharing the draft wording of the byelaw with dockless operators

## Update

1. TEC has previously agreed that the correct future approach for dockless bike sharing is to move away from the status quo, where Boroughs reach individual agreements with specific operators, and instead move to borderless operations throughout Greater London.
2. Controlling bike fleets would be achieved by Boroughs using existing powers to designate parking places for dockless bikes, and (following the necessary delegation of powers which was discussed and agreed at the June 2019 TEC meeting) TEC promoting a pan-London byelaw on Boroughs' behalf to prohibit bike operators from parking dockless bikes other than at those approved designated parking places.
3. Discussions between TfL, London Councils and Borough Officers have led to the attached draft byelaw.
4. There are currently five dockless bike operators working in London and a sixth may launch before next spring. Separately, the Department for Transport is currently reviewing the legal status of electric kick scooters, which are currently illegal on public roads. If these vehicles become legal, we can expect dockless scooter operators to launch in London too.
5. As such there is likely to be an ongoing need to manage dockless sharing schemes (irrespective of the vehicle type), and boroughs' concerns regarding the impacts of inconsiderate parking on the comfort and convenience of other highway users may be exacerbated.

## Current draft of byelaw

6. A draft byelaw has now been prepared which matches the intentions set out at TEC in June. The draft text is attached as an annex to this TEC report, but in summary, it:
  - Defines a number of terms used in the draft Byelaw currently undefined in legislation (e.g. a dockless operator);
  - States that the byelaw applies throughout Greater London;
  - Sets out minimum safety standards for bikes;
  - Requires all bikes to be chipped to ensure their whereabouts can be tracked at all times;
  - Requires all bikes to be left (whether by dockless operators or their customers) only in places agreed by the relevant local authority, and makes it an offence for dockless operators to place or allow their bikes to be parked anywhere other than at a location agreed by the local authority; and
  - Sets a penalty for a dockless operator committing the offence.
7. The drafted wording covers dockless bikes and e-bikes, and could apply to electric kick scooters or other micromobility vehicles. Local issues such as how many parking places to provide and where to locate them will be for individual authorities to decide, but as a general rule it is envisaged that approved spaces would not be exclusive to specific operators in order to facilitate journeys across borough boundaries. Guidance will now be prepared to accompany the byelaw around key issues like enforcement and designating spaces, with the intention of providing a viable operational framework for this type of transport scheme. Proposals are also being developed for pan London arrangements that enable boroughs to charge for the parking they provide, and TfL is keeping officials in central Government abreast of progress.

## Sharing the text with operators

8. Other than final agreement from TEC, the essential requirements for the byelaw to be made are all boroughs delegating their powers to TEC, Ministerial approval (including preparation of supporting statements), public consultation, and consideration of consultation responses. The process of delegating powers is under way following the TEC meeting in June, so the focus is now on preparing for securing Ministerial approval.
9. A number of steps are required to achieve this, and if it is granted, specific activities will be required afterwards before the byelaw can be made. In addition to submitting the draft byelaw for Ministerial consideration, a written statement must be provided that sets out why the byelaw is required, and an assessment of its regulatory burden must be compiled. The assessment must be informed by consultation with those affected (i.e the dockless operators), and it is proposed that the current draft of the byelaw is now sufficiently mature to be shared informally with operators to enable their views to be sought on the burdens it would impose.

### **Next Steps**

10. If TEC is content, the current byelaw text will be shared with dockless operators via their representative organisation ComoUK, and TfL and London Councils will gather their feedback. A report on progress, operator feedback and next steps would then be made to TEC on 5 December.

**Recommendations:** The Committee is asked to:

1. Note the report;
2. Note the current draft text of the byelaw;
3. Note that the next step in the timetable is sharing the draft wording of the byelaw with dockless operators

### **Financial implications for London Councils**

11. To be discussed in light of any further legal support that may be required.

### **Legal implications for London Councils**

12. All implications are contained in the body of the report.

### **Equalities implications for London Councils**

13. Addressing inappropriate parking of dockless bikes on the highway in a manner which causes inconvenience or disruption to highway users would help meet the needs of all highway users, particularly those who are blind or partially sighted and those who require wider available footways such as for wheelchairs or buggies.

## **The Greater London Dockless Vehicle Hire Byelaws**

### **Draft Bye Law - 1 October 2019**

#### **1. General Interpretation**

(1) In these byelaws:

“Dockless Parking Space” shall mean a parking place for Dockless Vehicles designated by a Local Authority or Transport for London or any Public Place where a parking area for Dockless Vehicles has been approved in writing by the Local Authority or Transport for London as an area where Dockless Vehicles may be placed and made available for hire.

“Dockless Vehicle” means any transport device (whether mechanically propelled or not) which is made available to hire through a Dockless Hire Scheme and which is a pedal cycle, electrically assisted pedal cycle, or any similar class of transport device which may be lawfully used on the highway.

“Dockless Hire Scheme” means a scheme offering Dockless Vehicles for hire from a highway or other Public Place (other than a scheme offering Dockless Vehicles wholly or partly from on-street infrastructure constructed and installed for their use) where the contract for hire is entered into without the simultaneous physical presence of the Dockless Operator and the hirer.

“Dockless Operator” means any person offering Dockless Vehicles for hire through a Dockless Hire Scheme.

“Public Place” means an area of highway or other open land (whether or not it is fenced) under the ownership or control of a Local Authority or Transport for London.

“Local Authority” means a London Borough Council or the Common Council of the City of London.

(2) A reference to:

(a) legislation (whether primary or secondary) includes a reference to the legislation as amended, consolidated or re-enacted from time to time and, in the case of regulations, includes a reference to any regulations which replace the regulations referred to;

(b) a “person” includes a natural person and a corporate or unincorporated body;

(c) words in the singular include the plural and vice versa.

#### **2. Application**

These byelaws apply throughout Greater London.

#### **3. Safe condition of Dockless Vehicles.**

- (1) No Dockless Operator shall offer for hire a Dockless Vehicle unless it is safe.
- (2) In determining whether a Dockless Vehicle is safe regard shall be had to whether the Dockless Vehicle complies with, or the Dockless Operator has complied with, applicable provisions of:
  - (a) in the case of a pedal cycle, the Pedal Cycles (Construction and Use) Regulations 1983 and the Road Vehicles Lighting Regulations 1989;
  - (b) in the case of an electrically assisted pedal cycle, the Pedal Cycles (Construction and Use) Regulations 1983, the Road Vehicles Lighting Regulations 1989 and the Electrically Assisted Pedal Cycle Regulations 2015; or
  - (c) in all cases, any statutory requirements applicable to a Dockless Vehicle of that class.

#### **4. Identification and management of Dockless Vehicles**

- (1) No Dockless Operator shall offer a Dockless Vehicle for hire unless:
  - (a) it has an individually identifiable asset number visibly displayed;
  - (b) it is fitted with a device which ensures the location of the Dockless Vehicle can be identified at all times by the Dockless Operator, the local authority in whose area the Dockless vehicle is situated and Transport for London, and the device is retained in operation.
- (2) No Dockless Operator shall offer a Dockless Vehicle for hire unless the hirer is prohibited from leaving the Dockless Vehicle on any highway or other Public Place other than at a Dockless Parking Space.
- (3) For the purposes of complying with paragraph 4(1)(b) and 4(2), the Dockless Operator shall make available real time location data via a publicly available application programming interface for each Dockless Vehicle that is available for hire or has been hired through its Dockless Hire Scheme.

#### **5. Parking of Dockless Vehicles**

No Dockless Operator shall cause or permit a Dockless Vehicle to be placed on any highway or Public Place other than at a Dockless Parking Space.

#### **6. Penalty**

Any Dockless Operator offending against these byelaws shall be liable on summary conviction to a fine not exceeding level 2 on the standard scale.

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All London Borough Chief Executives

Cc Borough TEC representatives,  
And Borough Directors

Contact: Paulius Mackela  
Direct line: 020 7934 9829  
Fax:  
Email: Paulius.mackela@londoncouncils.gov.uk

Our  
reference:  
Your  
reference:

Date: 8 August 2019

Dear London Borough Chief Executive,

**London Councils' Transport and Environment Committee (TEC) Delegation for the Regulation of Dockless Bicycle Hire Schemes - Action to be completed by 5 December 2019**

At its meeting on 13 June 2019 London Councils' Transport and Environment Committee (TEC) considered the attached report proposing amendments to the TEC Agreement in support of the proposed pan-London parking byelaw for the regulation of dockless bicycle hire schemes in London. The proposal is for the London Boroughs to provide London Councils' TEC with the authority to take on the promotion and making of a pan-London byelaw on boroughs' behalf to prohibit bike operators from parking dockless bikes other than at approved parking spaces.

As an existing joint committee representing all of London's local authorities, London Councils' TEC has agreed that it is a suitable body to undertake both the promotion and making of the pan-London byelaw.

While the shared view is that there should be a pan-London regime in order to address the cross-boundary operation of dockless bicycle hire schemes, the extent of dockless bike parking and the enforcement of the byelaw would be a matter for local decision-making and control, at the discretion of each Borough.

I would therefore be grateful if you could forward this to the relevant officer within your authority for them to consider and arrange for the delegation to be signed and returned by **5 December 2019**.

If you have any questions about this proposal, please contact my colleague Paulius Mackela on [Paulius.Mackela@londoncouncils.gov.uk](mailto:Paulius.Mackela@londoncouncils.gov.uk) or 020 7934 9829. To enable us to track progress, I would also be grateful if you could confirm receipt and provide contact details for the officer who will be leading on this matter for you.

Yours sincerely,

A handwritten signature in black ink, appearing to read "S. Palmer". The signature is fluid and cursive, with a long horizontal stroke at the bottom.

Spencer Palmer  
Director, Transport and Mobility



To: London Councils  
59 1/2 Southwark Street  
London  
SE1 0AL

FAO: Paulius Mackela

I.....[name and position of authorised person]

on behalf of..... [name of authority]

hereby confirm that my authority has resolved to delegate authority to London Councils' Transport and Environment Committee to exercise the following functions by way of an addition to the Part 3(D) Functions, inserting a new paragraph 2(c) as follows:

*“(c)(i) the making of byelaws under section 235 of the Local Government Act 1972 (and, in respect of the City of London Corporation, under section 39 of the City of London (Various Powers) Act 1961) for the purpose of regulating dockless vehicles on the highway and/or public places (including by making it an offence for a dockless vehicle operator to cause or permit their dockless vehicle to be left on the highway or public place other than in an approved location), including taking all related steps to promote, make, amend and revoke any such byelaw.*

*(c)(ii) The exercise of powers under Section 1 of the Localism Act 2011 for the purposes of giving effect to (i) above, including but not limited to oversight and management of the arrangements (but excluding prosecution or other enforcement)*

Signed

.....

Date

.....

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**For General Release**

<b>REPORT TO:</b>	<b>CABINET 16 December 2019</b>
<b>SUBJECT:</b>	<b>Addington Village Conservation Area Review - Adoption</b>
<b>LEAD OFFICER:</b>	<b>Shifa Mustafa – Executive Director of Place Heather Cheesbrough - Director of Planning and Strategic Transport</b>
<b>CABINET MEMBER:</b>	<b>Councillor Paul Scott and Councillor Stuart King - Cabinet Member for Environment, Transport &amp; Regeneration (Job Share)</b>
<b>WARDS:</b>	<b>Selsdon and Addington Village Ward</b>

**CORPORATE PRIORITY/POLICY CONTEXT/AMBITIOUS FOR CROYDON**

The Planning (Listed Buildings and Conservation Areas) Act 1990 (“the Act”) directs that a Local Planning Authority should, from time to time, review those parts of their area designated as conservation areas, and designate any parts or further parts which are of special architectural or historic interest (section 69).

Furthermore, as a Local Planning Authority, the Act places the following statutory duties in relation to conservation areas upon the Council:

- From time to time to formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas (section 71)
- In the exercise of planning functions special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area (section 72)

The Croydon Local Plan 2018 sets the growth and development vision and planning policies for the borough from 2016 – 2036. The Croydon Local Plan provides the planning policy basis for the borough to plan for and deliver sustainable growth, whilst preserving and enhancing the borough’s historic environment.

Addington Village Conservation Area Appraisal and Management Plan (CAAMP) relates particularly to Local Plan Strategic Objective 5:

*Ensure that high quality new development both integrates, respects and enhances the borough’s natural environment and built heritage.*

**FINANCIAL IMPACT**

The financial implications of adopting the Addington Village CAAMP can be funded through the existing Spatial Planning Service budget.

**FORWARD PLAN KEY DECISION REFERENCE NO.:** Not a Key Decision

The Leader of the Council has delegated to the Cabinet the power to make the decisions set out in the recommendations below

## 1. RECOMMENDATIONS

That Cabinet recommends that Council:

- 1.1 Approve changes to the Addington Village Conservation Area boundary as set out in this report;
- 1.2 Adopt the Addington Village Conservation Area Appraisal and Management Plan (CAAMP) as a Supplementary Planning Document;
- 1.3 Delegate to the Director of Planning and Strategic Transport, in consultation with the Cabinet Member for Environment, Transport & Regeneration (Job Share), the making of minor factual, editorial and image changes to the Addington Village CAAMP; and
- 1.4 Include the former Stables (Addington Palace Golf Clubhouse) and Stable Lodge on the Council's local list of buildings of special architectural or historic interest.

## 2. EXECUTIVE SUMMARY

- 2.1. The purpose of this report is to seek Cabinet approval to recommend to Council the adoption of proposals resulting from the recent review of Addington Village Conservation Area. The review fulfils requirements set out in the Planning (Listed Buildings and Conservation Areas) Act 1990, Planning Policy and Historic England advice for Local Planning Authorities to consider and review designation of areas of architectural and historic interest, identify their special character and outline how these characteristics can be managed for the future.
- 2.2. Historic research and detailed assessment of the area was undertaken to inform the review and produce draft proposals. Public consultation was undertaken on the draft proposals in April – May 2019. The proposals have been revised following consultation and are now recommended for adoption. The revised proposals recommended for adoption are set out in detail in the appended Consultation Statement (appendix 1), and summarised as follows:
  - **Conservation Area Name Change:** the proposal to change the name to Addington Conservation Area was not supported at consultation and is not recommended for adoption. The existing conservation area name is therefore retained.
  - **Boundary Inclusions:** Inclusion of Addington Palace, the former Stables, Stable Lodge, South Lodge, historic parkland between the Palace and village (now golf course and public park) and Roxton Gardens was generally supported by the consultation. TfL objected to the inclusion of the tramline. It is recommended that this proposal is approved with an adjusted boundary which excludes the tramline.
  - **Boundary Exclusions:** Three areas of modern development within the village were identified for exclusion from the conservation area. The

proposals have been reviewed in light of consultation responses. It is recommended that numbers 80-100 (even) Addington Village Road and the area between Addington Village Road and Kent Gate Way including the substation, Police station, petrol station and adjacent green spaces are retained within the conservation area. Although the buildings do not contribute directly to the special interest of the conservation area, the landscaping, trees and layout nevertheless do contribute to the streetscape and rural character of the area. It is recommended that 63-73 (odd) and 52-54 (even) Boundary Way are removed from the conservation area. The buildings and streetscape do not contribute to the special interest of the conservation area. The surrounding trees are appropriately protected through Tree Preservation Orders and as part of the wider rural setting of the conservation area.

- **Local List Inclusions:** Support was received for inclusion of the former Stables (Addington Palace Golf Clubhouse) and Stable Lodge on the Council's local list of historic buildings. This proposal is recommended for approval.
- **Conservation Area Appraisal and Management Plan Supplementary Planning Document:** This guidance document identifies the special interest of the conservation area and provides guidance on its future management. The text and graphics have been updated to reflect the changes above and to incorporate corrections and additional information provided by consultation responses. The revised document is recommended for adoption.

### 3. DETAIL

#### Background to Review

- 3.1. 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. Conservation areas, like statutory listed buildings, are 'designated heritage assets', of national historic or architectural significance.
- 3.2. The council has a statutory duty to consider designation of areas of architectural and historic interest as conservation areas and to review those areas from time to time. This is reinforced by paragraph 186 of the NPPF (updated February 2019) which states "When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest".
- 3.3. The Council also has a statutory duty to identify the special interest of a conservation area and develop guidelines for its future management. In order to fulfil this duty and provide an evidence-based approach promoted by planning policy, Historic England recommends that every conservation area has its own Conservation Area Appraisal and Management Plan (CAAMP) (see background document 1).

- 3.4. To accord with these requirements, Croydon Council commenced a review of conservation areas in the borough in 2013. At the start of the review, general planning guidance that applies to all Conservation Areas in Croydon - the Conservation Area General Guidance SPD (CAGG) – was produced and adopted at full Council in April 2013 and is appended as background document 2. Each individual conservation area is now in the process of being reviewed, with a Conservation Area Appraisal and Management Plan (CAAMP) produced to give supplementary detail and guidance particular to each specific conservation area. Addington Village Conservation Area is the 16<sup>th</sup> such area to be reviewed.
- 3.5. A CAAMP is formed of two parts: The Appraisal defines the principle qualities that constitute the conservation area's special character and identifies its current condition and threats. The 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 (CAGG).
- 3.6. While development in the borough is managed by the policies set out in the Croydon Local Plan 2018 and London Plan, the CAAMP is anticipated to assist local authority officers in making decisions on planning applications, whilst assisting owners and developers in identifying opportunities to preserve and enhance the special interest of the conservation area. It is supported by Policy DM18 of the Croydon Local Plan 2018 which states " All proposals for development must have regard to the development principles in the Conservation Area General Guidance Supplementary Planning Document and Conservation Area Appraisal and Management Plan Supplementary Planning Documents or equivalent."
- 3.7. The CAAMP is recommended for adoption as an Supplementary Planning Document (as defined by the Planning and Compulsory Purchase Act 2004 (as amended) and the Town and Country Planning (Local Planning) (England) Regulations 2012) to give it weight as a material planning consideration when determining planning applications. Once adopted, Addington Village CAAMP will supersede the existing Conservation Area Statement which was issued in 1996.
- 3.8. Planning policy and Historic England guidance (see background document 3) also encourages Local Authorities to identify heritage assets of special local interest. To meet this need, the Council holds a Local List of Buildings of Historic or Architectural Importance. Further detail is provided in the associated Local List Supplementary Planning Document, appended as background document 4 to this report. The Croydon Local Plan 2018 sets out the criteria for inclusion on this list as satisfying two of the following criteria: authenticity; architectural significance; historical significance; technical significance; and townscape value. The review of Addington Village Conservation Area provided an opportunity to determine whether any buildings within the area met the criteria for inclusion on the Local List.

#### **4. ADDINGTON VILLAGE CONSERVATION AREA REVIEW & PUBLIC CONSULTATION**

- 4.1. The review of the conservation area included extensive historic research and on site assessment. In order to accurately reflect and manage the special architectural and historic interest of the area, the review identified the following proposals:
- Change to the name of the conservation area
  - Amendments to the conservation area boundary
  - Proposed inclusion of 2 properties on the Local List.
  - Draft Conservation Area Appraisal and Management Plan
- 4.2. The proposals were subject to public consultation between 18 April and 30 May 2019. The public consultation was undertaken in line with the Town and Country Planning (Local Planning) (England) Regulations 2012 and the Council's Statement of Community Involvement (2018). A well-attended public meeting was held, in accordance with section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990. Full details of the public consultation carried out is detailed in the appended Consultation Statement (Appendix 1).
- 4.3. 38 responses to the public consultation were received. These have been considered in full and have resulted in a number of changes to the proposals. The Council's full response and recommended proposals are detailed in the appended Consultation Statement, and summarised below.

##### ***Conservation Area Name***

- 4.4. To reflect the proposed inclusion of Addington Palace and Parkland, it was originally proposed to re-name the existing Addington Village Conservation Area as Addington Conservation Area.
- 4.5. This proposal was not supported at public consultation for the following reasons:
- It retains historical connection of the area.
  - It differentiates this area from the greater Addington area and from New Addington, avoiding confusion.
  - It describes perfectly the unique situation of the village being within a large and heavily populated London Borough.
  - The village is older than the Palace, dating back to at least the Domesday period, whilst the Palace was added to the village in the 18<sup>th</sup> century. The village should therefore take precedence.
  - It reflects the area's strong sense of identity as a village.
  - It is reflected in the village signage and road name.
- 4.6. A suggested alternative name was proposed as 'Addington Village and Palace Conservation Area'.
- 4.7. As a result of the consultation, it is not proposed to change the name of the conservation area due to the confusion that may be caused by the proposed name change, the historic primacy of the village and its strong sense of identity.

The existing name of Addington Village Conservation Area is therefore to be retained.

### **Boundary Amendments**

- 4.8. The review proposed inclusion of Addington Palace, the former Stables, Stable Lodge, South Lodge, historic parkland between the Palace and village (now golf course and public park) and Roxton Gardens within the conservation area, to reflect the historic and architectural significance of this area and its intrinsic historic links with Addington Village.
- 4.9. Whilst the principle of inclusion of this area was supported by consultation responses, TfL objected to the inclusion of the tramline as the character of the tramline does not contribute to the conservation area. TfL were also concerned that the designation may impact their operation. Whilst it is not considered the conservation area designation would hinder the tram operation, it is recognised that the tram corridor itself does not contribute to the special architectural or historic interest of the area.
- 4.10. It is recommended that Addington Palace, the former Stables, Stable Lodge, South Lodge, historic parkland between the Palace and village (now golf course and public park) and Roxton Gardens are included within the conservation area with an adjusted boundary which excludes the tramline.
- 4.11. Three areas of modern development within the village were identified for exclusion from the conservation area, as the buildings did not contribute to the character and appearance of the conservation area and therefore were considered to dilute its special interest:
- 80-100 (even) Addington Village Road and adjacent green space,
  - Area between Addington Village Road and Kent Gate Way, including substation, Police station, petrol station and adjacent green space, and
  - 63-73 (odd) and 52-54 (even) Boundary Way.
- 4.12. A number of objections were received to these proposals based around the following themes:
- Development
  - Community
  - Village Identity
  - Consistency
  - Significance of Streetscape
  - Significance of Buildings
  - Adjacency
  - Historic Uses
  - Trees and Green Space
- 4.13. The proposals have been revised in light of the content of the consultation responses and investigation of existing tree protection in the area.
- 4.14. It is recommended that numbers 80-100 (even) Addington Village Road and adjacent green space, and the area between Addington Village Road and Kent Gate Way including the substation, Police station, petrol station and adjacent green space are retained within the conservation area. Although the buildings

do not contribute directly to the special interest of the conservation area, the landscaping, trees and overall layout do nevertheless contribute to the streetscape and rural character of the area.

- 4.15. It is recommended that 63-73 (odd) and 52-54 (even) Boundary Way are removed from the conservation area. The buildings and streetscape do not contribute to the special interest of the conservation area. The surrounding trees are appropriately protected through Tree Preservation Orders and as part of the wider rural setting of the conservation area. The text of the Conservation Area Appraisal and Management Plan has been updated to emphasise the tree protection in place in this area.
- 4.16. A map of the proposed conservation area boundary showing the proposed boundary amendments recommended for approval is appended to this report at Appendix 2.

### ***Local List Inclusions***

- 4.17. The Stables (Addington Palace Golf Clubhouse) and Stable Lodge were both built as part of Archbishop Howley's c.1829 improvements and expansion of the Addington Palace estate. They were both identified to meet the local list criteria for historic interest, architectural interest and authenticity, and therefore proposed for inclusion on the local list.
- 4.18. As part of the response to consultation, support was received for inclusion of the Stables (Addington Palace Golf Clubhouse) and Stable Lodge on the council's local list of historic buildings. This proposal is recommended for approval.
- 4.19. A map of the two buildings recommended for inclusion on the local list is appended to this report at Appendix 3.

### ***Conservation Area Appraisal and Management Plan Supplementary Planning Document***

- 4.20. This guidance document identifies the special interest of the conservation area and provides guidance on its future management. A number of consultation responses provided additional information, corrections and clarifications relating to the text of the document. The text and graphics have been updated to reflect the changes above and consultation responses as set out in detail in the Consultation Statement (Appendix 1). Amendments to the text shown as tracked changes are appended at Appendix 4. The revised Conservation Area Appraisal and Management Plan recommended for adoption is included at Appendix 5.

## **5. PRE-DECISION SCRUTINY**

- 5.1 This item did not go to a Scrutiny meeting.

## **6. FINANCIAL AND RISK ASSESSMENT CONSIDERATIONS**

### **6.1 Revenue and Capital consequences of report recommendations**

Resource and officers time required to update records and notify stakeholders of the adopted proposals will be met from the existing Spatial Planning Service budget. There will be a low level of printing costs, not exceeding £500. These will be met from existing revenue budgets, so there is no requirement for additional funding.

#### **The effect of the decision**

### **6.2 Risks**

There are no significant risks arising directly from this report.

### **6.3 Options**

If the recommendations of the Addington Village Conservation Area Review are not brought forward, the council would not be meeting its statutory requirement to review its conservation areas from time to time, and to formulate proposals for their management. An alternative review and management plan would need to be formulated. Whilst Addington Village Conservation Area does not have an up-to-date boundary and CAAMP, the benefits outlined above will not be realised and the deterioration of the fabric and the erosion of the special character of the conservation area is likely to continue. If the local list proposals are not brought forward, the special architectural and historic interest of these buildings will not be recognised within the planning process and in future changes to the building. Both proposals should lead to greater engagement with the community in relation to their understanding of the historic environment.

### **6.4 Future savings/efficiencies**

Officer time required to advise applicants is likely to be reduced due to the provision of better guidance, and create a more efficient pre-planning application service.

Approved by Lisa Taylor, Director of Finance, Investment and Risk

## **7. LEGAL CONSIDERATIONS**

7.1 The Director of Law and Governance comments that the process for the adoption of a Supplementary Planning Document is detailed in the Town and Country Planning (Local Planning) (England) Regulations 2012, particularly regulations 14 and 35. Officers are satisfied that this process has been followed. It is therefore within the authority of Cabinet to recommend the adoption of the Supplementary Planning Document to Full Council as set out in the recommendations.

Approved by Sean Murphy, Director of Law and Governance and Deputy Monitoring Officer

## **8. HUMAN RESOURCES IMPACT**

- 8.1 There are no Human Resource implications arising from this report. If any should arise these will be managed under the Council's policies and procedures.
- 8.2 Approved by Jennifer Sankar, Head of HR, Place and Gateway, Strategy and Engagement on behalf of Sue Moorman, Director of Human Resources.

## **9. EQUALITIES IMPACT**

- 9.1 The Croydon Local Plan: Strategic Policies – Partial Review and the Croydon Local Plan: Detailed Policies and Proposals (the Croydon Local Plan 2018) was subject to an Equality Analysis scoping exercise, which assessed the Plans' impact on equalities and identified that a full Equalities Assessment was necessary for the Proposed Submission stage. The full Equalities Assessment established that there was no potential for discrimination, harassment or victimisation and that the Croydon Local Plan includes all appropriate actions to advance equality and foster good relations between groups. The appropriate actions to address potential impacts on groups with a protected characteristic include:

- The Croydon Monitoring Report, which is published annually, to assess the effectiveness of the Croydon Local Plan 2018.
- Monitoring of supply and demand for sheltered, residential care, and extra care housing.

Approved by Yvonne Okiyo, Equalities Manager, Policy and Partnerships

## **10. ENVIRONMENTAL IMPACT**

- 10.1 A Sustainability Appraisal (SA) was prepared for the Croydon Local Plan 2018. Given that Addington Village CAAMP will provide supplementary guidance to the policies within the Local Plan, it is determined that the Local Plans' SA provides relevant assessment and therefore negates the need for a SA/Strategic Environmental Assessment (SEA).
- 10.2 The Environmental Agency, Natural England and Historic England were consulted on the need for a SA / SEA of the CAAMP. All three statutory consultees confirmed that the production and adoption of Addington Village CAAMP is unlikely to have any significant environmental impacts and therefore a full SA/SEA is not required.

## **11. CRIME AND DISORDER REDUCTION IMPACT**

- 11.1 There are no known direct crime and disorder impacts arising from the recommendations of this report.

## **12. REASONS FOR RECOMMENDATIONS/PROPOSED DECISION**

- 12.1 To comply with the council's statutory obligations with regard to conservation areas and to facilitate the preservation and enhancement of Addington Village Conservation Area and of the proposed locally listed buildings.

## **13. OPTIONS CONSIDERED AND REJECTED**

- 13.1 The other option would be to not adopt the CAAMP or include the proposed buildings on the Local List. In relation to the CAAMP, this would mean that the Council would not be meeting its statutory obligations, as outlined above. There would be no document to guide development in Addington Village Conservation Area. Applications would need to be determined on the basis of existing planning policy and guidance which is not considered to be sufficiently detailed or area-specific. It would likely lead to additional resource requirements for pre-planning application enquiries, applications and an increase in appeals. The special character of the conservation area would not be robustly recognised and would continue to be eroded through poorly-considered development and incremental change.
- 13.2 Not including the proposed buildings on the Local List would mean their historic and architectural interest would not be recognised in the planning process, not provide clarity to owners of this special interest. This could result in additional resource requirements for future planning enquiries, applications and appeals.

## **14. DATA PROTECTION IMPLICATIONS**

### **14.1 WILL THE SUBJECT OF THE REPORT INVOLVE THE PROCESSING OF 'PERSONAL DATA'?**

YES

The public consultation has included collation of names, addresses and email addresses for respondents to the consultation.

### **14.2 HAS A DATA PROTECTION IMPACT ASSESSMENT (DPIA) BEEN COMPLETED?**

YES – Appended at Appendix 6

The Director of Planning and Strategic Transport comments that the collation of personal data as part of the public consultation will be used to keep the respondents informed of conservation area review progress and will be deleted following the JR period following adoption. Those respondents who have indicated they wish to be kept informed will be added to the LDF Database. No personal data will be further disseminated. This is in line with the Planning Service Privacy Notice: <https://www.croydon.gov.uk/democracy/data-protection-freedom-information/privacy-notices/planning-privacy-notice> and required by the Town and Country Planning (Local Planning) (England) Regulations 2012.

**CONTACT OFFICER:**

Steve Dennington Head of Spatial Planning,  
extension 64973 or  
Sanne Roberts, Lead Conservation Officer,  
extension 63872

**APPENDICES TO THIS REPORT:**

Appendix 1 – Consultation Statement

Appendix 2 – Recommended Conservation Area Boundary Amendments

Appendix 3 – Recommended Local List Inclusions

Appendix 4 – Recommended amendments to the text of the draft Addington Village Conservation Area Appraisal and Management Plan

Appendix 5 – Recommended Addington Village Conservation Area Appraisal and Management Plan

Appendix 6 – Data Protection Impact Assessment

**BACKGROUND PAPERS:**

1. Historic England Advice Note 1: Conservation Area Designation, Appraisal and Management <https://historicengland.org.uk/images-books/publications/conservation-area-designation-appraisal-management-advice-note-1/heag040-conservation-area-designation-appraisal-and-management/>
2. Croydon Council Conservation Area General Guidance Supplementary Planning Document <https://www.croydon.gov.uk/sites/default/files/articles/downloads/appendix1-cagg.pdf>
3. Historic England Advice Note 7: Local Heritage Listing <https://historicengland.org.uk/images-books/publications/local-heritage-listing-advice-note-7/>
4. Croydon Council Local List of Buildings of Architectural or Historic Significance Supplementary Planning Document <https://www.croydon.gov.uk/planningandregeneration/framework/conservation/buildings>

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# **Consultation Statement: Addington Village Conservation Area Review, including Appraisal and Management Plan Supplementary Planning Document**

Consultation statement prepared in accordance with Regulation 12 of the Town and Country Planning (Local Development) (England) Regulations 2012.

## **1. Purpose of Review**

1.1 This consultation statement relates to the review of Addington Village Conservation Area. The primary outcomes of the review are:

- Production of a new Addington Village Conservation Area Appraisal and Management Plan Supplementary Planning Document (SPD).
- Review and amendment of the conservation area boundary
- Proposed inclusion of two properties within the conservation area on the council's local list of buildings of architectural or historic interest.

1.2 The review fulfils the council's statutory duty to identify the special architectural and historic interest of its conservation areas and ensure that special interest is accurately reflected by the conservation area boundary (Planning (Listed Buildings and Conservation Areas) Act 1990, section 69). It also fulfils the council's statutory requirement to develop guidelines for the future management of its conservation areas (PLBCA 1990, section 71).

1.3 The Addington Village Conservation Area Appraisal and Management Plan is formed of two parts: The Appraisal defines the principal qualities that constitute the conservation area's special character. The Management Plan provides area-specific development guidelines and potential enhancement schemes. It is a Supplementary Planning Document to the Croydon Local Plan 2018. It is intended to assist the local authority in fulfilling its statutory duty toward the designation, preservation or enhancement of conservation areas and provide clarity for planners, developers and residents in complying with policy DM18: Heritage Assets and Conservation. Through this, it is intended to improve the efficiency and robustness of the planning and appeal processes. It is also intended to assist in raising understanding of the special interest of the area and encourage owners to engage in the protection and enhancement of the area.

1.4 The review process also provided an opportunity for any buildings considered to meet the criteria for inclusion on the council's local list of buildings of architectural or historic interest to be identified. This ensures that the special local interest of these buildings is recognised appropriately through the planning process.

## **2. Persons/groups/bodies consulted in connection with the review and preparation of SPD**

2.1 Public consultation has occurred in line with the Council's Statement of Community Involvement (SCI). Croydon Council went beyond the requirements of the SCI as detailed below.

### **3. How were people consulted?**

3.1 Prior to formal public consultation, informal consultation was undertaken with the Addington Village Residents Association and Mid Croydon Conservation Area Advisory Panel to inform drafting of the revised Conservation Area Appraisal and Management Plan and associated proposals.

3.2 In addition, before the formal consultation process, the draft SPD went through a process of internal consultation with the Planning Service and relevant council teams including Regeneration, Parks, Highways, Assets and Croydon Museums & Archives Service.

3.3 The formal consultation process for the draft SPD adhered to the Council's adopted Statement of Community Involvement (2019) and also the statutory requirements of the Town and Country Planning (Local Planning) (England) Regulations 2012 and Planning (Listed Buildings and Conservation Areas) Act 1990. Formal Consultation took place for six weeks between 18<sup>th</sup> April and 30<sup>th</sup> May 2019. Those consulted (as set out further below) were informed of how they may access the document, the date and location of consultation events, along with the date by which representations must be made and where they should be sent.

#### **3.4 Consultation overview**

3.4.1 Publicity for consultation was undertaken via the following activities:

- Letters were sent to all addresses within the conservation area and affected by the proposed boundary amendments, as well as to addresses within Addington Village but outside the conservation area and not directly affected by the boundary amendments.
- A letter was sent to Addington Village Resident's Association.
- Emails were sent to Addington Palace Golf Club and Addington Palace inviting them to a meeting. A meeting was subsequently held with Addington Palace Golf Club on 24<sup>th</sup> April 2019.
- Emails were sent to ward councillors, councillors and to relevant council teams including Development Management, Spatial Planning, Transport, Highways, Trees, Parks, Enforcement, Regeneration, the Museums & Archives Service and Asset Management & Estates.
- Emails were sent to Croydon Conservation Area Advisory Panels and Croydon Natural History and Scientific Society.
- Emails/letters were sent to persons on the Local Development Framework database (in line with General Data Protection Regulations<sup>1</sup>), including Statutory Consultees, to inform stakeholders about the consultation process.
- Croydon Council Conservation webpages, *Your Croydon* and Croydon Council *Get Involved* websites were updated to reflect the consultation period and inform persons about the consultation events and how to make a representation.
- A press release was released.
- An advertisement in The Croydon Guardian was published on 18<sup>th</sup> April as a statutory notice.
- Fliers providing the Council website address, details of the consultation events and methods for submitting representations online were available at Access Croydon, Borough libraries, consultation events and at The Cricketer's Inn.
- Posters advertising the consultation, consultation events and where to find more information were displayed in the area, at Access Croydon and at all Borough libraries.

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<sup>1</sup> General Data Protection Regulation (GDPR) came into force on 25<sup>th</sup> May 2018. Contacts on the LDF database prior to the GDPR were contacted and required to respond to confirm they wish to stay on the database, following which those who did not respond were removed from the LDF database.

## London Borough of Croydon – Consultation Statement: Addington Village Conservation Area Review

- Social Media posts from the Croydon Council Twitter feed and Facebook page were posted to inform readers of deadlines and events.

### 3.4.2 Consultation comprised of the following:

- Information was made available via a specific Addington Conservation Area Review webpage within the conservation webpages on the Council's website, from where an electronic version of the draft Addington Village Conservation Area Appraisal and Management Plan SPD was made available for download. The document was also available digitally via Croydon Council's *Get Involved* webpage.
- Hard copies of the draft SPD were available in Access Croydon and all libraries across the Borough.
- A self-guided trail leaflet was developed to highlight some of the key features of the conservation area.
- A consultation event was held at Addington Church Hall, Addington Village Road on 9<sup>th</sup> May 2019. Display Boards containing information on the consultation, copies of the draft SPD and self-guided trail leaflets were available to view between 16.00 and 20.00, during which time members of the Council's Planning Department were also on hand to answer questions. A public meeting was held at 18.30. 76 people attended the consultation event.
- The Display Boards and self-guided trail leaflets were made available to view at Croydon Central Library between 11<sup>th</sup> and 18<sup>th</sup> May 2019.
- Representations were invited via the Croydon Get Involved website, by email to the LDF inbox or through hard copy versions of the Representation Form available at the consultation events, Access Croydon, each of the Borough's libraries and for download from the website.

## 3.5 Statutory Consultees

3.5.1 As part of the consultation, statutory consultees and key stakeholders were invited to make a representation on the review proposals including the draft SPD. These included:

- Environment Agency
- Historic Buildings and Monuments Commission for England (Historic England)
- Natural England
- Sport England
- Greater London Authority (GLA)
- Mayor of London
- Homes England
- Highways England
- Transport for London (TfL)
- Network Rail
- Civil Aviation
- Office of Rail Regulation
- Electronic communication providers
- NHS Primary Care Trust
- National Grid
- Southern Gas Networks
- Thames Water

3.5.2 Comments received from Statutory Consultees have been detailed in Section 4 of this statement, along with Council's response.

3.5.3 The neighbouring London Borough of Bromley was also consulted.

### 3.6 Representations received

3.6.1 A total of 38 representations were received.

## 4. Comments received from Statutory Consultees and stakeholders

### 4.1 Historic England

4.1.1 Historic England provided the following comments on the draft SPD:

- *The draft appraisal clearly articulates the significance of the conservation area and its key components. We note the intention to remove areas of C20th development which do not contribute positively to the character and to extend the boundary to encompass Addington Palace and its associated grade II registered landscape, including a number of associated buildings including the 1829 stables. We consider the proposals to be beneficial in respect of securing a positive strategy for the historic environment and to be in conformity with policy 186 of the NPPF. We are therefore content for the council to determine the changes as proposed.*
- *We note reference to the extensive Archaeological Priority Area designation for the conservation area at 2.3 and would draw attention to Historic England’s revised guidance on planning and APAs which would helpfully be referenced.*
- *The page numbers no longer follow the index.*

4.1.2 LBC appreciates Historic England’s support for the appraisal and boundary changes. The latter is considered further within the section relating to boundary changes below.

4.1.3 The SPD has been revised to reference the APA guidance available on Historic England’s website, and to include this within the appendix. The revised text is set out below, where additional text is denoted in red. Paragraph numbering relates to that found in the draft CAAMP for ease of cross-reference:

2.3.1 ‘Archaeological Priority Areas indicate a high probability of archaeological interest below ground, **of which Tier 1 indicate the highest probability and Tier 4 indicates lower probability.** Addington and Addington Park Tier 2 Archaeological Priority Area covers...’

2.3.3 ‘**Further information on Archaeological Priority Areas including those in Addington is available from the Greater London Archaeology Advisory Service webpages, referenced in the appendix.** Please **also** see Map 11 of this document and section 4.5 of Croydon’s Conservation Area General Guidance SPD for more information’.

7.3.1 ‘Most of the conservation area and surrounding land is situated within an Archaeological Priority Area, **which identifies the likelihood that archaeological deposits survive below ground.** As such, archaeological investigations will likely be required for development that involves groundworks. **See section 2.3 and the appendix for further information.**’

4.1.4 The SPD index and page numbering has been reviewed.

## 4.2 Transport for London

4.2.1 Transport for London (TfL) have provided for following comments regarding the draft SPD and associated proposals:

- *The proposed revised southern boundary of the conservation area would incorporate a section of the London Trams corridor between Gravel Hill and Addington Village tram stops. TfL has a duty to ensure that any development plans and development decisions do not impact upon safety and performance of the London Trams network.*
- *TfL's powers under the Croydon Tramlink Act include, amongst other things, rights to undertake track works and overhead line (OLE) maintenance, as well as pruning of trees that border the tram lines. TfL is concerned that some of the proposed conservation area regulations could come into conflict with TfL's powers. This could negatively impact upon TfL's ability to safely manage and operate the section of the tram network. Key areas that could be negatively impacted are:*
  - *Ability to freely and appropriately undertake maintenance, including reactive track safety works and OLE maintenance.*
  - *Cause delay to essential tree pruning adjacent to the tramway*
  - *Para 7.3.1 of the CAAMP outlines a desire to rationalise signage within the conservation area. Whilst TfL has no specific intention to add signage, this has the potential to cause issues with legally-required signage or adjacent road safety around the tramway.*
- *In heritage terms, the narrow tramway corridor features modern signage, lights/signals and other non-heritage infrastructure, as well as being adjacent to the modern dual carriageway. This particular environment does not contribute towards the stated conservation aims, the integrity of the expanded conservation area or views. Inclusion in the conservation area would not alter these aspects.*
- *TfL requests that the southern boundary of the proposed extension to Addington Village Conservation Area be retracted slightly such that it does not incorporate the tram corridor.*
- *The northern boundary is fenced along most of its length which establishes a practical boundary for the conservation area. The western end is less evident; London Trams proposes the boundary to be 5m from the outside edge of the northernmost track rail as per the submitted sketch.*
- *TfL would welcome further discussions on the particulars of the boundary edge with the council.*

4.2.2 LBC agrees that the tram corridor itself does not contribute to the character and appearance of the conservation area and has adjusted the boundary to remove this section from the conservation area. LBC agrees that the fence line along most of this section forms an appropriate logical and legible boundary, however the proposed 5 metre buffer to the western end would not provide a sufficiently legible boundary location. The fence line largely follows the grass edge of the tram corridor which is also understood to be the edge of TfL

ownership. The boundary has been adjusted to follow this edge along the entirety of the boundary with the tram corridor, as the most logical and legible boundary position.

4.2.3 The same section of tram corridor remains within the existing registered park and garden, which already highlights the heritage interest of the area, and will form part of the setting of the conservation area.

4.2.4 The need for signage or other equipment is recognised on safety grounds and would not be restricted by conservation area status (or adjacency). Nevertheless, if there are alternative solutions that provide the same level of safety protection, LBC would welcome solutions being chosen to minimise impact on the historic and rural character of the area.

### 4.3 Highways England

4.3.1 Highways England provided a response that they were satisfied that the SPD and associated proposals would not materially affect the safety, reliability and/or operation of the strategic road network.

4.3.2 LBC note this response.

### 4.4 National Grid

4.4.1 A response on behalf of National Grid identified the following assets in the area:

- *Underground electricity cables from Rowdown substation in Bromley to Beddington substation in Sutton.*
- *No National Grid Gas Distribution's Intermediate / High Pressure apparatus, but that there may be Low Pressure / Medium Pressure pipes present in the area.*

4.4.2 The response highlighted publications available from the National Grid website:

- *A sense of place – design guidelines for development near high voltage overhead lines:*  
<https://www.nationalgrid.com/sites/default/files/documents/Sense%20of%20Place%20-%20National%20Grid%20Guidance.pdf>
- *Guidelines when working near NGG assets:* <https://www.nationalgridgas.com/land-and-assets/working-near-our-assets>
- *Guidelines when working near NGETT assets:*  
<https://www.nationalgridet.com/network-and-assets/working-near-our-assets>

4.4.3 LBC notes the infrastructure within the conservation area. The available guidance is noted but is not directly relevant to the SPD. No changes are proposed.

### 4.5 Natural England

4.5.1 Natural England confirmed that they do not have any specific comments on the conservation area review.

4.5.2 LBC note this response.

## **5. Comments of support**

5.1 A number of representations were received expressing support for the conservation area review, its proposals and the draft Addington Village Conservation Area Appraisal and Management Plan SPD. These included:

- Praise for the quality of research, writing and illustration. The content of the SPD was considered very clear.
- The SPD was considered to provide an in depth overview of the nature and character of the area and demonstrated the writer's appreciation of the village's unique history and origins.
- The review was welcomed to ensure the conservation area is kept up to date and relevant, as an important part of securing the character and heritage of the area for future generations, although other responses didn't consider review necessary.
- Support for inclusion of Stable Lodge and the former stable block (now Addington Palace Golf Clubhouse) on the Local List, as set out further below.

## **6. Issues Raised & Responses**

6.1 The following paragraphs provide a summary of the main issues raised and how these have been addressed. Where an amendment to the SPD has been made this is denoted by red text. Paragraph numbering relates to that found in the draft CAAMP for ease of reference.

6.2 A summary of all changes to the document is incorporated in Section 7.

### **6.3 Conservation Area Boundary Changes**

#### **6.3.1 Addington Palace, the stables, stable lodge, south lodge and historic parkland between Palace and village (now golf course and public park) and Roxton Gardens.**

6.3.2 Representations largely supported the proposed inclusion of this area, as it forms part of the historic estate and is a beautiful and historically important mature parkland landscape of exceptional quality.

6.3.3 The inclusion of Roxton Gardens was supported in relation to the ability to protect the area around the church, but was considered inconsistent with other proposals to remove areas of modern housing (see further detail below).

6.3.4 TfL objected to inclusion of the tram corridor as identified under statutory consultees above.

6.3.5 Some representations suggested that the Palace and Parkland could otherwise form a separate conservation area, as there are no visual links between them. The village was also considered to be different to the overall boundary as it is residential and historic.

6.3.6 LBC recommends that this area is included in the conservation area as proposed, with the boundary adjusted to remove the tram corridor as described under statutory consultees above. Whilst a joint conservation area reflects the linked history of the village and Palace and Parkland, their distinct characters are appropriately reflected in the two character areas identified within the Conservation Area Appraisal and Management Plan.

**6.3.7 Proposed exclusion of three areas of modern development within the village:**

- **Area between Addington Village Road and Kent Gate Way, including substation, Police Station, petrol station and adjacent green space (referred to as Police Station area)**
- **63-73 (odd) and 52-54 (even) Boundary Way (referred to as Boundary Way area)**
- **80-100 (even) Addington Village Road and adjacent green space (Referred to as Addington Village Road area).**

6.3.8 Some support was received for the omission of the small area of recent housing at the top of Boundary Way, subject to the protection of surrounding trees. The representations on the whole however objected to the removal of the three areas in combination. The objections received have been grouped under the following themes:

**6.3.9 Development**

- Removal of the buildings would lead to their demolition
- The areas are being removed to facilitate redevelopment or the introduction of access roads.
- Exclusion will make it harder for residents to protect the character of their village, resist development as per previous planning history along Boundary Way and Addington Village Road.
- The current layout deters crime.
- The roads are too narrow to take any increase in local village traffic.
- The Petrol Station has recently invested in a costly upgrading and refurbishment.
- The area around the Police Station is a vibrant area, used for coaches, commuters and the community. These users and the police station, church, church hall, Harvester and much needed petrol station would be disrupted by development.
- The area is on the doorstep to a number of nearby communities that lack green space, focussing on developing access and education to green space over further development would have a positive impact.
- The new stable development was reconfigured by pressure put on them by the Village residents to reduce the number of units.
- There has been a history of planning refusals for development of some of the areas identified for removal.
- Erection of a phone mast at the far end of Addington Village Road was successfully fought on it being in a conservation area. This would be harder to fight in future if these houses are removed from the conservation area, likewise for the area around the Police Station.
- Sensitive redevelopment can only be guaranteed if it were still part of the conservation area. This would not preclude modern architectural designs.
- There are parts around Addington that could be built on, but these should not be at the expense of trees. Brownfield sites are always better than green space.
- The Police Station area should stay in the conservation area so that they can be improved over time.

**6.3.10 Community**

- The community takes pride in the area.
- The residents are part of the village.

- Exclusion will devalue house prices.
- The community is active, with a strong residents association and community watch group with gardening, field maintenance and litter teams and work closely with the police to protect our community from crime.
- The village is up in arms about the loss of its local police station. It still operates as a response unit station but has closed to the public.
- The Village Cricket Club and St Mary's Church are helped to keep going by our contributions and the Old Forge is well used whenever we can.

#### 6.3.11 *Village Identity*

- There is a sense of identity as a village as a whole.
- The area has a unique identity as a village unit, clearly defined and surrounded by a green buffer. Boundary Way and Addington Village Road blend seamlessly into the area.
- The area is unlike other wards in the Croydon suburbs, visitors remark that it doesn't feel like you're in the urban sprawl that a lot of Croydon has become.
- The area is not only enjoyed by residents but visitors too, including cyclists and walkers including organised historic walks, taking pleasure in the peace, greenery, trees and wildlife. These are important to physical and mental well-being and therefore clearly aids the wider population of Croydon. Because of its clear Village identity, it is well known to a wider audience.

#### 6.3.12 *Consistency*

- There is inconsistency with other areas of neutral modern housing proposed for retention within the conservation area, particularly between 80-100 Addington Village Road and the Paddocks, and with the proposed inclusion of Roxton Gardens and the modern housing along Spout Hill.
- Removal of the Police Station area creates an illogical boundary in plan.
- The area is in the green belt. It is also an area of high flood risk so should be protected from development.
- Numbers 80-100 Addington Village Road are more sympathetic to the surrounding areas than others built prior, and after, their construction.

#### 6.3.13 *Significance of Streetscape*

- The special interest of the area does not relate only to the buildings, but also to the streetscape.
- All houses in Addington Village Road are part of the old historic road between Croydon and Kent and therefore an integral part of the village.
- The areas form gateways / gate keepers to the village.
- It is important that the roofscape of the village can be managed as a whole
- The green space next to 80-100 Addington Village Road forms a critical natural boundary to the village
- Consistent presence of high levels of green space, grass verges and trees along the full length of the street provide integrity to the road as a whole.
- Hedge planting contributes to the old country lane look and the cottage garden appearance is required by covenants on 80-100 Addington Village Road.
- 80-100 Addington Village Road are a direct continuation of the adjacent area.

- The dead end street layout contributes to the area.
- The Police Station is somewhat screened by trees along the street.

#### 6.3.14 Significance of Buildings

- General
  - o The buildings do not detract from the area, or dilute it. The houses were built sympathetically and in keeping with the character of the conservation area.
  - o The houses received planning permission when the area was already designated as a conservation area and were considered to have met the criteria of being sympathetic to the village character.
  - o If the housing forms part of the setting (para 3.1.8) it strengthens the case for inclusion.
- For 80-100 Addington Village Road specifically:
  - o Disagree that the staggered building line of Addington Village Road is not characteristic of the area. It was a requirement of planning (due to the stream and to give a country lane look).
  - o 80-100 Addington Village Road are subject to stringent building specifications and restrictions to ensure they remain in keeping with the area.
  - o Brick matches that manufactured in brick kilns once operating in Addington Village.
  - o Red brick chosen to match that of the Vicarage
  - o The building alignment is in keeping with other worker's cottages along Addington Village Road with matching grass verges, hedges and trees.
  - o The roofscape of houses contributes to the character of the conservation area. It is important to protect it from the front and rear (from Kent Gate Way). Covenants restrict changes to the roofscape particularly when viewed from Kent Gateway to protect the first view of the village.
- For the Police Station area specifically:
  - o The Police Station area provides protection from the adverse impact of the busy Kent Gate Way.
  - o The Police Station and Petrol Station are functioning local amenities. The petrol station has in essence replaced the former Village Store.
- For the Boundary Way area specifically:
  - o If this area was deemed necessary to be included when the houses were built some 40 years ago, despite the lower half of Boundary Way not being in the conservation area, what has now changed. [NB note that the remainder of the road was built before the time of conservation area designation, the area proposed for removal was undeveloped at the time of designation and the only area constructed after designation]

#### 6.3.15 Adjacency

- The areas are adjacent to important buildings/features and form part of their settings:
- The Addington Village Road area overlooks the cricket pitch and Old Vicarage.
- The open area adjacent to the Police Station is strategically important as it forms the foreground of views to the church and a continuing element of the Parkland landscape. It is also directly adjacent to the Cricketer's.
- Boundary Way is close to the Cricket Pitch and Addington House.

### 6.3.15 *Historic Uses*

- In relation to the Police Station area:
  - o The area was the site of the former village pond
- In relation to Addington Village Road:
  - o The village stream runs to the rear (now in a storm drain)
  - o In 1842 the area was part of Kent Meadow
  - o The land originally belonged to the vicarage / formed part of the vicarage orchard
- In relation to Boundary Way:
  - o Historically the area was orchards
  - o It is in proximity to old Chalk Pits and there are medieval Charcoal Burning Pits within Three Halfpenny Woods

### 6.3.19 *Trees and Green Space*

- Areas of open space to either end of Addington Village Road contribute to area's character.
- Trees and woodland contribute to the area's character.
- Flora, fauna and biodiversity are significant.
- Woods behind the end of Boundary Way and the Old Vicarage (Three Halfpenny Wood) and opposite numbers 80-100 Addington Village Road is significant in terms of wildlife, rare trees and ancient woodland.
- Contradictory to the Government's 25 year Environment Plan.
- If Boundary Way is removed, the trees should be protected by TPO.
- The large stones in the Police Station area give an historic feel [ NB one representation indicates that they are vestiges of historic buildings which is incorrect].
- Open space and views are of paramount importance.
- Green space sets/enhances the tone/atmosphere of the village.
- The area should be extended to include the grass verge at the end of the road past 80-100 Addington Village Road

6.3.20 Further proposals for the conservation area boundary included 'ring fencing' the entire village by retaining the existing boundary and adding the 'neutral' houses in The Wicket and Boundary Way for consistency. It was also suggested that a representative sample of 1970s homes in The Wicket could be included.

6.3.21 LBC response: In accordance with legislation and the NPPF, the boundary of the conservation area should be based only on the special architectural and historic interest of the area. There are no current proposals for redevelopment of these areas, introduction of access roads or for demolition of the properties. The owners of the properties retain full control over them.

6.3.22 Conservation area designation relates to current character and appearance, rather than historic use. The consultation responses did not provide new information or a compelling case to alter the identification of buildings on Boundary Way and Addington Village Road as making a neutral contribution to the conservation area, or for those in the Police Station area as neutral or as detracting from the conservation area as previously identified.

6.3.23 Conservation area designation relates to architectural and historic interest rather than nature conservation or biodiversity interest. Nevertheless it is recognised that the significant levels of trees and green space contribute greatly to the rural character which forms an intrinsic part of the conservation area's special interest. Similarly, the village identity – distinct from surrounding suburban and urban development due to its rural character – contributes to the conservation area.

6.3.24 The importance of streetscapes to the character and appearance of the conservation area is however recognised. In this respect, the Police Station area and Addington Village Road area form part of the historic route at the heart of the conservation area. Whilst the buildings themselves are not historic, the building lines, inclusion of soft landscaping and grass verges contribute to the character of the conservation area. As such, it is considered appropriate for these areas to be retained within the conservation area.

6.3.25 In contrast, the streetscape on Boundary Way does not form part of an historic route nor does it display particular architectural or historic interest. The buildings on Boundary Way and its streetscape do not meet the requirements for conservation area designation and it is not possible to identify the former use of this space as an orchard. The trees and woodland areas surrounding Boundary Way are significant. This significance is best reflected through existing Tree Preservation Orders and the Metropolitan Green Belt designation. As such, it is recommended that the Boundary Way area of housing is removed from the conservation area. The presence of Tree Preservation Orders to the surrounding woodland areas will be emphasised in the Conservation Area Appraisal and Management Plan. The area of trees relating to Addington House will remain in the conservation area and are also protected by a TPO.

6.3.26 In summary, the recommended boundary amendments affecting areas of modern development in the village are:

- Retain the Addington Village Road area and the Police Station area within the conservation area.
- Remove the Boundary Way area from the conservation area, whilst emphasising the importance of surrounding trees and woodland.

6.3.27 The CAAMP SPD has been amended to reflect the amended boundary change recommendations, including changes to:

- Graphics throughout
- Introduction amended to reflect the recommended boundary
- Public Realm section amended as follows, to incorporate the west end of the Addington Village Road streetscene now proposed for retention within the conservation area: 4.2.1 ... soft, grassed verges and intermittent pavements (some set within the grass verge away from the road edge) give a sense of a rural lane, particularly **to the east and west ends of Addington Village Road...**
- Buildings that detract from the Area's Special Character section amended to reflect the Petrol Station and substation's retention within the conservation area, despite the buildings themselves detracting from the area: **5.2.6 Extensions to the Cricketer's Inn, the substation and Petrol Station are identified as having a negative impact on the character and appearance of the conservation area**, due to their scale, layout or architectural design.
- Non-Residential Modern Development section added: **5.4.19 The Police Station and Petrol Station do not have historic precedent but provide services for the village and wider area. The buildings, alongside the functional substation, do not contribute to the conservation area although the spaciousness of the area ensure they do not**

dominate. They are situated in a highly visible location at the entrance to the conservation area and in the foreground of views to the Parkland.

- Emphasis provided to the importance of green spaces / TPOs as discussed further below.

## 6.4 Conservation Area Name Change

6.4.1 Representations objected to the proposed name change, supporting the retention of the existing name of Addington Village Conservation Area for the following principal reasons:

- It retains historical connection of the area
- It differentiates this area from the greater Addington area and from New Addington, avoiding confusion.
- It describes perfectly the unique situation of the village being within a large and heavily populated London Borough
- The village is older than the Palace, dating back to at least the Domesday period, whilst the Palace was added to the village in the 18<sup>th</sup> century. The village should therefore take precedence.
- It reflects the area's strong sense of identity as a village.
- It is reflected in the village signage and road name.

6.4.2 A suggested alternative name was proposed as 'Addington Village and Palace Conservation Area'.

6.4.3 LBC notes the confusion that may be caused by the proposed name change, the historic primacy of the village and its strong sense of identity. It is therefore recommended that the name of the conservation area remains as Addington Village Conservation Area. The SPD has been amended to reflect this.

## 6.5 Local List Proposals

6.5.1 The Stables (Addington Palace Golf Clubhouse) and Stable Lodge were both built as part of Archbishop Howley's c.1829 improvements and expansion of the Addington Palace estate. They were both identified to meet the local list criteria for historic interest, architectural interest and authenticity, and therefore proposed for inclusion on the local list.

6.5.2 Few responses were received in relation to the local list proposals. Those received were supportive of their inclusion.

6.5.3 The proposed will be added to the local list, and the SPD has been amended to reflect this.

## 6.6 CAAMP SPD comments

6.6.1 Comments were received in relation to the draft Conservation Area Appraisal and Management Plan SPD. They are set out below alongside the Council's response in each case.

	Comments relating to CAAMP	Council Response
	<b>Appraisal</b>	
6.6.2	<b>Traffic:</b> Apart from commuters in the very early morning, we do not have a lot of traffic in the village.	<p>The text of the CAAMP has been adjusted to reflect this as follows:</p> <p>3.1.1 '<del>Traffic levels remain high however in the centre of the village.</del>'</p> <p>6.1.3 '<del>Traffic levels and</del> Car Parking – including use by commuters in association with Addington Transport Interchange – detracts from the historic rural character of the village.'</p>
6.6.3	<b>Village Greens:</b> The village green is well used and cared for through close working with the council, and incorporates a new public bench and village signage. Dismissal of the space as not a true village green lacks an appreciation of how village greens were designed during the Capability Brown era. This space should not be developed.	<p>The current village green was previously the site of the village school and its current character and use is therefore relatively modern. Nevertheless, it contributes greatly to the rural character of the conservation area and the guidance in the SPD sets out that it should not be developed. The text has been adjusted to further emphasise the importance of the space as follows:</p> <p>4.1.2 The main public green space is the 'village green', located on the site of the former school, at the junction of Addington Village Road and Spout Hill. Surrounding buildings face away from the space which limit its <b>visual</b> perception as a traditional village green <b>at the heart of village life</b>. It nevertheless provides an important <b>and well-used</b> amenity and a sense of openness in the village centre <b>which should be preserved and enhanced</b>.</p> <p>9.2 '<del>Improved design of the Village Green to encourage greater public use. Enhancements to the landscaping of the Village Green to further enable public use and enjoyment.</del>'</p>
6.6.4	<b>Contribution of buildings to the conservation area:</b> The neutral status of 80-100 Addington Village Road has been removed after the public meeting.	<p>No changes were made to the draft SPD following the public meeting: the buildings remain identified as neutral.</p> <p>An error on Map 14 has been rectified to show the buildings as neutral.</p>

6.6.5	<p><b>Boundary Treatments:</b> Original metal fencing runs along the edge of the cricket pitch and continues along the lane leading to the woods.</p> <p>A number of historic boundaries would benefit from repair, such as the historic metal fencing along Addington Village Road</p>	<p>Survival of metal estate railing such as that on the edge of the cricket pitch is identified in para 4.3.1.</p> <p>The text of the CAAMP has been adjusted to further identify their importance and acknowledge the condition of some historic boundaries as follows:</p> <p>6.1.1 'The Forge, <b>and</b> the gateway in the wall between the churchyard and Roxton Gardens, <b>and a number of historic boundary treatments in the area</b> would benefit from maintenance.'</p> <p>8.8.1 Historic boundary walls of varying flint and brick designs, <b>chestnut paling and metal estate railings</b> form part of the historic fabric of the conservation area and should be retained.</p>
6.6.6	<p><b>Access to Parkland and Palace Driveway:</b> Consider adding public footpath markers marking route between Gravel Hill and Bishops Walk, and that the Bishop's Gate can be preserved.</p> <p>There are many footpaths in the area however they do not link up well. Support access through the golf course out to Spout Hill near Lion Gate to link with other paths to Shirley, the windmill and woods to north towards the London Loop. There are excellent views from the golf course only available to golfers. Open days when locals could take in the views would be welcomed.</p>	<p>The Parkland (golf course) and Palace driveway are private land. Conservation Area status does not in itself provide or enable public access to private land. The owners will be notified of the community interest raised during public consultation regarding greater access through footpaths, open days or other methods.</p>
6.6.7	<p><b>Access between Spout Hill and Boundary Way:</b> Support the re-opening of access between Spout Hill and Boundary Way</p>	<p>The CAAMP identifies this as a historic route and supports the principle of its reinstatement. Conservation area status and the CAAMP SPD do not provide controls or methods to require reinstatement, as it falls outside the powers of this designation and SPD.</p> <p>Investigation has been undertaken to determine the status of the route. It is understood that it is not a public right of way and therefore the council as Highway authority does not have control over reinstatement. It is understood to be identified in the</p>

		deeds of properties along Boundary Way and thus its reinstatement would need to be pursued as a civil matter.
6.6.8	<p><b>Wildlife, Trees, former uses:</b> Woods to the north and east of Boundary Way and the Old Vicarage are significant in terms of wildlife and rare trees. They used to be part of the former orchards, old chalk pits and medieval charcoal burning pits.</p> <p>The village pond was located to the west along Addington Village Road</p>	<p>Wildlife and biodiversity fall outside the direct remit of conservation area status which is concerned primarily with the historic and architectural interest of the area. Their importance is more appropriately recognised through designations such as Sites of Nature Conservation Importance, which much of Addington Palace Parkland and Three Halfpenny Wood is designated as. The special interest of the trees and woodland is also recognised through area Tree Preservation Orders.</p> <p>The contribution the natural environment, green space and trees makes to the historically rural character of the conservation area and its setting is nevertheless recognised. The text of the CAAMP has been adjusted to emphasise the importance of surrounding woodland, the presence of SNCIs and TPOs, and the protection TPOs provide.</p> <p>Conservation area designation relates to current rather than former uses. Reference has nevertheless been included to historic uses where they influence the current character or appearance of the area.</p> <p>The following amendments have been incorporated:</p> <p>4.1.3 ... The Cricket Ground is an important and well-used village recreational facility reflecting a long history of cricket in the village and is fringed by mature tree belts. Trees to the north form part of the historic grounds of Addington House and previously contained a chalk pit. They contribute to the building's special interest and setting. They also help screen views of modern development on Boundary Way and are protected by a Tree Preservation Order.</p>

		<p>4.1.10 ... Green space, vegetation and woodland surrounding the village contributes greatly to the rural character and setting of the conservation area. They retain evidence of past use such as coppicing in the woodland to the east of the village. <b>Boundary Way is built on a former orchard and its boundaries preserve the orchard's extent. ...</b></p> <p>5.4.12 Lower House Farm: Lower House Farm, <del>and</del> farmyard <b>and the village pond</b> were originally located to the west and south of The Cricketer's, but no longer survive.</p> <p><b>7.4 TREES IN CONSERVATION AREAS</b></p> <p>7.4.1 Trees contribute greatly to the rural, sylvan character of Addington Village Conservation Area <b>and its setting</b>. Six weeks notice must be given to the Council for all proposed works to <b>trees over 7.5cm in stem diameter within the conservation area</b>. In addition there are also numerous <b>Tree Preservation Orders (TPO) in place across the conservation area and within its surrounding green buffer</b>. This provides further protection to trees. Those wishing to undertake works to a TPO tree must seek written consent from the Local Planning Authority by way of a tree works application (8 week process). Further information on trees – including how to find out if your tree has a TPO – is available from the council's website as referenced in the appendix.</p> <p><b>7.6 NATURE CONSERVATION</b></p> <p>7.6.1 Green space and woodland in and around the conservation area contribute to biodiversity and the borough's natural wildlife heritage. Addington Palace Golf Course within the conservation area, and Three Halfpenny Wood within its immediate setting are designated as Sites of Nature Conservation Importance. Falling outside the direct remit of conservation area designation,</p>
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		<p>nature conservation policy applies separately in this regard.</p> <p>Links included within Appendix 1:  Croydon Council Tree web pages:  <a href="http://www.croydon.gov.uk/environment/treesandlandscape/orders">www.croydon.gov.uk/environment/treesandlandscape/orders</a> (for tree preservation orders)  <a href="http://www.croydon.gov.uk/environment/treesandlandscape/conareas">www.croydon.gov.uk/environment/treesandlandscape/conareas</a> (for trees in conservation areas)</p>
6.6.9	The village residents worked hard to install the historic-style lampposts throughout the village	<p>The text has been adjusted to reference the lampposts:</p> <p>‘4.3.4 [moved to 4.2 Public Realm] The streetscape in the village is generally uncluttered due to the limited presence of street furniture. However, refuse storage to The Cricketer’s Public House is located prominently along Addington Village Road and detracts from the street scene. <b>Historic-style lampposts set the village apart from surrounding development.</b></p>
6.6.10	The Harvester and its parking lot is not in keeping with the village character and it sits opposite a historic church.	The extensions to the Harvester and the parking lot are noted in the CAAMP to detract from the area.
	<b>Management Plan</b>	
6.6.11	<b>Development of Neutral Buildings:</b> Para 8.1 of the document says it is acceptable to demolish ‘neutral’ homes as well as those detracting from the area.	<p>The council’s approach to buildings identified as making a neutral contribution to the conservation area is set out in the Conservation Area General Guidance SPD, adopted in 2013.</p> <p>The guidance states (para 5.1.6) that redevelopment would “not be resisted, subject to the proposed replacement building being of a high quality design in keeping with the area’s special character”. Overall, therefore, any redevelopment would be required to preserve or enhance the conservation area. This is a high bar to meet.</p> <p>The identification of neutral buildings is undertaken purely in relation to the contribution they make to the historic and architectural interest of the</p>

		conservation area. There is no proposal to demolish these homes. It is entirely up to the owner of the property whether they wish to progress proposals for their property in future.
6.6.12	<b>Infill development:</b> It is also worrying that point 8.2.2 seems to open the door to infill development on back gardens.	Back garden development and infill development in the village Conservation Area will only be supported where it does not have an adverse impact on plot size, layout, significant gaps between buildings and the spacious rural character of the area. This requires the character of the conservation area to be preserved or enhanced. This will limit opportunity for infill development, however infill development would be supported in heritage terms if all of these criteria were met, alongside other planning policies.
6.6.13	<b>Control of Incremental Change:</b> The CAAMP points out that the buildings within the Conservation Area are still vulnerable to uncharacteristic minor developments because some of the changes do not need planning permission. Is there not a case to have more of the buildings listed or locally listed? This would give the Council more control of the iterative changes that might undermine the character of the area.	Article 4 Directions can be used to control incremental change to properties within a conservation area, and are a more effective tool for this purpose than listing or local listing. The CAAMP indicates at para 7.0.1 that the council reserves the right to serve an Article 4 Direction. A review of the conservation area is required to be undertaken before consideration can be given to serving an Article 4 Direction.
6.6.14	<b>Addington Palace Marquee:</b> The document clearly states that the marquee at Addington Palace is out of keeping with the host building and yet the Council has allowed it to remain in place for a number of years. This is already inconsistent with protecting the character of a listed building.	The SPD maintains the existing position that in heritage terms it is out of character with the registered park and garden, and with the setting of the listed building.
6.6.15	<b>Energy Efficiency:</b> It is a shame the 1960s houses were not built more eco friendly like new builds today as heating is very expensive.	Guidance on retrofitting energy efficiency measures to historic properties is set out in the <u>Conservation Area General Guidance</u> .
6.6.16	<b>Redevelopment:</b> Any redevelopment proposals for the Petrol Station area should be of the highest standard of architecture and landscape, and should reflect the spirit and scale of the architectural massing, forms and	The area is in use and the existing green space is of significance to the Conservation Area. Should the site come forward in future for development, it would be required to preserve or enhance the character of

	material of the key heritage buildings (brick, stone, flint, timber, render) to be found within the Conservation Area, but in a modern manner. This should be allied with tree planting and hard and soft landscape also in keeping with the quality of the expanded conservation area.	the conservation area and meet other development plan policies. The key criteria set out by the respondent is in accordance with the Management Plan Development Guidelines.
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## 6.7 Consultation

6.7.1 The following comments were received in relation to the consultation process.

	Comments received	Council response
6.7.2	The length of consultation was too short.	The consultation period of 6 weeks was above the statutory requirement of 4 weeks.
6.7.3	The public meeting put at a time that people couldn't make and with short notice.	<p>The public meeting was held at 6.30pm on 9<sup>th</sup> May at a location within the village. It was advertised from 18<sup>th</sup> April which gave three weeks' notice of the meeting.</p> <p>Recognising that not all everyone would be able to make any one time for a meeting, officers were available to answer questions between 4pm and 8pm. In addition, the display was made available for the following week at Croydon Central Library. An email address and phone number were also supplied.</p> <p>This goes above the statutory requirements for consultation.</p>
6.7.4	Request that comments are taken into consideration as part of the public consultation, that they are placed on the public comments section of the planning website and request an opportunity to speak at the relevant Planning Committee when the proposals are considered.	The Consultation Statement provides a summary of all consultation responses received and is published on the council's website. The revised proposals brought to Cabinet for approval followed by Council adoption are also published on the council's website. Respondents will be notified of the meetings although the Council's constitution does not provide an opportunity to speak at these meetings.

## 7. Amendments to SPD

7.1 The following table summarises all changes to the SPD recommended for approval, including those described above as well as minor amendments to ensure accuracy and readability:

	<b>Section / Paragraph</b>	<b>Clarification / Amendment</b>
7.1.1	Entire document	Reordering of sections / paragraphs / bullets / map and figure numbering to improve readability where necessary.
7.1.2	Entire document	Spelling and grammar errors.
7.1.3	Entire document	Additional modern and historic photographs added to improve readability
7.1.4	Entire document	Addington Conservation Area changed to Addington Village Conservation Area.
7.1.5	Introduction	Revisions to sections 1.3 (What is the status of this document), 1.4 (Community Involvement) and 1.5 (Designation Background) to reflect the recommended adoption of the SPD.
7.1.6	1.5	Deletion of Proposed Name and Boundary Amendments to reflect recommended adoption of revised boundary and retention of existing name. Associated map revised.
7.1.7	1.7	Date of Palace and Parkland corrected to 18 <sup>th</sup> century. “associated lodge buildings” added to improve clarity as to what the open setting relates to.
7.1.8	2.3	<p>Additional information to ensure clarity regarding Archaeological Priority Areas and where to find more information:</p> <p>2.3.1 Archaeological Priority Areas indicate a high probability of archaeological interest below ground, of which Tier 1 indicate the highest probability and Tier 4 indicates lower probability.</p> <p>Addington and Addington Park Tier 2 Archaeological Priority Area covers most of the village, the grounds to Addington Palace and its Parkland (see Map 11). The area has been identified due to the historic nature of the settlement at Addington and the significant archaeological interest of the designed landscape at Addington Park.</p> <p>2.3.2 The surrounding undeveloped land has a distinctive topography and retains evidence of prehistoric remains and is therefore identified as a Tier 3 Archaeological Priority Area.</p> <p>2.3.3 Further information on Archaeological Priority Areas including those in Addington is available from the Greater London Archaeology Advisory Service webpages, referenced in the appendix. Please also see Map 11 of this document and section 4.5 of Croydon’s Conservation Area General Guidance SPD for more information.</p>

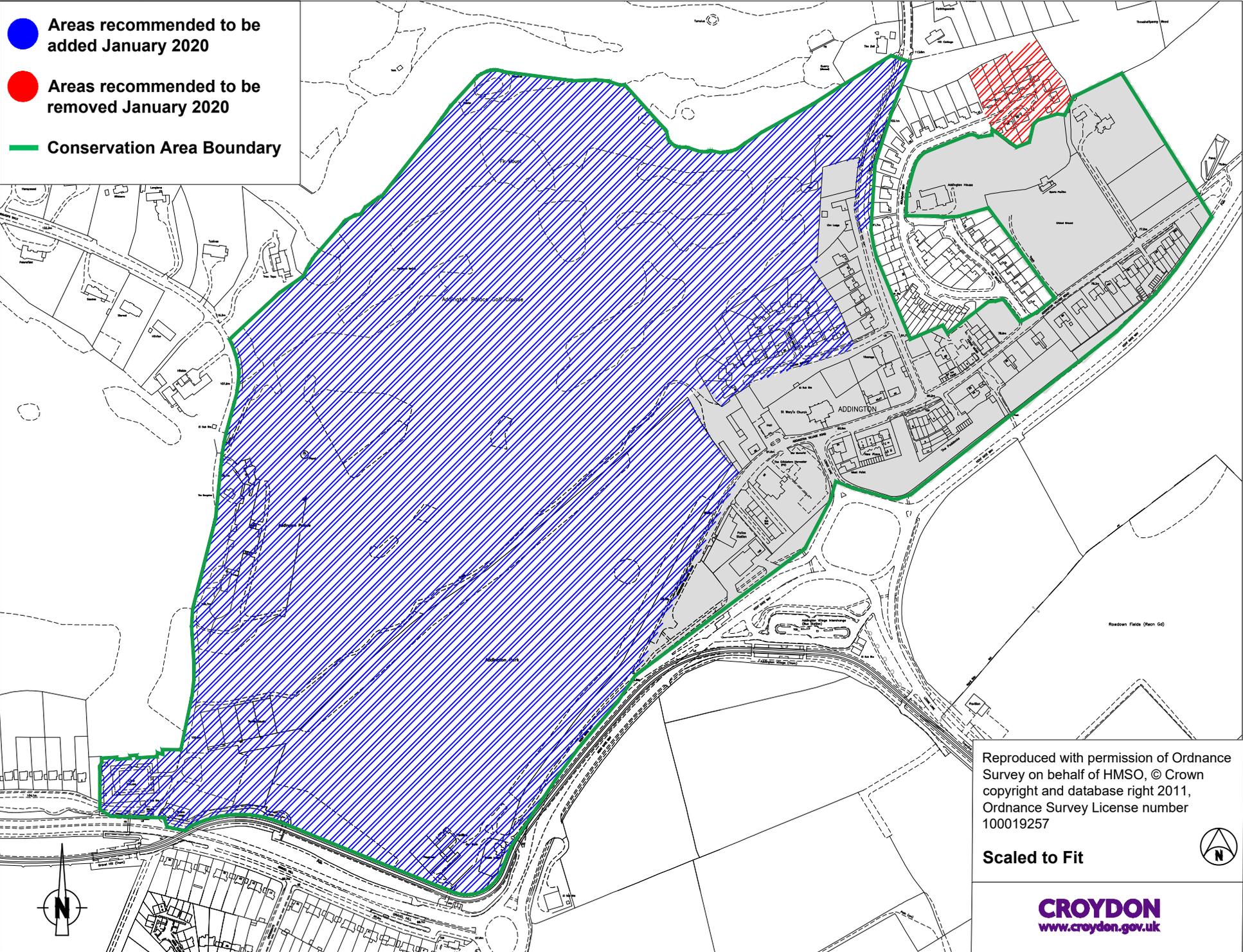
7.1.9	3.1	Deletion of text 'Traffic levels remain high however in the centre of the village' in response to representations received.
7.1.10	4.1.2	<p>Amendments to text to emphasise significance of village green:</p> <p>4.1.2 The main public green space is the 'village green', located on the site of the former school, at the junction of Addington Village Road and Spout Hill. Surrounding buildings face away from the space which limit its visual perception as a traditional village green <del>at the heart of village life</del>. It nevertheless provides an important and well-used amenity and a sense of openness in the village centre <del>which should be preserved and enhanced</del>.</p>
7.1.11	4.1.3 and 4.1.10	<p>Additional emphasis provided on the historic use, significance and protection of woodland in the grounds of Addington House:</p> <p>The Cricket Ground is an important and well-used village recreational facility reflecting a long history of cricket in the village and is fringed by mature tree belts. Trees to the north form part of the historic grounds of Addington House <del>and previously contained a chalk pit. They contribute to the building's special interest and setting. They also help screen views of modern development on Boundary Way and are protected by a Tree Preservation Order.</del></p> <p>4.1.10 Green space, vegetation and woodland surrounding the village contributes greatly to the rural character and setting of the conservation area. They retain evidence of past use such as coppicing in the woodland to the east of the village. <del>Boundary Way is built on a former orchard and its boundaries preserve the orchard's extent.</del> These areas form an important backdrop to views and to the way the conservation area is experienced. This 'green buffer' is therefore an important part of the setting of the conservation area.</p>
7.1.12	4.2.1	<p>Clarification of the rural lane character existing to the west end of Addington Village Road:</p> <p>4.2.1 ... Soft, grassed verges and intermittent pavements (some set within the grass verge away from the road edge) give a sense of a rural lane, particularly <del>along the eastern length to the east and west ends</del> of Addington Village Road and along Spout Hill. ...</p>
7.1.13	4.3.4 and 4.3.5	Relocation of text to Section 4.2 (Public Realm)
7.1.14	5.2.3 and 5.2.4	Inclusion of Stable Lodge and the former stable buildings (Addington Palace Golf Clubhouse) as locally listed buildings, removal from positive unlisted buildings section.

7.1.15	5.2.6	<p>Clarification of buildings that detract from the conservation area (now recommended to be wholly within the conservation area boundary):</p> <p><del>5.2.6 There are some notable extensions to buildings in the conservation area and some buildings adjacent to the conservation area that have a negative impact on its character and appearance</del>Extensions to the Cricketer's Inn, the substation and Petrol Station are identified as having a negative impact on the character and appearance of the conservation area, due to their scale, layout or architectural design.</p>
7.1.16	5.4.12	<p>Reference to location of the former village pond:</p> <p>5.4.12 <i>Lower House Farm</i>: Lower House Farm, <del>and</del> farmyard <del>and the village pond</del> were originally located to the west and south of The Cricketer's, but no longer survive.</p>
7.1.17	5.4.18	<p>Clarification of the relationship between modern housing, grass verges and streetscene. Addition of section on modern non-residential development:</p> <p>5.4.18 The scale and form of the buildings is in keeping with the character of the conservation area, and the buildings retain a consistent style characteristic of their age. Spaciousness is retained through front lawns and views to mature vegetation, whilst historic front boundaries <del>and grass verges</del> help integrate the buildings into the historic <del>streetscene</del><del>fabric</del>. The architecture of the buildings themselves however does not contribute to the character of the area.</p> <p><b>MODERN NON-RESIDENTIAL DEVELOPMENT</b> The Police Station and Petrol Station do not have historic precedent but provide services for the village and wider area. The buildings, alongside the functional substation, do not contribute to the conservation area although the spaciousness of the area ensure they do not dominate. They are situated in a highly visible location at the entrance to the conservation area and in the foreground of views to the Parkland.</p>
7.1.18	5.4.25	Reference to locally listed status of Stable Lodge.
7.1.19	5.4.26	Reference to locally listed status of stable block.
7.1.20	6.1.1	<p>Reference to the condition of a number of historic boundaries in the area:</p> <p>6.1.1 The majority of the buildings are occupied and generally in good condition. The Forge, <del>and</del> the gateway in the wall between the churchyard and Roxton Gardens <del>and a</del></p>

		number of historic boundaries in the area would benefit from maintenance.
7.1.21	6.1.3	Deletion of reference to high traffic levels in the village.
7.1.22	7.3.1	<p>Clarification of the purpose of Archaeological Priority Area and signposting to further information:</p> <p>7.3.1 Most of the conservation area and surrounding land is situated within an Archaeological Priority Area, which identifies the likelihood that archaeological deposits survive below ground. As such, archaeological investigations will likely be required for development that involves groundworks. See section 2.3 and the appendix for further information.</p>
7.1.23	7.4	<p>Clarification of the protection of trees and tree preservation orders in the area:</p> <p><b>7.0 TREES IN CONSERVATION AREAS AND TREE PRESERVATION ORDERS</b></p> <p>7.4.1 Trees contribute greatly to the rural, sylvan character of Addington Village Conservation Area and its setting.</p> <p>Six weeks notice must be given to the Council for all proposed tree-works to trees over 7.5cm in stem diameter within the conservation area. In addition, there are also numerous Tree Preservation Orders (TPO) in place across the conservation area and within its surrounding green buffer. This provides further protection to trees. Those wishing to undertake works to a TPO tree must seek written consent from the Local Planning Authority by way of a tree works application (8 week process). Further information on trees - including how to find out if your tree has a TPO - is available from the council's website as referenced in the appendix.</p>
7.1.24	7.5and 7.6	<p>Clarification of the protection of the surrounding green buffer. Additional section identifying natural heritage importance and protection in place in the area:</p> <p><b>7.0 GREEN BELT</b></p> <p>7.5.1 The conservation area in its entirety and its surrounding green buffer is designated as Metropolitan Green Belt and consequently national and local planning policy applies in this regard.</p> <p><b>7.6 NATURE CONSERVATION</b></p> <p>7.6.1 Green space and woodland in and around the conservation area contribute to biodiversity and the borough's natural wildlife heritage. Addington Palace Golf Course within the conservation area, and Three Halfpenny Wood within its immediate setting are designated as Sites of Nature Conservation Importance. Falling outside the direct remit of conservation area designation, nature conservation policy applies</p>

		<b>separately in this regard.</b>
7.1.25	8.8.1	<p>Identification of chestnut paling and metal estate railings as historic boundary treatments:</p> <p>8.8.1 Historic boundary walls of varying flint and brick designs, <b>chestnut paling and metal estate railings</b> form part of the historic fabric of the conservation area and should be retained.</p>
7.1.26	9.0.2	<p>Identification of the opportunity to enhance the significance and setting of archaeological assets:</p> <p>9.0.2 The Council welcomes and supports enhancement schemes which contribute to the special character and appearance of the conservation area.</p> <p><b>Opportunities to enhance the significance and setting of archaeological assets should also be sought.</b></p>
7.1.27	9.2.1	<p>Clarification that removal / redesign of non-historic porches is considered an enhancement.</p> <p>Re-worded reference to opportunities to enhance the landscaping of the village green to provide clarification:</p> <ul style="list-style-type: none"> <li><b>Improved design of the Village Green to encourage greater public use. Enhancements to the landscaping of the village green to further enable public use and enjoyment.</b></li> </ul>
7.1.28	9.3.2	<p>Additional enhancement opportunities identified in relation to archaeological assets:</p> <ul style="list-style-type: none"> <li><b>Careful removal of undergrowth to the Bronze Age barrow in the Parkland, and consideration of ways to limit further growth to avoid damage to the monument.</b></li> <li><b>Consider ways to improve the legibility and setting of the former medieval manor house within the golf course, for example by recreating the near house landscape within which the house would have been set</b></li> </ul>
7.1.29	Appendices	Updated contact information and weblinks as required throughout.

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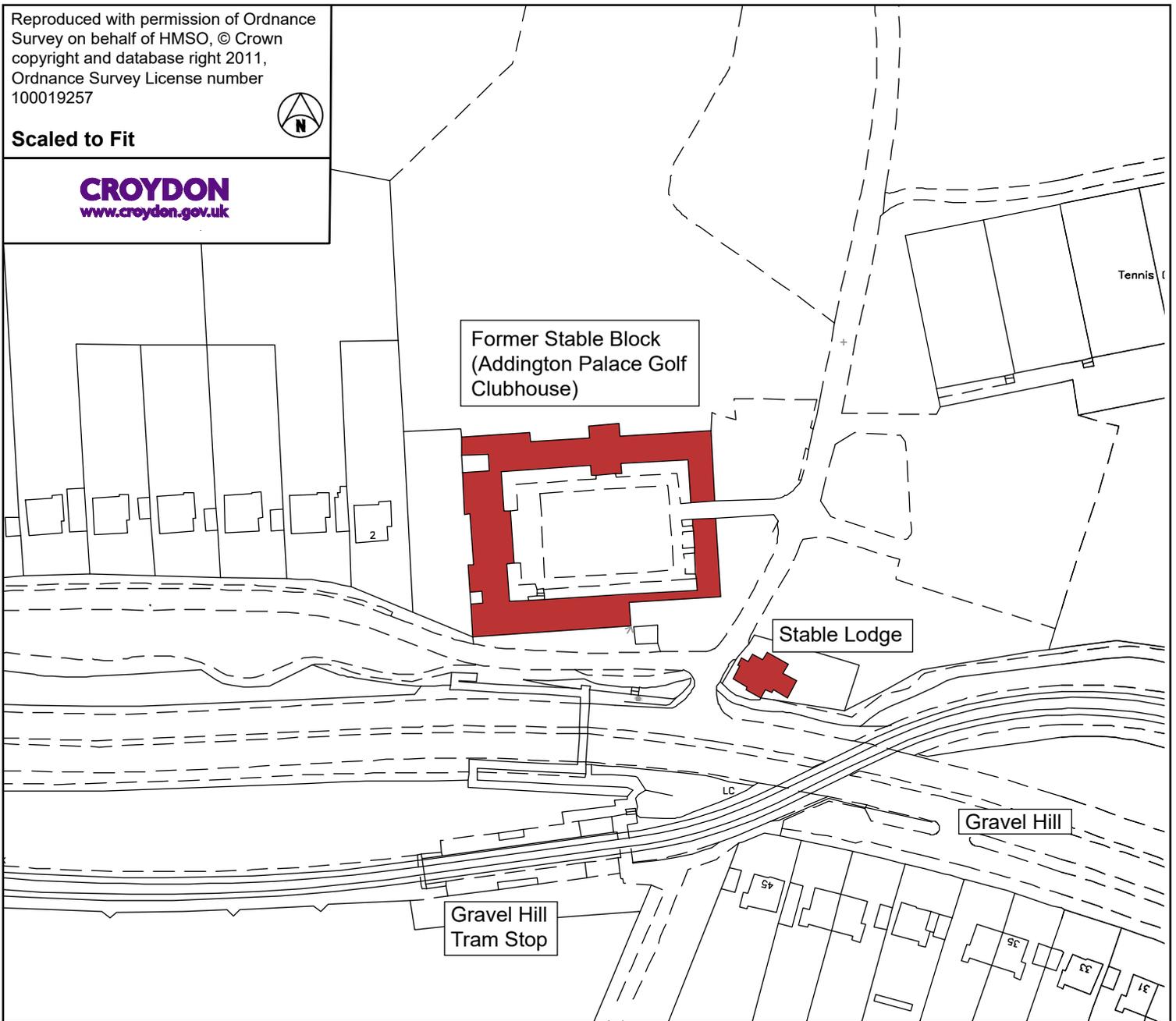
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**Addington Village  
Conservation Area**

Recommended Local List Inclusions

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# ADDINGTON VILLAGE CONSERVATION AREA REVIEW

## Recommended Amendments to the text of the draft Addington Village Conservation Area Appraisal and Management Plan

### ADDINGTON VILLAGE CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

#### SUPPLEMENTARY PLANNING DOCUMENT

#### 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.

##### 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, also identifying threats to this character. It is important to note that assessments made in this document are non-exhaustive, and further elements of architectural or historic interest may be present.

1.2.3 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 enhancement schemes 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 ~~After public consultation t~~his document ~~will be~~has been adopted as a Supplementary Planning Document (SPD) to Croydon Local Plan 2018 and ~~be is~~ a material consideration when assessing planning applications that affect the conservation area.

1.3.2 All planning applications for sites within the Conservation Area should be informed by the adopted document and the Croydon Conservation Area General Guidance SPD.

##### 1.4 COMMUNITY INVOLVEMENT

1.4.1 The Addington Village Residents' Association and Mid Croydon Conservation Area Advisory Panel ~~have~~ supplied material to inform this draft Conservation Area Appraisal and Management Plan prior to public consultation.

1.4.2 ~~Following its publication a minimum of six weeks will be allowed for a p~~ublic consultation was undertaken between 18 April and 30 May 2019. A consultation event was held at Addington Church Hall on 9 May 2019. The draft document ~~was will be~~ available to view on the Council's website and social media (see Appendix) and hard copies ~~will be~~ available from local libraries. An article ~~was will be~~ published in *Your Croydon* to inform residents and invite comment. Following the ~~completion of the consultation period~~, all public responses ~~will be~~were considered and, where appropriate, the document ~~will be~~ amended prior to a recommendation to full Council for adoption before it is formally adopted.

##### 1.5 DESIGNATION BACKGROUND

1.5.1 Addington Village Conservation Area was designated in July 1973. ~~A conservation area statement was produced in 1996. The boundary has not been amended since its original designation in 1973. The boundary was extended to include Addington Palace, the stables, stable lodge, south lodge, historic parkland between the Palace and village (now golf course~~

and public park) and Roxton Gardens, and to remove numbers 63-73 (odd) and 52-54 (even) Boundary Way in January 2020 (Map 2).

Map 3 shows some of the key buildings and areas within the conservation area.

## **1.6 PROPOSED NAME AND BOUNDARY AMENDMENTS**

1.6.1 The following name and boundary amendments are proposed:

~~1) Include Addington Palace, the stables, stable lodge, south~~

~~lodge and historic parkland between Palace and village (now golf course and public park) and Roxton Gardens.~~

Addington Palace is the 18th century rebuilding of the medieval Addington manor house. The village was the focus for farming and support operations for the manor and manor house. As such, the history of both are intrinsically linked. This is reflected in their current character and appearance. The historic and architectural significance of the area cannot be fully understood without considering the main elements of the manorial estate together.

~~1.6.2 The driveway, stables, stable lodge and south lodge all form elements of the historic estate design which relate to the manor's history and the character of the area. The parkland between the Palace and village includes the majority of the 18th century estate, prior to its extension by the Archbishops of Canterbury in the 19th century. It is the area laid out as naturalistic parkland at that time (whilst the surrounding area was still predominantly woodland) and still retains this more open character and many historic landscape features.~~

~~1.6.3 Due to the area's topography, this section of parkland and associated tree belts form the backdrop to views of the village and views from the Palace towards the village. The obelisk and tumulus at the crest of the hill are included due to their association with the history of the area, although they are now obscured in views by trees. The proposed boundary across the Parkland has been based on the extent of parkland in historic mapping, the boundary of existing tree belts, topographic contours as evident on current mapping and the location of the obelisk and tumulus. To provide a consistent boundary and in recognition of the former kitchen gardens in this location (of which some walls survive), and its location adjacent to the heart of the village. Roxton Gardens is also proposed for inclusion in the conservation area.~~

~~2) Remove area between Addington Village Road and Kent Gate Way, including substation, Police station, petrol station and adjacent green space.~~

~~1.6.4 The late 20th century developments in this area largely detract from the character and appearance of the conservation area. Their inclusion dilutes the special interest of the conservation area. Although the green space contributes to the rural setting of the area, its appearance is largely modern. Its interest can be preserved as part of the setting of the conservation area. All future developments in this area would still need to be considered in light of the new setting of the conservation area.~~

~~3) Remove 63-73 (odd) and 52-54 (even) Boundary Way.~~

~~1.6.5 Similar in form and architecture to neighbouring properties on Boundary Way which are already excluded from the conservation area, their current inclusion therefore causes inconsistency. There is no historic precedent for buildings in this location. Their inclusion within the conservation area dilutes its special interest. All future developments in this area would nevertheless still need to be considered in light of the setting of the conservation area.~~

~~4) 4) Remove 80 – 100 (even) Addington Village Road and adjacent green space~~

~~A terrace of modern housing, numbers 80-100 (even) Addington Village Road make a neutral contribution to the conservation area. They are of a scale that is consistent with historic properties in the conservation area but their staggered building line and terraced form is not characteristic. The area is in an outlying position at the eastern terminus of Addington Village Road and does not have a direct relationship with the core of the historic village. There is no historic precedent for buildings in this location. The green space – whilst consistent with the rural spaciousness of the area – is nevertheless not historic in its form or character. The inclusion of these buildings and area dilutes its special interest. Their character can be sufficiently protected as part of the setting of the conservation area.~~

~~5) Change name to 'Addington Conservation Area'.~~

~~1.6.6 The proposed name change would reflect the significance of the wider area and the proposed inclusion of Addington Palace and its primary parkland setting within the conservation area.~~

~~1.6.7 The remainder of this draft conservation area appraisal and management plan has been written to reflect these proposed changes.~~

## 1.6 STATEMENT OF SPECIAL CHARACTER

1.76.1 The conservation area is based around the historic village, manor house and associated parkland of Addington Village, retaining all the main constituent elements of a manorial estate. Dating back at least to Anglo-Saxon times, it is one of the borough's oldest settlements. Links to royalty and the Archbishops of Canterbury provide a prestigious lineage of ownership, which is reflected in the surviving architecture of both the manor house and village buildings, as well as the quality and extent of associated parkland.

1.76.2 The village church is set at the centre of a cluster of historic buildings. The diversity in building date and architectural style show how the manor developed and the varied status and function of each building. Addington Park and Addington Palace Golf Course form the primary parkland setting to the Palace and village. The parkland also forms part of a wider green buffer between the manor and neighbouring suburban development which is the backdrop to many views and enhances Addington's distinct rural character.

## 1.7 CHARACTER AREAS

1.87.1 The conservation area contains two distinct character areas (see Map 43):

- (A) **Village**
- (B) **Palace and Parkland**

### A) Village Character Area

The Village Character Area marks the extent of the historic village of Addington. It is focussed primarily along Addington Village Road, with the Grade I listed church of St Mary the Blessed Virgin at its heart. The buildings include high status residences and farmsteads, farmworker's cottages, farm and service buildings, and village amenities, now primarily in residential use. It has a spacious character with large plots, mature vegetation and grass verges.

### B) Palace and Parkland Character Area

The Palace and Parkland Character Area includes Grade II\* listed Addington Palace and its primary Grade II registered parkland setting, both dating to the 1816<sup>th</sup> Century. Landscaped by Lancelot 'Capability' Brown the Parkland's naturalistic design survives. This provides an open setting to the substantial manor house and its associated lodge buildings.

## APPRAISAL

The following Appraisal defines the characteristics that make the Addington Village Conservation

Area special, including its wider context, historical development, townscape, streetscape and architectural character. It also describes its current condition.

### 2.0 CONTEXT

#### 2.1 LOCATION, TOPOGRAPHY & SETTING

2.1.1 Addington Village is located in the Selsdon & Addington Village Ward. It is located to the east of the borough at its boundary with the London Borough of Bromley (see Map 54). This boundary marks the ancient county boundary between Surrey and Kent. In regards to the sixteen Places identified in Croydon Local Plan, it is situated within Addington, on the boundary with Selsdon and Shirley.

2.1.2 It is approximately four miles from Croydon Metropolitan Centre. The primary roads in the conservation area are Addington Village Road and Spout Hill (with Gravel Hill to its southwest boundary). Historically, Addington Village Road served as a main road from Wickham (Kent) to Croydon. Wickham survives as a cluster of listed buildings in London Borough of Bromley, marked in yellow on Map 5.

2.1.3 Addington Village is now largely bypassed by the Kent Gate Way, constructed in 1973. A large transport interchange located beside the Kent Gate Way provides much improved public transport links between Addington and the rest of the borough by both bus and tram.

The village is located at the base of a northeast- southwest aligned valley (for ease, this is referred to as east- west throughout the remainder of the document). The valley rises steeply to the north and is predominantly wooded. To the south the land rises more gently and is used predominantly as golf courses and horse paddocks. The mid 20th century housing estate of New Addington is located on the higher ground to the south.

The distinctive topography results from the underlying chalk geology, and provides long views across the valley. Addington Palace and its parkland are set to the northwest of the village.

2.1.6 Historic parkland along a former driveway, now Bishops Walk, was developed in the 1930s as exclusive low density housing. The area is identified as a Local Heritage Area and retains elements of the historic landscape design (see Map 5 for heritage designations in the wider area).

2.1.7 Suburban development has begun to encroach on land close to the village, however the topography and open land that surround it mean that its immediate setting has retained a largely green and rural nature. The area is protected as Metropolitan Green Belt.

### 2.0 HISTORIC DEVELOPMENT

#### Early Medieval

2.2.1 Addington is mentioned in the Domesday Book of 1086, indicating that there was already a settlement here in Saxon times. Indeed, the name Addington is Saxon in origin, being derived from Addan-tun meaning 'Ada's' farm or settlement. The Domesday Book records two manors in Addington. These were located to the north and south of the valley, corresponding to land largely occupied by Addington Village and New Addington respectively. Held by Saxon Godric on behalf of the King, the northern manor passed to Tezelin the Cook following the Conquest. It is likely the Manor was held in 'Sergeantry'. This meant that the Manor was retained by service to the King of serving him a dish on the day of his coronation. The tradition endured throughout the centuries, being recorded in at least the 13th, 17th and 18th century.

2.2.2 The precise location of the early medieval manor house is unknown. It was replaced by a new manor house to the north of the village in 1400-3. Known as Addington Place, the 1612 Probate Inventory indicates that the house was substantial for its time, including a Hall, Long Gallery, 13 bedrooms and many service rooms.

#### The Leigh Family (1447 - 1768)

2.2.3 The Leigh family obtained the Manor and estate in 1447 and continued to hold it for over 300 years. Rocques' Map of Surrey, Sheet no. 6, shows the layout of Addington at the end of Leigh's ownership (Map 6—1768).

2.2.4 The surviving arrangement of streets was already established, with village buildings focussed around the Church and two farms. The two farms were located to the east and west of the Church, and were known as 'Upper Farm' and 'Lower House Farm' respectively. Upper Farm (also known as Addington Park Farm and later Stills Farm) operated from Addington House farmhouse, with farmbuildings located beside the surviving forge. Lower House Farm (also known as 'Village Yard') was located to the immediate west of the present public house (The Cricketers). A lane is shown to the south of the farmyard, leading to Addington Lodge. The Parsonage was positioned opposite The Cricketers, to the west of the church.

2.2.5 The map shows Addington Place to the north of the church, and accessed from Spout Hill. The area between the church and manor house is laid out as formal gardens, with an orchard, stables and avenue of trees to the west and north. The surrounding area was largely pasture and arable fields, with areas of woodland and heath to the north.

### **Trecothick (1768 - 1802)**

2.2.6 Following the death of Sir John Leigh, the manor house and associated lands were sold to Alderman Trecothick in 1768. Trecothick set about building a replacement manor house further to the northwest of the village. He was succeeded by his nephew James Ivers, (taking on Trecothick's name and title) who completed works on the mansion and in 1781 employed renowned landscape architect Capability Brown to improve the surrounding parkland in his characteristic 'naturalistic' fashion.

2.2.7 A comparison of Rocques' map (Map 6) and Shorrocks' Map of c.1800 (based on two contemporary maps of 1802 by A. P. Driver and 1803 by C. Edmonds – see Map 7) show the dramatic changes made by Trecothick. The new manor house and landscaped grounds are clearly shown, whilst the original formal gardens were converted to kitchen gardens.

2.2.8 A new yard called Home Farm was also established around the Parsonage, to service the domestic needs of the new manor house and its grounds. Changes within the village included the construction of cottages and a school (known as the Workhouse and established in 1794) between the Church and Upper Farm, and expansion of Upper Farm. Lower Farm – at that point operated or owned separately by George Field Esq. - had also expanded. A contemporary account from 1792 by Rev. Daniel Lyson indicates that there were 132 people in the village, occupying 22 buildings.

### **The Archbishops of Canterbury (1807- 1898)**

2.2.9 In 1802 much of the estate was sold to Thomas Coles – a West Indian merchant – although he died a ruined man shortly after in 1805. In 1807, it was purchased by Act of Parliament as a summer residence for the Archbishops of Canterbury.

2.2.10 This summer residence replaced the 'old' Archbishop's Palace in Croydon Centre which was by this point considered unfit for purpose. Six Archbishops resided at the Palace throughout the 19th century; these were Archbishop Charles Manners-Sutton (Archbishop from 1805-1828), William Howley (1828-1848), John Bird Sumner (1848-1862), Charles Longley (1862-1868), Archibald Campbell Tait (1868- 1882) and Edward White Benson (1883-1896).

2.2.11 Through this association, the estate gradually earned the title Addington Palace. The Archbishops – particularly Howley and Longley - made considerable improvements to the estate, including substantial enlargements to the Palace and extension of the Park, re-alignment and addition of driveways and lodges and purchasing adjacent farms and farm land. Some change also occurred in the village as shown on the Addington Tithe Map of 1842 (Map 8). A new school building replaced the Workhouse in 1844 and the public house was replaced in 1847.

2.2.12 In 1867 Henry Still came to Addington to manage the two farms. The Still family were to become prominent figures in the village for three generations; as well as farmers, Henry Still, his son William Henry Still and grandson Brian Still were heavily involved with the village church and cricket teams. Henry Still provided a cricket ground for the village in 1866 from where the existing cricket club - established in 1743 and one of the first in the country – could play. William H. Still also represented Addington on Croydon Council when the area was first added to the borough, and was affectionately regarded as the village's Squire.

### **Twentieth century**

2.2.13 Following the death of Archbishop Benson, the estate was sold in 1898 to Frederick Alexander English, a retired South African diamond magnate. He enlarged the Palace and lived there until his death in 1909. At this point, his widow returned to South Africa; the mansion remained empty and the estate was left in the management of trustees.

2.2.14 Ownership of land around Addington by the Archbishops and then English, and strong stewardship under the Stills, allowed Addington to largely avoid Victorian and Edwardian suburban development occurring in surrounding areas.

2.2.15 The resultant surviving rural character, its location within easy day-tripping distance from Croydon and increased leisure time in the early 20th century led to a rise in visitors to the village, Addington Hills and surrounding area. A number of tea rooms were set up to cater for this trade; providing al fresco meals within village gardens. ~~2.2.16~~ The village stores and post office – which had been established as a co-operative society in 1881 – provided one such venture.

2.2.17 In 1928 the parish became part of the Borough of Croydon and in the same year Addington Palace and its estate were finally sold.

2.2.18 The Parkland was subsequently split between residential development, golf clubs and a public park. The Palace operated as The Royal School of Church Music between 1953 and 1996.

2.2.19 In 1935 the First National Housing Trust purchased land at Fisher's Farm to build a 'garden village', now known as New Addington. By 1939 and the outbreak of the Second World War, 1023 houses and 23 shops had been built. This represented unprecedented levels of building in the setting of the village, although the village itself continued to resist further development.

2.2.20 It was not until the 1960s and 1970s that greater change occurred with the construction of Roxton Gardens, Boundary Way, The Wicket and the Kent Gate Way bypass. It was in the context of such dramatic change that the conservation area was designated in 1973.

### SELECTED REFERENCES

- J. W. Brown, Lyson's History of Addington (reprint of original text from 1792), 1991
- Olga Kennedy, Memories of Addington, 1978
- Frederick. B. Shorrocks, Addington Village. An Historical Survey, 1979
- F. Warren, Addington: A History, 1984
- R. Wheeler, Shirley and Addington, 2003

## 2.3 ARCHAEOLOGICAL SIGNIFICANCE

2.3.1 Archaeological Priority Areas indicate a high probability of archaeological interest below ground, of which Tier 1 indicate the highest probability and Tier 4 indicates lower probability.

Addington and Addington Park Tier 2 Archaeological Priority Area covers most of the village, the grounds to Addington Palace and its Parkland (see Map 11). The area has been identified due to the historic nature of the settlement at Addington and the significant archaeological interest of the designed landscape at Addington Park.

2.3.2 The surrounding undeveloped land has a distinctive topography and retains evidence of prehistoric remains and is therefore identified as a Tier 3 Archaeological Priority Area.

2.3.3 Further information on Archaeological Priority Areas including those in Addington is available from the Greater London Archaeology Advisory Service webpages, referenced in the appendix. Please also see Map 11 of this document and section 4.5 of Croydon's Conservation Area General Guidance SPD for more information.

## 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

#### Village Character Area

3.1.1 The village retains its linear medieval street pattern. The majority of historic village buildings are located along Addington Village Road, which forms part of the historic Croydon-Wickham route following the valley bottom. Construction of the Kent Gate Way bypass resulted in Addington Village Road being severed from the wider road network at both its western and eastern ends. This has reduced traffic levels to the east where the road still retains much of its rural charm. ~~Traffic levels remain high however in the centre of the village.~~

3.1.2 The associated roundabout severs Lodge Lane, formerly a rural lane to the south and has a standard engineered appearance in stark contrast to the historic character of the village.

Spout Hill rises steeply from Addington Village Road to the north. Historically the road was largely undeveloped, providing access only to the manor house via Lion Lodges, the main farmhouse Addington House (now accessed from Boundary Way) and housing a small gardener's cottage.

3.1.4 The access from Spout Hill to Addington House survived until recently as a narrow footpath between numbers 35 and 37 Boundary Way, although this has been blocked. Modern development along Spout Hill and Boundary Way gives a more developed character to the road. Its rural character returns on leaving the village to the north, where it is bordered by woodland and steep banks.

3.1.5 Building lines, building footprints, plot sizes and spacing vary dependent on function and status: high status farmsteads and residences are set substantially back from the road in large plots, with a strong sense of privacy due to boundary treatments and mature vegetation. Residences of more moderate status, former farmworkers' cottages and modern development are set closer to the road within modest plots, although still set back behind small front gardens.

Buildings originally relating to farm uses – such as Forge Mews and Home Farm - are arranged around yards. Non- domestic buildings including these farmyards, the forge and public house front directly onto the road or pavement edge. Some plot boundaries follow former field boundaries, although most are set at right angles to the road.

3.1.6 Although the building line varies based on function and status, a strong building line nevertheless exists amongst historic farmworker's cottages on Addington Village Road. Historic buildings are set parallel or at right angles to the road. Late 20th century development, which display more variety including staggered building lines and angled frontages, detract from this.

3.1.7 There have been changes to the layout of Addington Village in the late 20th century through the insertion of new roads along Roxton Gardens, The Wicket and Boundary Way.

3.1.8 These new housing developments are arranged along cul-de-sacs with regular plot sizes and building footprints which do not relate to the historic street pattern or variety evident in the village. These modern developments are largely excluded from the conservation area, with the exception of Roxton Gardens which is built on the historic kitchen gardens and inclose proximity to the church. Those developments excluded from the conservation area are nevertheless intimately linked geographically with the village and form part of the conservation area's immediate setting.

### Palace and Parkland Character Area

3.1.9 As the former manor house, the precedence of Addington Palace is reflected by its scale and the extent of its parkland, which provides a dramatic contrast even with the largest properties and building plots within the village. Historically, the manor house was accessed from Spout Hill. Further driveways were added following rebuilding in its current location in the 18th century and under the direction of the Archbishops. ~~3.1.10~~ These can be traced on historic maps, and their positions are predominantly marked by surviving lodge buildings. Lodge buildings within the conservation area are Lion Lodges (Spout Hill), South Lodge (Kent Gate Way) and Stable Lodge (Gravel Hill). ~~3.1.11~~ The only surviving vehicular access to Addington Palace is the driveway from Gravel Hill. This route was formed in the 18th century. ~~3.1.11~~ The entrance is marked firstly by Stable Lodge (to the east) and then by the former stable block (now golf club) to the west. Landscaping and mature trees predominate over built form within this character area. The Parkland in the character area is now divided between Addington Palace golf course (to the north) and Addington Park (to the south).

3.1.12 A public park, Addington Park is laid to grass with mature trees primarily towards its north and south boundaries. A small modern car park and playground is set to the south. Flanked by South Lodge, this marks a former driveway to Addington Palace. The routes of two former driveways within Addington Park are evident as distinct earthwork features, now grassed over.

3.1.13 Addington Palace Golf Course is not publicly accessible. Despite the insertion of golf bunkers and tees, the area retains its open parkland aspect and clumps of mature trees consistent with Capability Brown's original design intentions. See section 4.0 for more information on the landscape design and layout.

## 3.2 LAND USES

### Village Character Area

3.2.1 Historically, the village incorporated a variety of uses required to make it largely self-sufficient to service the manor. These included village amenities and farm buildings, alongside farmworkers' cottages and large detached residences, each of which are described in more detail in section 5.4. Through the conversion or demolition of some historic farm buildings, the post office and school, and the construction of additional housing, land uses in the conservation area are now predominantly residential. The small scale of buildings means that most remain as single dwelling houses rather than having been converted to flats.

3.2.2 A number of services remain present in the village, including the public house, and forge, which contributes to its village character.

### Palace and Parkland Character Area

3.2.3 The character area pre- dominantly consists of former parkland, now in use as a golf course and public park. Addington Palace is now in use as a wedding venue and spa, whilst its former stable block has been converted to the clubhouse for the Addington Palace Golf Club Course. South Lodge, Stable Lodge and Lion Lodges are in domestic use, no longer related to Addington Palace or the golf course. The building types present within the Palace and Parkland Character Area are described further in section 5.4.

### 3.2 FORM, BUILDING HEIGHTS, MASSING AND DENSITY

#### Village Character Area

3.3.1 Building height and massing in the village varies dependent on use and status. The majority of buildings in the village are small in scale, with a few notable larger buildings comprising the church, Addington House and the Old Vicarage.

3.3.2 The Church tower forms the only tall structure in the village, and as such is a landmark in the locality. Dwellings in the village are between one and a half and two storeys in height. Ancillary structures, remaining former farm buildings and the forge are mainly one storey, indicating their subservient service function.

3.3.3 The depth and footprint of buildings is consistently small in relation to plot size. Low density, large gaps and resultant views between most buildings is important to the rural character of the area.

#### Palace and Parkland Character Area

3.3.4 Addington Palace is a large building of three storeys with a particularly wide and substantial footprint, reflecting its status as a manor house and Archbishop's Palace. The size of the building is balanced by the spaciousness of its parkland setting. The lodge buildings and stables were designed to be ancillary to the Palace, and are therefore much smaller in scale. The stable block is nevertheless a substantial complex of buildings, ranging between

one and two storeys in height.

The lodge buildings are also between one and two storeys in height. Overall, the area retains an undeveloped character.

### 3.3 KEY VIEWS AND LANDMARKS

3.4.1 Views and landmarks are shown on Map 12 and 13.

(1) 3.4.2 The view from land adjacent to Parkway and North Downs Crescent of Addington Palace and Shirley Hills is designated as a Croydon Panorama within the Croydon Local Plan 2018. Although the village itself is obscured by topography from this viewpoint, the Palace and Parkland are clearly apparent in their wider context, including Addington Hills and glimpses of central London to the north. Addington Palace is also designated as a landmark in the Local Plan.

(2) 3.4.3 In addition to the panorama, the nature of the area's topography allows for numerous other long range views across the valley to largely open ground and undeveloped skylines, and back towards the village, Palace and parkland. This contributes to the character of the conservation area by confirming its agricultural roots and continued rural setting. Towers on the skyline in New Addington act as a reminder of the wider urban context but detract from the rural character.

(3) 3.4.4 The Church tower forms a landmark in many views within the village and its immediate surroundings. In particular, views along Lodge Lane are terminated by the church tower and provide a striking close-up view. The tower is viewed in its village and rural context from Spout Hill and Boundary Way.

(4) 3.4.5 Unfolding views along Addington Village Road, of which views of the church form part, provide an intimate character. As the road straightens to the east, longer views are available along the road.

(5) 3.4.6 There are glimpsed views of Addington Palace from the village, particularly from Addington Park and Kent Gate Way. These visual links emphasise the historic relationship between the Palace and village, whilst maintaining the privacy of the Palace, but are hindered by non-historic tree planting along the boundary of the park and golf course, particularly in summer.

(6) 3.4.7 Views from and to Addington Palace would have been carefully designed as part of the parkland landscape and along the driveways. Wide ranging views are available from Bishops Walk of the Palace and Parkland and

from the Palace and its terrace across the landscape to the southeast, including the church tower and New Addington. It should however be noted that these views are not available from public land.

## 4.0 STREETScape CHARACTER

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

### 4.1 GREENERY, TREES AND OPEN SPACE

4.1.1 Greenery, trees and open space are extensive within conservation area and form a fundamental part of its spacious rural character.

#### Village Character Area

4.1.2 The main public green space is the 'village green', located on the site of the former school, at the junction of Addington Village Road and Spout Hill. Surrounding buildings face away from the space which limit its visual perception as a traditional village green at the heart of village life. It nevertheless provides an important and well-used amenity and a sense of openness in the village centre which should be preserved and enhanced.

4.1.3 The churchyard is included on the local list of historic parks and gardens. It forms an appropriate setting for the listed church and contains significant memorials including a prominent memorial to the five Archbishops of Canterbury who are buried at Addington, and a number of Commonwealth War Graves. Subdivision of the churchyard to the east (both as extant walls and earthworks) indicate extensions to the churchyard on land previously occupied by cottages and their gardens. Yew trees contribute to the character of this space and the adjacent junction, whilst further non-historic evergreen trees help screen views of Roxton Gardens.

The Cricket Ground is an important and well-used village recreational facility reflecting a long history of cricket in the village and is fringed by mature tree belts. Trees to the north form part of the historic grounds of Addington House and previously contained a chalk pit. They contribute to the building's special interest and setting. They also help screen views of modern development on Boundary Way and are protected by a Tree Preservation Order.

Informal green spaces and grass verges cement the rural village character. High levels of vegetation within private gardens such as Addington House and the Old Vicarage provide these main residences with a strong sense of privacy and status.

#### Palace and Parkland Character Area

4.1.4 In addition to its contribution to the rural character of the area, surviving elements of Capability Brown's 18th Century design (and later additions by the Archbishops) contribute greatly to the historic character of the area. Lancelot Capability Brown is regarded as one of Britain's most influential landscape architects, carefully designing whole landscapes to provide an improved 'naturalistic' appearance.

4.1.5 Use in part as a golf course has necessarily altered the appearance of the parkland (changes are first evident on the 1934 OS map), but has enabled much of the original design and openness to remain. The parkland slopes down from the palace to the village. It is put to grass with significant clumps of mature trees characteristic of Capability Brown's 18th century design. The raised terrace to the immediate east of Addington Palace was added in the early 19th century and is a prominent feature within the landscape. It is dominated by a large Cedar of Lebanon. This is a particularly notable specimen tree, protected through a Tree Preservation Order. The southern section of the terrace is obscured by non-historic planting, which surrounds a substantial modern marquee.

4.1.5 Both the planting and marquee erode the historic landscape design and detract from both the registered park and garden and the setting of the listed building.

4.1.6 To the north of the terrace is a refurbished fountain; first indicated in this position on the 1867 OS map. Above this, the valley side is more wooded. It contains remnants of the 19th century arboretum, pinetum, rhododendrons and specimen trees.

4.1.7 It forms the backdrop to many views within the village and across the valley, whilst framing and guiding views from the Palace. The variety of exotic and specimen trees visible emphasises its history as a designed landscape.

4.1.8 Historic maps also show an avenue of trees forming the driveway to Lion Lodges to the east and another avenue heading from this to the north; remnants of which appear to survive.

4.1.9 Within Addington Park surviving elements of Capability Brown's design include boundary planting to the south and west boundaries (along Kent Gate Way and Gravel Hill) and a number of mature parkland trees. A circle of horse chestnut trees date to development under the Archbishops. Planting along the boundary between Addington Palace Golf Course and Addington Park dates mostly to the 20th century, although some minor planting is evident in this location on the 1867 OS map. The planting obscures views to the Palace and erodes the integrity of the designed landscape.

## Greenery, trees and open space in the setting of the conservation area

4.1.10 Green space, vegetation and woodland surrounding the village contributes greatly to the rural character and setting of the conservation area. They retain evidence of past use such as coppicing in the woodland to the east of the village. Boundary Way is built on a former orchard and its boundaries preserve the orchard's extent. These areas form an important backdrop to views and to the way the conservation area is experienced. This 'green buffer' is therefore an important part of the setting of the conservation area.

## 4.2 PUBLIC REALM

### Village Character Area

4.2.1 The public realm is generally of a low-key nature consistent with the village's rural character. Soft, grassed verges and intermittent pavements (some set within the grass verge away from the road edge) give a sense of a rural lane, particularly along the eastern length to the east and west ends of Addington Village Road and along Spout Hill. The orientation of housing on Boundary Way away from Spout Hill further emphasises the rural character of Spout Hill.

4.2.2 In contrast, the junction outside the church retains a formalised pavement surfaced in modern red brick pavements with granite kerbs, which is also applied to widened areas of pavement opposite; outside the former post office and containing the war memorial. The traditional pavements and widened spaces emphasise the importance of this junction as the historic heart of the village. ~~4.2.3~~ This is further emphasised through the presence of the main village amenities; the church, public house and former post office. ~~4.2.4~~ Piped spring water – provided to villagers by the Archbishops – was also accessed at this junction from a spout within the (surviving) recess in the church wall.

4.2.5 The poor quality hard landscaped car parking area to the neighbouring Cricketers Public House however detracts from this central junction and the setting of the listed church.

Although modern, and inevitably acquiring elements of domestic character, the emphasis on hard landscaping within Forge Mews retains a farmyard character.

4.3.4 The streetscape in the village is generally uncluttered due to the limited presence of street furniture. However, refuse storage to The Cricketer's Public House is located prominently along Addington Village Road and detracts from the street scene. Historic-style lampposts set the village apart from surrounding development.

4.3.5 On Spout Hill, a lone gate post opposite Lion Lodges marks the historic entrance to Addington House.

### Palace and Parkland Character Area

4.2.6 The driveway was formerly lined by mature trees, many of which were lost during storms in 1987 and 1990. Areas of parking and former tennis courts, varied signage, bollards and gates have been inserted and cumulatively detract from the driveway. Soft verges, trees and the use of gravel nevertheless still provide a rural and historic quality to the driveway, whilst gaps between the trees provide glimpsed views to more expansive parkland. A gravel surface is also evident outside Lion Lodges and indicates the historic status and association of these buildings.

## 4.3 BOUNDARY TREATMENTS

4.3.1 Surviving historic boundary treatments include brick walls of varied style and height, flint walls with brick dressings, metal estate railing and chestnut palings, whilst a substantial number of hedges and boundary vegetation promote the green and secluded character of the area. Use of low picket fences to number 35 and number 42 Addington Village Road is not traditional but does reflect historic use of chestnut palings as evident in historic photographs.

4.3.2 Notable boundaries include the walled garden at Addington Palace, flint walls with decorative brick dressings and imposing gate pillars to Lion Lodges, and the highly decorative iron gateway and tall plain red brick walls (listed Grade II) to the churchyard. They denote the high status of the Palace and Church respectively. A surviving gate in the churchyard's north boundary was inserted to provide direct access for the Archbishops between the Palace and church. Further brick and flint walls are prominent in the streetscene along Spout Hill. Although not visible from the streetscene, sections of tall red brick walls exist to rear boundaries in Roxton Gardens and relate to the area's former use as kitchen gardens.

4.3.3 Poor boundary treatments, such as the close boarded fences to the rear of modern housing on Spout Hill, along the Cricket Ground and around much of Addington House, do not contribute to the character of the area.

### Village Character Area

~~4.3.4 The streetscape in the village is generally uncluttered due to the limited presence of street furniture. However, refuse storage to The Cricketer's Public House is located prominently~~

## 5.0 ARCHITECTURAL CHARACTER

### 5.1 GENERAL ARCHITECTURAL CHARACTER

5.1.1 The architecture of the conservation area varies in date, style and material, reflecting its long history and piecemeal development over time. The oldest buildings are the Church and Addington House, which contain fabric dating to the 11th century and 17th century respectively

5.1.2 The buildings generally display high quality architecture and materials, reflecting the high status of the manor. Direct references are made to ancestry of the manor through incorporation of the lions on the gateposts at Lion Lodges (referencing the Leigh family and potentially a survival from the previous manor house), and references to Archbishop William Howley above the porch to the church and South Lodge. The buildings within each character area can be grouped based on their historic function and status as shown in Map 15; their architecture and materials relate to these uses and are described in section 5.3 below.

### 5.2 HISTORIC AND ARCHITECTURAL SIGNIFICANCE OF BUILDINGS

5.2.1 Please see Map 14, colour coded to illustrate the different levels of contribution buildings make to the conservation area's character and appearance.

#### A) LISTED BUILDINGS

5.2.2 There are seven statutorily listed buildings within the Addington Village Conservation Area; Addington Palace (Grade II\*), the Church of St Mary the Virgin (Grade I) and its associated walls (Grade II), Addington War Memorial (Grade II), Addington House (Grade II), Lion Lodge (Grade II) and Flint Cottage, 45-47 Addington Village Road (Grade II). These buildings are of national significance and contribute greatly to the character of the conservation area.

#### B) LOCALLY LISTED BUILDINGS

5.2.3 ~~Seven-Nine~~ buildings in the Addington Village Conservation Area are included on Croydon's Local List of Buildings of Architectural or Historic Interest; The Cricketers Public House, The Old Post Office, 49 Addington Village Road, the Forge, the Old Vicarage, the Memorial to Archbishops within the churchyard, ~~and~~ South Lodge, Stable Lodge and the former stable buildings (Addington Palace Golf Clubhouse). These buildings have a significant level of local value and make a positive contribution to the special character of the conservation area.

#### C) POSITIVE UNLISTED BUILDINGS

5.2.4 Many other buildings in the Addington Village Conservation Area make a positive contribution to its character and appearance. These buildings collectively constitute the conservation area's special character. ~~Stable Lodge and the former stable buildings (Addington Palace Golf Clubhouse) are both identified as positive unlisted buildings but would appropriately be assessed for inclusion on the local list.~~

#### D) NEUTRAL BUILDINGS

5.2.5 There are several buildings in the conservation area that do not positively contribute nor actively detract from the area's special character. These are primarily modern buildings that are respectful in their scale and appearance.

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

5.2.6 ~~There are some notable extensions to buildings in the conservation area and some buildings adjacent to the conservation area that have a negative impact on its character and appearance~~ Extensions to the Cricketer's Inn, the substation and Petrol Station are identified as having a negative impact on the character and appearance of the conservation area, due to their scale, layout or architectural design.

### 5.3 KEY ARCHITECTURAL FEATURES AND MATERIALS

5.3.1 A number of architectural features and materials are characteristic of the conservation area. Flintwork of various designs is evident and is typically of high quality, particularly those used on the south porch of the Church. Brickwork in the conservation area also displays much variety, including plain red, multi-stock and buff bricks. Different styles of coursing are apparent.

5.3.2 The high level of variation contributes to the area and reflects the varied status and date of the buildings. Typical materials and architectural features are shown in the table above and images overleaf.

### 5.4 BUILDING TYPES Village Character Area

#### CHURCH AND MEMORIALS

5.4.1 The Church of St Mary the Blessed Virgin (listed Grade I) is constructed in fine flintwork with stone dressings. It is of particularly high architectural quality and forms a focal point for the village. The church has been altered and enlarged

throughout its history: the chancel and nave are the oldest parts of the church and date to 1080. Much of the remaining fabric dates to alterations and enlargements financed by the Archbishops.

5.4.2 The current appearance of the west tower dates to 1876 and is a landmark for the area.

5.4.3 The size and architectural quality of the church emphasizes its former association with the Archbishops of Canterbury, of which many references and memorials are preserved within the fabric. The church also contains memorials to other former Lords of the Manor.

In the churchyard is a finely-carved stone monument erected in around 1915 in memory of the five Archbishops buried within the church and churchyard. The monument is locally listed.

5.4.4 The granite War Memorial opposite the church is dedicated to the one hundred and seventeen men from the village who served in the First World War, twenty-two of whom perished. Designed by Ebutt and Sons, it is listed at Gradell.

#### LARGE RESIDENCES / DETACHED HOUSES

5.4.5 The large residences in the village comprise former farmhouses, bailiff houses, and the old vicarage. They are detached houses which provide a contrast to more humble farmworker's cottages through their size and architectural expression.

5.4.6 Addington House (Grade II listed) is the former farmhouse to Upper Farm. The formal 1830 rendered façade conceals the earlier history of the building, including a 17th century timber framed range and two 18<sup>th</sup> and 19<sup>th</sup> century brick ranges. The Old Vicarage was built in c.1867. Its scale is indicative of the status of the church and its links with the Archbishops. Home Farm is a former farmhouse of comparatively more modest scale, set prominently in the streetscene opposite The Cricketers Public House and dating to 1877. Farm Cottage was built c.1873 as the Farm Bailiff's House for Upper Farm. Both Home Farm and Farm Cottage are primarily viewed in relation to their former farmyards. Distinction from the surrounding agricultural style buildings is given by their architecture and presence of a front garden with strong boundary treatment.

#### FARMWORKER'S COTTAGES / SEMI-DETACHED AND TERRACED HOUSES

5.4.7 On the north side of Addington Village Road, Grade II listed 45-47 Addington Village Road – known as Flint Cottages - was formerly a terrace of three farmworker's cottages, now converted to a single residence. The date of construction (1797) is incorporated into its flint and brick elevation. The cottages are viewed in association with the neighbouring Church, each complementing the historic character and integrity of the other. Built in the early 19th century, 49 Addington Village Road originally formed a pair of farmworker's cottages. Despite alteration, its overall composition, scale, roof form and chimney nevertheless indicate its historic origins.

5.4.8 Further to the west, the south side of Addington Village Road is flanked by farmworker's cottages of varying age.

5.4.9 They generally form small groups of similiarly detailed buildings, displaying well- proportioned facade, strong symmetry and group value.

#### FARM BUILDINGS

5.4.10 *Upper Farm*: Forge Mews comprise a late 20th century rebuilding of the 18th century stables, cow house and cart house to Upper Farm/Addington House Farm. The buildings do not exactly replicate their predecessors, but respect their design, materials and yard arrangement. The buildings front directly on to the pavement edge. The near-blank brick wall is oppressive in the streetscene (accentuated by the use of a stark plain red brick), but reflects the original building's design.

5.4.11 *Home Farm*: Home Farmyard buildings were constructed in 1780 to service the newly constructed manor house and parkland. The buildings were largely destroyed by fire in 1877 and were subsequently rebuilt. A long, one-storey flint building with gable end abutting the pavement edge is prominent on entry into the village. A much- altered building is set parallel to this which nevertheless retains a characteristic long, low form and gabled roof.

5.4.12 *Lower House Farm*: Lower House Farm, ~~and~~ farmyard and the village pond were originally located to the west and south of The Cricketer's, but no longer survive.

#### VILLAGE AMENITIES

5.4.13 *Forge*: Records of a forge in this location date back to the 16th century, whilst the current building dates to 1740 with some 1815 reconstruction. The forge would have been at the heart of village life, providing support to its farming functions. Its continued use as a forge contributes greatly to its character and to that of the village.

5.4.14 The building is humble in scale and appearance. The numerous shuttered openings functioned to provide greater light and ventilation, and result in a distinctive appearance. A series of ad hoc corrugated metal structures added to the west are of poor quality and do not contribute to the conservation area, but are complementary in scale and emphasise the building's industrial nature.

5.4.15 *Post Office and Shop*: 42 Addington Village Road was built in 1881 with a shop to the west and the eastern half housing a curate.

5.4.16 The shop was opened as a co-operative enterprise and was the only shop in the village. Post Office services were added in 1884, and by 1906 it also sold refreshments in the gardens. The shop closed in the 1960s and is now a private residence. The original entrances to the front elevation have been altered to a single side entrance.

5.4.17 *Public House*: The Cricketers Inn dates to the 1840s and replaced a previous Inn located to its rear. The surviving Victorian building retains a symmetrical elevation to Addington Village Road. Originally brick, the façade has been rendered and a porch added. The building has been subject to numerous extensions. Although generally lower in height, their excessive footprint, poor design and overly complex roof form dominate the scale of the historic public house and detract from the character of the conservation area.

#### MODERN RESIDENTIAL DEVELOPMENT

5.4.18 The scale and form of the buildings is in keeping with the character of the conservation area, and the buildings retain a consistent style characteristic of their age. Spaciousness is retained through front lawns

and views to mature vegetation, whilst historic front boundaries and grass verges help integrate the buildings into the historic streetscene fabric. The architecture of the buildings themselves however does not contribute to the character of the area.

#### MODERN NON-RESIDENTIAL DEVELOPMENT

The Police Station and Petrol Station do not have historic precedent but provide services for the village and wider area. The buildings, alongside the functional substation, do not contribute to the conservation area although the spaciousness of the area ensure they do not dominate. They are situated in a highly visible location at the entrance to the conservation area and in the foreground of views to the Parkland.

#### Palace and Parkland Character Area

##### ADDINGTON PALACE

5.4.19 Grade II\* listed, Addington Palace was built originally as Addington Manor House to the designs of Robert Mylne in 1772 for Barlow Trecothick. The original property comprised a two storey central block with one storey wings linking to gabled pavilions. Following its acquisition by the Archbishops of Canterbury, further extensions were made. This included an additional storey to the one storey wings, a chapel and library by Henry Harrison in 1828-1833.

5.4.20 In 1898 the estate was sold to Frederick English, who appointed R. Norman Shaw to restructure the property, including the addition of a further floor to the central block and interior reconstruction. During the First World War the Palace was used as a military hospital to treat enteric fever and malaria. Later use of the building as a Golf Club, The Royal School of Church Music and currently as a spa and wedding venue have required some minor changes to the building, but its significance lies in the main phases of construction in the late 18th, early 19th and early 20th centuries.

5.4.21 The Palace is Palladian in style and built in Portland Stone with prominent chimney stacks. Its main phases of construction have been completed in similar style and materials to present a single unified composition. Its particularly linear layout and shallow depth produces particularly impressive principal facades overlooking the driveway and terrace. A curved red brick walled garden is located to the south and 20th century extensions relating to use as a music school incorporate an earlier pavilion structure to the north.

##### LODGE BUILDINGS

5.4.22 Five lodge buildings are associated with Addington Palace, of which four survive and three are within the conservation area. Although all but one of the Lodges were built in the early 19th century, they were designed with different architectural treatments as a display of wealth and knowledge.

5.4.23 On Spout Hill, Lion Lodges (Grade II listed) were likely designed by Robert Mylne in conjunction with his design for the Palace (1770s), but mark the original entrance to the previous medieval manor house. Their paired design emphasises the former driveway, which is set centrally.

5.4.24 Within Addington Park, South Lodge marks the location of a former driveway and forms part of Archbishop Howley's extensive alterations and extension to the Palace and Park in the early 19th century. Its gables and overall roof form are prominent; accentuated by decorative bargeboards, finials and fish scale tiles. It is locally listed.

5.4.25 Marking the current entrance to Addington Palace, Stable Lodge also likely dates to Howley's developments. It is the simplest of all the Lodges, but nevertheless retains much charm and a characterful roofscape. It is locally listed.

##### STABLE BLOCK

5.4.26 The stable block was built for the Archbishops in 1829, again as part of Howley's developments. Set around a grassed courtyard, the buildings are unified by consistent use of brown brick, red brick dressings and small paned hung sash windows. This produces a well-proportioned classical composition. A clock and belfry to the north form the focus of the group. Its inward-facing courtyard design result in irregularly designed brick elevations to Gravel Hill and the driveway, limiting its presence in the streetscene. The stable block is locally listed.

## 6.0 CONDITION AND THREATS

### 6.1 GENERAL CONDITION

6.1.1 The majority of the buildings are occupied and generally in good condition. The Forge, ~~and~~ the gateway in the wall between the churchyard and Roxton Gardens and a number of historic boundaries in the area would benefit from maintenance. Addington Palace is adequately maintained but would benefit from greater sympathetic use of the building and continued repairs particularly to the Portland stonework.

Buildings generally retain their historic integrity, although this is eroded in some places by the loss of historic features. In particular, windows have been replaced by upvc alternatives and some original brick elevations have been painted or rendered.

In general, existing late 20<sup>th</sup> century developments are in keeping with the scale and form of historic development and have a neutral impact. Insensitive new development has the potential to dilute and overwhelm the special character of the historic village. The extensions to The Cricketers Inn and the marquee at Addington Palace are both of a scale and design out of keeping with their host building.

6.1.2 The landscaping and paraphernalia associated with The Cricketers also detracts from the character of the area. The petrol station and electricity substation in the immediate setting of the conservation area erode views to the village on approach from the west.

6.1.3 Signage, car parking, and modern paraphernalia along the driveway detract from the approach to Addington Palace. Traffic travels at speed through the centre of the village and along Spout Hill. ~~Traffic levels and~~ Car parking - including use by commuters in association with the Addington Transport Interchange - detracts from the historic rural character of the village. The area suffers from some fly tipping and littering.

6.1.4 Whilst mature vegetation contributes greatly to the character of the area, planting has also reduced views toward Addington House and the Old Vicarage. That to the south boundary of Addington House in particular does not appear to have historic origins. Modern planting along the boundary between Addington Golf Course and Addington Park has obscured views of the Palace. Woodland in the Parkland and immediate setting of the conservation area would benefit from greater management to maintain its health and keep paths clear.

### 6.2 KEY THREATS AND NEGATIVE ISSUES

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 the quality of the area.

## MANAGEMENT PLAN

This Management Plan provides area-specific guidance on development, maintenance and enhancement in Addington Village Conservation Area. It supplements and must be read in conjunction with Croydon's *Conservation Area General Guidance*, which provides general guidance for all Conservation Areas.

## 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. It is also the responsibility of the property owner to ensure the correct permissions are in place prior to undertaking works in the conservation area. Whilst not all works require planning permission such as changing windows to unlisted single dwelling houses, the need for permission can be affected by conservation area designation. Further information on what requires planning permission is available in the CAGG. The Council also maintains the right to serve an Article 4 Direction, if deemed appropriate, to expand planning permission controls in order to protect the special character of the conservation area. The following considerations are identified as particularly relevant to the Addington Village Conservation Area.

### 7.1 STATUTORY LISTED AND LOCALLY LISTED BUILDINGS

7.1.1 The conservation area contains seven statutory listed buildings. Listed building consent is required for all building works, both external or internal, that affect the building's character. There are also ~~seven~~ nine locally listed buildings in the area. Careful consideration must be given towards preserving the special character of these buildings.

## 7.2 REGISTERED PARK AND GARDEN: ADDINGTON PALACE

7.2.1 The Parkland around Addington Palace is listed at Grade II on the Historic England Register of Historic Parks and Gardens (please see Map 54). Works must be undertaken with special regard to the historic character and design of the Parkland.

## 7.3 ARCHAEOLOGICAL PRIORITY AREA

7.3.1 Most of the conservation area and surrounding land is situated within an Archaeological Priority Area, which identifies the likelihood that archaeological deposits survive below ground. As such, archaeological investigations will likely be required for development that involves groundworks. See section 2.3 and the appendix for further information.

## 7.4 TREES IN CONSERVATION AREAS AND TREE PRESERVATION ORDERS

7.4.1 Trees contribute greatly to the rural, sylvan character of Addington Village Conservation Area and its setting.

Six weeks notice must be given to the Council for all proposed tree-works to trees over 7.5cm in stem diameter within the conservation area. In addition, there are also numerous Tree Preservation Orders (TPO) in place across the conservation area and within its surrounding green buffer. This provides further protection to trees. Those wishing to undertake works to a TPO tree must seek written consent from the Local Planning Authority by way of a tree works application (8 week process). Further information on trees - including how to find out if your tree has a TPO - is available from the council's website as referenced in the appendix.

## 7.5 GREEN BELT

7.5.1 The conservation area in its entirety and its surrounding green buffer is designated as Metropolitan Green Belt and consequently national and local planning policy applies in this regard.

## 7.6 NATURE CONSERVATION

7.6.1 Green space and woodland in and around the conservation area contribute to biodiversity and the borough's natural wildlife heritage. Addington Palace Golf Course within the conservation area, and Three Halfpenny Wood within its immediate setting are designated as Sites of Nature Conservation Importance. Falling outside the direct remit of conservation area designation, nature conservation policy applies separately in this regard.

## 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 for proposed development in the Addington Village Conservation Area. These have been developed in order to help preserve and enhance the particular character and appearance identified in the Appraisal.

8.0.3 The Suburban Design Guide Supplementary Planning Document (SDG) ~~(SPD2)~~ provides guidance for development in the borough. Much of the guidance in the SDG ~~SPD2~~ is relevant to proposals in Addington Village Conservation Area. Where the guidance set out in the SDG ~~SPD2~~ conflicts with that in the conservation specific documents however, it is the Conservation Area General Guidance and Conservation Area Appraisal and Management Plan Design Guidelines which take precedence.

## 8.1 USE

8.1.1 The variety of historic building uses in the conservation area contribute to its character and to understanding the area's historic development. Based on its historic use, each historic building type (as set out in section 5.4) has a distinctive form and character. As such, the form, design and detailing of farm and service buildings differ from those of domestic buildings. It is these distinctions that help our understanding of the village's origins. Where buildings remain in their original use, the Council will encourage those uses to be retained. Consideration of historic building types (based on their historic use) is also central to proposals for new development, extension and alterations as set out further below.

## 8.1 DEMOLITION

8.1.1 There is an opportunity to improve the character of the conservation area through demolition of buildings identified in section 5.2 as detracting from the conservation area's special character. Demolition of buildings identified as making a neutral contribution to the conservation area could also be accepted. In both cases, the proposed replacement scheme must be of high quality to result in an enhancement to the character and appearance of the conservation area. Demolition of statutory listed buildings, locally listed buildings and buildings that make a positive contribution to the conservation area as outlined in section 5.2, constitutes substantial harm to the conservation area and will not be considered acceptable.

8.1.2 For further advice please see section 5.1 of the Conservation Area General Guidance SPD.

## 8.2 NEW DEVELOPMENT IN THE CONSERVATION AREA

8.2.1 Opportunities for new development would primarily result from the redevelopment of sites within the village containing buildings that do not positively contribute to its special character.

8.2.2 Back garden development and infill development in the village will only be supported where it does not have an adverse impact on plot size, layout, significant gaps between buildings and the spacious rural character of the area.

8.2.3 Such development should ensure the area's historic character is not further diluted.

8.2.4 Should an acceptable development site come forward within the village, any new development within the conservation area must:

- Respond to the form, character and detailing of a single historic building type and use [as set out in section 5.4](#)
- Respect existing layout, plot size, building footprints and siting
- Complement predominant roof forms and rooflines
- Preserve the green and spacious character of the area, including significant gaps between buildings
- Retain and enhance mature vegetation
- Apply high-quality materials and detailing

8.2.5 Proposals should seek to maintain the open character and landscape design of Addington Parkland and therefore new development on open land in the parkland will not generally be acceptable.

### 8.3 EXTENSIONS

8.3.1 Any proposed extensions should preserve the spacious, open character of the conservation area. As such, the scale of any extension is limited and should remain subservient to the host building. The symmetry of a semi-detached pair or uniformity of a group should be maintained. The varied orientation of buildings in the area and spaciousness of plots means that - as well as front elevations - it is often possible to view rear and side elevations from the streetscene and new extensions should be designed accordingly.

8.3.2 The location, scale and design of any proposed extension should respond to the orientation, form and historic use of the host building. Contrasting materials may help to achieve differentiation between the main building and extension. ~~8.3.3~~ The design and materials should nevertheless complement the original building and the character of the area.

8.3.4 Roof extensions will generally not be permitted due to the resultant additional massing and loss of historic roof forms. Historic chimneys visible in the streetscene (and all chimneys on listed or locally listed buildings) should be retained. Rooflights and dormers should be avoided to front elevations or where they would be visible from publicly accessible areas, where they do not form part of the original design. Where rooflights are permitted, they should be conservation rooflights which are metal-framed and set flush with the roof plane.

### 8.4 SETTING

8.4.1 Some buildings in Addington Village fall outside the conservation area as they do not directly contribute to its historic or architectural interest. The buildings nevertheless form an important part of the village and the setting of the conservation area.

8.4.2 Redevelopment or alteration to these buildings must carefully consider any impacts on the conservation area's character, the uniformity of groups of buildings, and must be sensitively designed to have no resultant harm

8.4.3 Development within the wider green buffer surrounding the conservation area must demonstrate that such development does not harm the rural setting of the conservation area.

### 8.5 WINDOW ALTERATIONS AND REPLACEMENT

8.5.1 Many historic buildings in the Addington [Village](#) Conservation Area were designed with timber hung sash or casement windows, which contribute to the historic appearance of the area. Original or traditional style windows should be retained and repaired. If improved thermal performance of single glazed windows is required, then draught proofing and internal secondary glazing should be considered.

8.5.2 Replacements, if demonstrated to be necessary, should be made on a like for like basis in terms of design and materials. Improvements to the design or reinstatement of traditional style windows where these have been lost will be sought where possible.

8.5.3 New window openings or alteration to the size of window openings will not be considered acceptable unless there is historic evidence for this or the proposed is sympathetic to the original design and character of the building.

8.5.4 Please see Conservation Area General Guidance section 5.6 for further guidance on the Council's policy towards window replacement.

## 8.6 DOORS AND PORCHES

8.6.1 Traditional doors in the area are generally solid timber. Where possible, historic doors should be retained.

Replacement doors should be of solid timber and should seek to reflect historic designs in keeping with the function of the building, and character and appearance of the area.

8.6.2 Where houses incorporate historic porches as part of their historic design, these add interest to the character and appearance of the conservation area. Historic porches should not be removed or enclosed. Improvement or removal of poorly-detailed modern porches will be encouraged.

8.6.3 New open porches may be considered acceptable, provided they are well detailed and result in an enhancement to the character of the host building. Porches are, however, not characteristic of traditional farm buildings and are therefore unlikely to be acceptable on buildings of this nature.

## 8.7 CLADDING, RENDERING OR PAINTING OF WALLS

8.7.1 As outlined in the Appraisal, the area displays variety in its use of brick and flint to building elevations. This variety in detail, texture and colour contributes to the character of the area and understanding of each building's status and function. Proposals to render, clad or paint historically exposed walls or elevations will not be supported. The removal of existing non-original paint and render is encouraged where this would not cause damage to the underlying fabric.

## 8.8 BOUNDARY TREATMENTS

8.8.1 Historic boundary walls of varying flint and brick designs, [chestnut paling and metal estate railings](#) form part of the historic fabric of the conservation area and should be retained.

8.8.2 In contrast, there are other areas where front boundary walls are not present. This includes the former farmyard at Farm Mews and modern properties along Spout Hill. Here, a rural or farmyard character is promoted. Introduction of new boundaries in these areas would detract from this character.

8.8.3 A number of historic boundaries are in poor condition and would benefit from sensitive repair to match their original appearance and materials. Some modern replacement boundaries are of poor quality, untraditional details and/or poor condition; their replacement with more sympathetic alternatives is encouraged.

## 8.9 FORESTDALE AREA

8.9.1 Forestdale Intensification Area is located to the southwest of Addington. It has been identified as an opportunity for intensification and revitalisation focussing around the neighbourhood centre. The area remains distinct from the conservation area due to its location and topography, and whilst development in the area in accordance with [the Suburban Design Guide SPD2](#) is unlikely to have an impact, it should nevertheless ensure that the setting of the conservation area is respected. See the draft Suburban Design Guide Supplementary Planning Document [SPD2](#) for more information.

## 8.10 TREES AND PARKLAND

8.10.1 Trees in Addington [Village](#) Conservation Area contribute to the green and rural character of the village, parkland and surrounding area. Within the parkland surrounding Addington Palace and in Addington Park much of the planting forms part of the 18th century designed landscape. In particular, the Cedar of Lebanon on the Palace terrace contributes greatly to the parkland and setting of the Palace and is protected by a Tree Preservation Order. Tree works and works to the landscape should preserve or enhance this character. Significant views and glimpsed views of buildings should be preserved or enhanced. Non-historic planting should be removed or thinned where it detracts from the character of the area or obstructs significant historic views. Works should be undertaken in liaison with the tree team.

## 8.11 GARDENS AND PUBLIC SPACES

8.11.1 Insertion of ancillary large structures in gardens will generally not be supported due to the potential disruption to the area's spacious character and loss of green spaces. All small-scale outbuildings should be located to the rear of the host building and/or where they are not clearly visible in the streetscene, should preserve views across gardens and not cause the removal of existing trees.

8.11.2 Paraphernalia within gardens (such as bin and cycle stores) should be minimised. Where required, suitable discreet locations to the rear or where they are not prominent in the streetscene should be sought.

8.11.3 Hardsurfacing to gardens should be minimised in favour of soft landscaping. However, the hard landscaping in Forge Mews and other service yards should be maintained, to retain the historic character of these original yards.

## 9.0 ENHANCEMENTS

9.0.1 Property owners are strongly encouraged to undertake regular maintenance and sympathetic minor works to improve the condition and appearance of their properties, which will have a wider positive impact on the conservation area as a whole.

9.0.2 The Council welcomes and supports enhancement schemes which contribute to the special character and appearance of the conservation area.

Opportunities to enhance the significance and setting of archaeological assets should also be sought.

## 9.1 MAINTENANCE

9.1.1 It is important that buildings receive regular maintenance to ensure the long-term survival of important features and to prevent problems including damp and decay. If minor repair works are left unattended, it may result in unnecessary damage and the need for more extensive and expensive repairs in the future.

9.1.2 Recommendations for basic maintenance and repair include:

- Regular clearing of debris in gutters and rainwater pipes.
- Pruning of vegetation and trees, particularly those close to buildings.
- Re-fixing loose roof tiles or slates.
- Regular repainting of timber.
- ~~Historic brick and flint work should be repaired using matching lime mortar as use of cement products can cause serious damage to the fabric.~~

9.1.3 All repairs should be undertaken considerately and should match the appearance and materials used in the original. Historic brick and flint work should be repaired using matching lime mortar as use of cement products can cause serious damage to the fabric.

9.1.4 Please see section 6 of the Conservation Area General Guidance SPD for further guidance. Further advice for homeowners is provided by the Institute of Historic Building Conservation and the Society for the Protection of Ancient Buildings via the website 'Caring for your Home' (see Appendix for details).

9.1.5 Advice should be sought from heritage specialists from the Council for proposed works of reinstatement to determine whether they are appropriate and whether permission is required.

## 9.2 ENHANCEMENTS TO ADDINGTON VILLAGE CHARACTER AREA

9.2.1 The conservation area and its buildings could be enhanced through the repair, restoration or reinstatement of damaged or lost architectural and landscape features. Such works should, however, be based on clear evidence of the original. The removal of modern paraphernalia would also enhance the area. The following works are considered enhancements:

- Removal of upvc or aluminium windows and replacement with well-designed timber alternatives that are in keeping with the conservation area's and building's character.
- Reinstatement of timber fascias and bargeboards.
- Reinstatement of painted metal rainwater goods.
- Repair and improvement to boundary treatments.
- Removal of non-historic render or paint where this can be achieved without damage to the underlying surface, to reveal originally exposed brick or flintwork.
- Removal or redesign of infilled / non-historic porches.
- Careful management of planting to retain significant views and glimpsed views of buildings.
- Appropriate retention and reinforcement of mature vegetation in public and private spaces which contributes to the rural character of the area.
- Removal of non-historic planting along the southern boundary to Addington House.
- Reinstatement of the pedestrian access between Spout Hill and Boundary Way.
- Enhancements to The Cricketers Public House, including improvements to the modern extensions, increased soft landscaping to the site and relocation of the bin store.
- ~~Improved design of the Village Green to encourage greater public use.~~ Enhancements to the landscaping of the village green to further enable public use and enjoyment.

## 9.3 ENHANCEMENTS TO PALACE AND PARKLAND CHARACTER AREA

9.3.1 Addington Palace and Parkland would benefit from an holistic approach to conservation management. Any proposals for alteration to the parkland or buildings should be based on historic research and a thorough

understanding of their original design, development and significance. An up-to-date Conservation Management Plan would be of benefit for this.

9.3.2 Subject to the results of research and/or a Conservation Management Plan, potential elements of enhancement to the Palace and Parkland could include:

- Reinstatement of historic landscape features, where these have been lost or eroded.
- Removal of non-historic planting, including that along the boundary between Addington Park and Addington [Palace](#) Golf Course.
- Analysis and reinstatement of significant designed views.
- Improved woodland management (including to areas of woodland in the immediate setting of the conservation area).
- Planting replacement trees to ensure mature planting is in place if any significant planting is nearing the end of its life.
- Repair and restoration of the terrace
- Removal of marquee (and its associated non-original planting indicated above)
- Continued repairs to Portland stonework of Addington Palace
- Redesign and improvements to the service yard and 1960s extensions to the Palace complex
- Greater sympathetic use of the building
- Greater legibility of the route of original driveways
- Rationalisation of signage and other modern insertions to entrance and driveway
- Repair, maintenance and reinstatement of any missing features to the lodge buildings (such as those listed for Addington Village above)
- Reinstatement of historic boundary treatments
- Careful removal of undergrowth to the Bronze Age barrow in the Parkland, and consideration of ways to limit further growth to avoid damage to the monument.
- Consider ways to improve the legibility and setting of the former medieval manor house within the golf course, for example by recreating the near house landscape within which the house would have been set

## 9.4 PLAQUES FOR HISTORIC BUILDINGS

9.4.1 Members of the community elsewhere in the borough have recommended that plaques could be erected on listed or locally listed buildings within conservation areas to celebrate and inform passers-by of their designation and historic significance. In principle the Council would consider proposals for the erection of plaques, subject to appropriate design and sensitive placement, but there is no capacity at present for the Council to supply plaques.

9.4.2 The Council recommends such a scheme could be led by a local heritage organisation, such as the Croydon Natural Historic and Scientific Society. Plaques would need to ensure they do not detract from any identified architectural significance, nor introduce undue clutter. Listed building consent would be required for erection of plaques on a Listed Building.

## 9.5 CONSERVATION AREA SIGNAGE

9.5.1 The Council will consider any community-led projects to introduce signage to identify the area's conservation designation, provided that it is of a design that would enhance the area's special character, does not introduce undue clutter, promotes consistency in approach and that the cost of maintenance and management is fully considered. The Council is generally unable to supply or maintain such signage.

## 9.6 PUBLIC REALM IMPROVEMENTS

9.6.1 Routine maintenance of the public realm occurs as part of the ongoing cycle of maintenance within the borough. Such regular maintenance and repair of buildings and green spaces makes an important contribution to the appearance of the conservation area. There may be potential for further enhancements in the future, which could include additional enhancements to the Village Green, reinstatement of traditional surfaces or improvements to street furniture and signage. All proposals to enhance the public realm should consider the Croydon Public Realm Design Guide and must contribute to the special character and appearance of Addington [Village](#) Conservation Area.

## 10.0 APPENDIX 1

### USEFUL WEBSITES

#### a) Websites

- National Planning Policy Framework:  
<https://www.gov.uk/government/collections/revised-national-planning-policy-framework>
- Planning Portal  
<https://www.planningportal.co.uk/>
- Croydon Council Planning and Conservation web pages:  
<https://www.croydon.gov.uk/planningandregeneration/framework/conservation>  
[www.croydon.gov.uk/planningandregeneration](http://www.croydon.gov.uk/planningandregeneration)
- Croydon Council Tree web pages:
- [www.croydon.gov.uk/environment/treesandlandscape/orders](http://www.croydon.gov.uk/environment/treesandlandscape/orders) (for tree preservation orders)
- [www.croydon.gov.uk/environment/treesandlandscape/conareas](http://www.croydon.gov.uk/environment/treesandlandscape/conareas) (for trees in conservation areas)
- Historic England web pages:  
[www.historicengland.org.uk](http://www.historicengland.org.uk)  
[www.historicengland.org.uk/images-books/publications/](http://www.historicengland.org.uk/images-books/publications/) (to access Historic England publications)  
[www.historicengland.org.uk/listing/](http://www.historicengland.org.uk/listing/) (for access to statutory list descriptions)  
[www.historicengland.org.uk/advice/technical-advice/](http://www.historicengland.org.uk/advice/technical-advice/) (to access Historic England [guidance advice](#))
- Greater London Archaeology Advisory Service  
[www.historicengland.org.uk/services-skills/our-planning-services/greater-london-archaeology-advisory-service/](http://www.historicengland.org.uk/services-skills/our-planning-services/greater-london-archaeology-advisory-service/) (general information)  
[www.historicengland.org.uk/services-skills/our-planning-services/greater-london-archaeology-advisory-service/greater-london-archaeological-priority-areas/](http://www.historicengland.org.uk/services-skills/our-planning-services/greater-london-archaeology-advisory-service/greater-london-archaeological-priority-areas/) (for information on Archaeological Priority Areas)
- 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/what-we-do/planning/london-plan](http://www.london.gov.uk/what-we-do/planning/london-plan)
- 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)
- The Heritage Funding Directory  
[www.heritagefundingdirectoryuk.org/](http://www.heritagefundingdirectoryuk.org/)

#### RELEVANT CROYDON COUNCIL DOCUMENTS (WEBLINK ABOVE)

- *Planning Application Validation Checklist*
- *Public Realm Design Guide* (2018)
- *Supplementary Planning Document: Conservation Area General Guidance* (2013)
- *Supplementary Planning Document 1: Local List of Buildings of Architectural or Historic Interest* (2006)
- *Supplementary Planning Document 2: Suburban Design Guide* (2018)
- *Supplementary Planning Guidance 1: Shopfronts and Signage* (1996)
- *Supplementary Planning Guidance 12: Landscape Design* (2004)

#### RELEVANT NATIONAL GUIDANCE DOCUMENTS

- *Energy Efficiency and Historic Buildings*, which is a series of Historic England guidance documents available to view and download at [www.historicengland.org.uk/images-books/publications.eehb-draught-proofing-windows-doors/](http://www.historicengland.org.uk/images-books/publications.eehb-draught-proofing-windows-doors/)
- *The Setting of Heritage Assets* (Historic England 2017) (Weblink above)
- *Understanding Place: Conservation Area Designation, Appraisal and Management* (Historic England 2017) ([Weblink above](#))
- *Caring for your Home* (<https://www.ihbconline.co.uk/caring/>)
- *Responsible Retrofit of Traditional Buildings* (Sustainable Traditional Buildings Alliance 2012)

## 10.1 APPENDIX 2

### CONTACTS

Croydon Council, 6th Floor Bernard Weatherill House, 8 Mint Walk,  
Croydon CR0 1EA;

Phone: 0208 ~~7266000~~407 1385

Email: [contact.spatial.planning@croydon.gov.uk](mailto:contact.spatial.planning@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~~0208 253 1022;  
Email: [local.studies@croydon.gov.uk](mailto:local.studies@croydon.gov.uk) [archives@croydon.gov.uk](mailto:archives@croydon.gov.uk)

Historic England, London Region

4th Floor, Cannon Bridge House,  
25 Dowgate Hill London, EC4R 2YA  
Tel: 020 7973 3700

Email: [customers@HistoricEngland.org.uk](mailto:customers@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~~0207 5298920;  
[officeinfo@georgiangroup.org.uk](mailto:officeinfo@georgiangroup.org.uk)  
[www.georgiangroup.org.uk](http://www.georgiangroup.org.uk)

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: ~~0161 832 0666~~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)

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

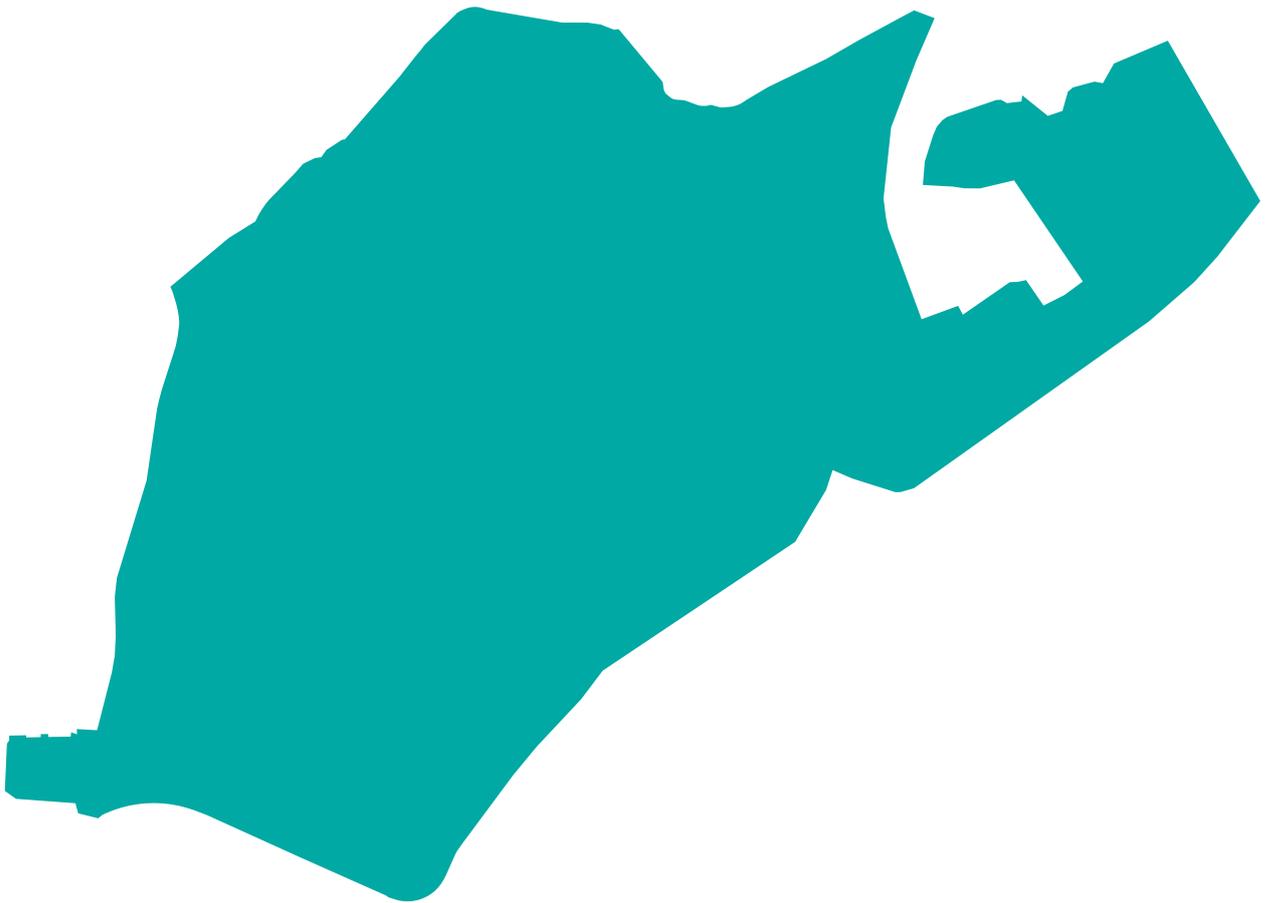
Croydon Natural History and Scientific Society

~~Contact: Brian Lancaster: Tel: 0208 6686909~~

[www.cnhss.co.uk](http://www.cnhss.co.uk)

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# ADDINGTON VILLAGE CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN



SUPPLEMENTARY PLANNING DOCUMENT

# CONTENTS

## ISSUE

Supplementary Planning Document (SPD) endorsed for adoption by Cabinet on XXXX and adopted as a SPD at full Council on XXXX.

This document is available to view and download online at: [www.croydon.gov.uk/environment/conservation/conservationareas](http://www.croydon.gov.uk/environment/conservation/conservationareas)

## PUBLISHED BY

CROYDON COUNCIL  
Bernard Weatherill House  
8 Mint Walk  
Croydon CR0 1EA  
[www.croydon.gov.uk](http://www.croydon.gov.uk)  
Email: [spatial.planning@croydon.gov.uk](mailto:spatial.planning@croydon.gov.uk)  
Tel: 020 4071385

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## CONSERVATION AREA GENERAL GUIDANCE

Please read this document alongside the *Croydon Conservation Area General Guidance document*, available online at: [www.croydon.gov.uk/environment/conservation](http://www.croydon.gov.uk/environment/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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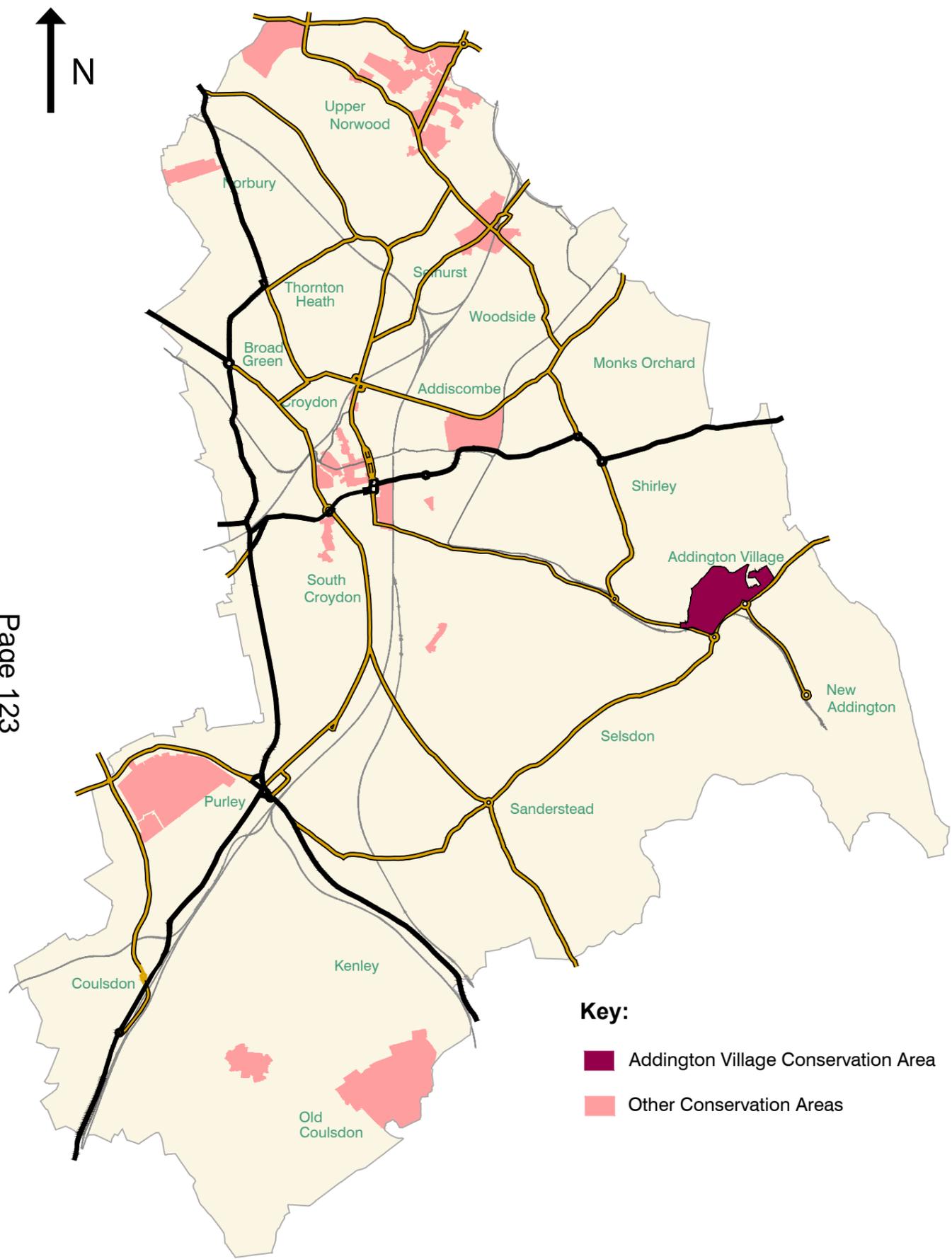
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Map 1. The location of the Addington Village Conservation Area and other Conservation Areas in Croydon.



# INTRODUCTION

# 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.

## 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, also identifying threats to this character. It is important to note that assessments made in this document are non-exhaustive, and further elements of architectural or historic interest may be present.

1.2.3 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 enhancement schemes are also explored. For further information please see section 1.5 of the Conservation Area General Guidance SPD.

## 1.3 WHAT IS THE DOCUMENT'S STATUS?

1.3.1 This document has been adopted as a Supplementary Planning Document (SPD) to

Croydon Local Plan 2018 and is a material consideration when assessing planning applications that affect the conservation area.

1.3.2 All planning applications for sites within the Conservation Area should be informed by the adopted document and the Croydon Conservation Area General Guidance SPD.

## 1.4 COMMUNITY INVOLVEMENT

1.4.1 The Addington Village Residents' Association and Mid Croydon Conservation Area Advisory Panel supplied material to inform a draft Conservation Area Appraisal and Management Plan prior to public consultation.

1.4.2 Public consultation was undertaken between 18 April and 30 May 2019. A consultation event was held at Addington Church Hall on 9 May 2019. The draft document was available to view on the Council's website and social media (see Appendix) and hard copies available from local libraries.

An article was published in Your Croydon to inform residents and invite comment. Following the consultation, all public responses were considered and, where appropriate, the document amended prior to a recommendation to full Council for adoption

## 1.5 DESIGNATION BACKGROUND

1.5.1 Addington Village Conservation Area was designated in July 1973. The boundary was extended to include Addington Palace,

the stables, stable lodge, south lodge, historic parkland between the Palace and village (now golf course and public park) and Roxton Gardens, and to remove numbers 63-73 (odd) and 52-54 (even) Boundary Way in January 2020 (Map 2).

Map 3 shows some of the key buildings and areas within the conservation area.



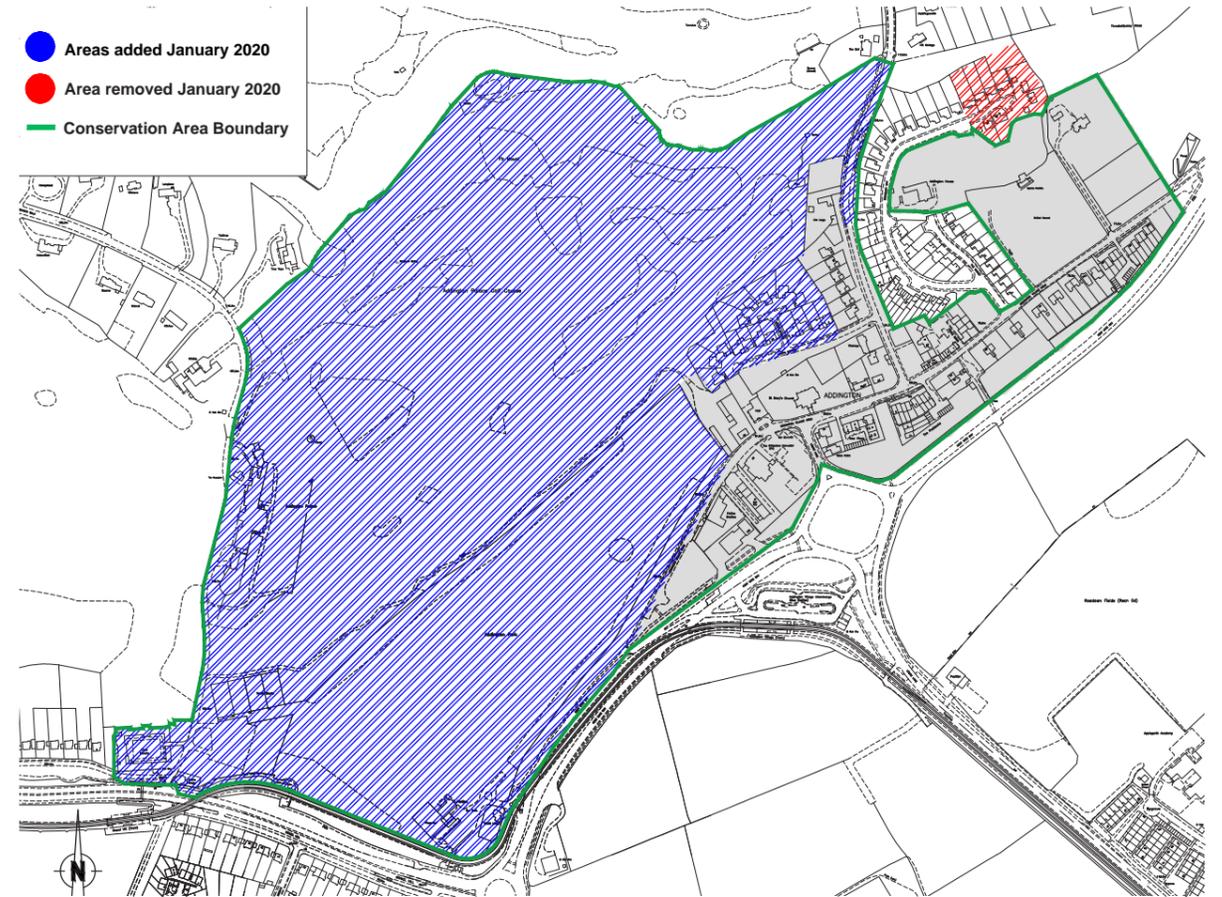
Fig. 1: Church and Farmhouse Cottages



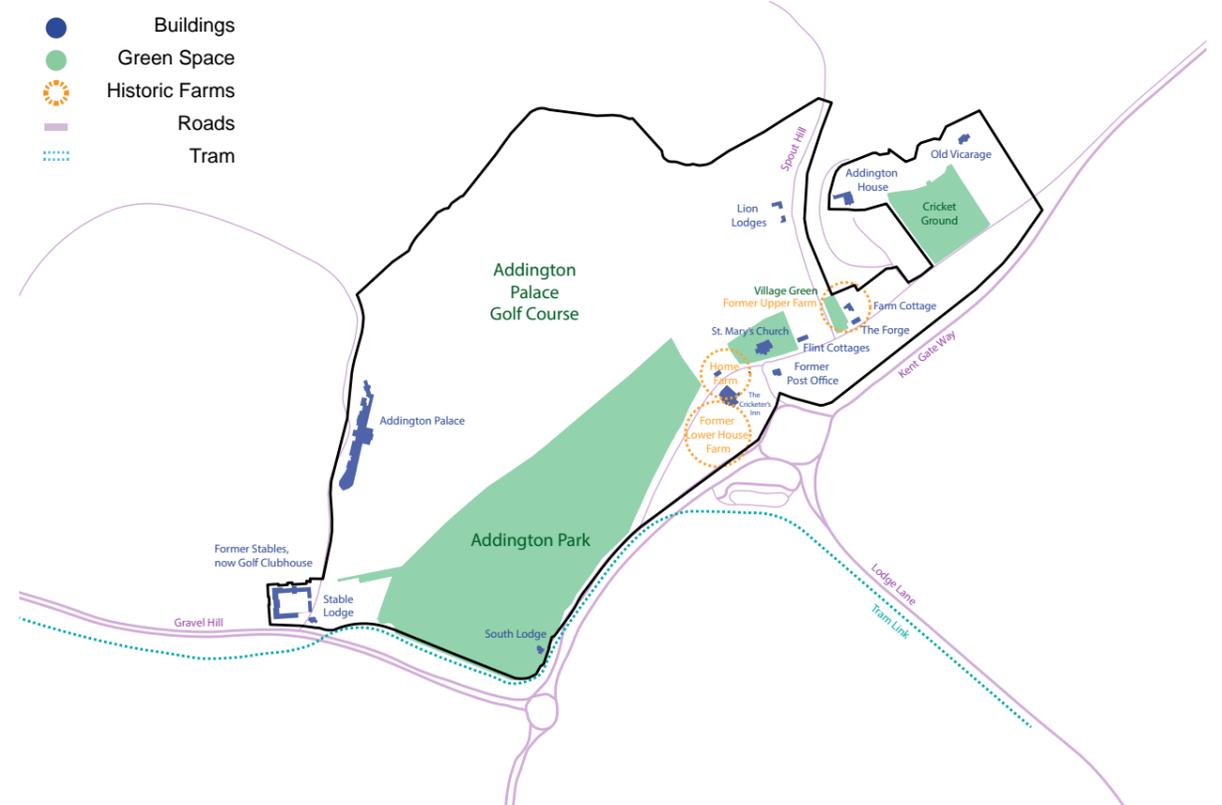
Fig. 2: Addington Palace



Fig. 3: Addington Park



Map 2: Addington Village Conservation Area Boundary showing previous boundary amendments



Map 3: Key Buildings and Areas in Addington

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**1.6 STATEMENT OF SPECIAL CHARACTER**

1.6.1 The conservation area is based around the historic village, manor house and associated parkland of Addington Village, retaining all the main constituent elements of a manorial estate. Dating back at least to Anglo-Saxon times, it is one of the borough's oldest settlements. Links to royalty and the Archbishops of Canterbury provide a prestigious lineage of ownership, which is reflected in the surviving architecture of both the manor house and village buildings, as well as the quality and extent of associated parkland.

1.6.2 The village church is set at the centre of a cluster of historic buildings. The diversity in building date and architectural style show how the manor developed and the varied status and function of each building.

Addington Park and Addington Palace Golf Course form the primary parkland setting to the Palace and village. The parkland also forms part of a wider green buffer between the manor and neighbouring suburban development which is the backdrop to many views and enhances Addington's distinct rural character.

**1.7 CHARACTER AREAS**

1.7.1 The conservation area contains two distinct character areas (see Map 4):

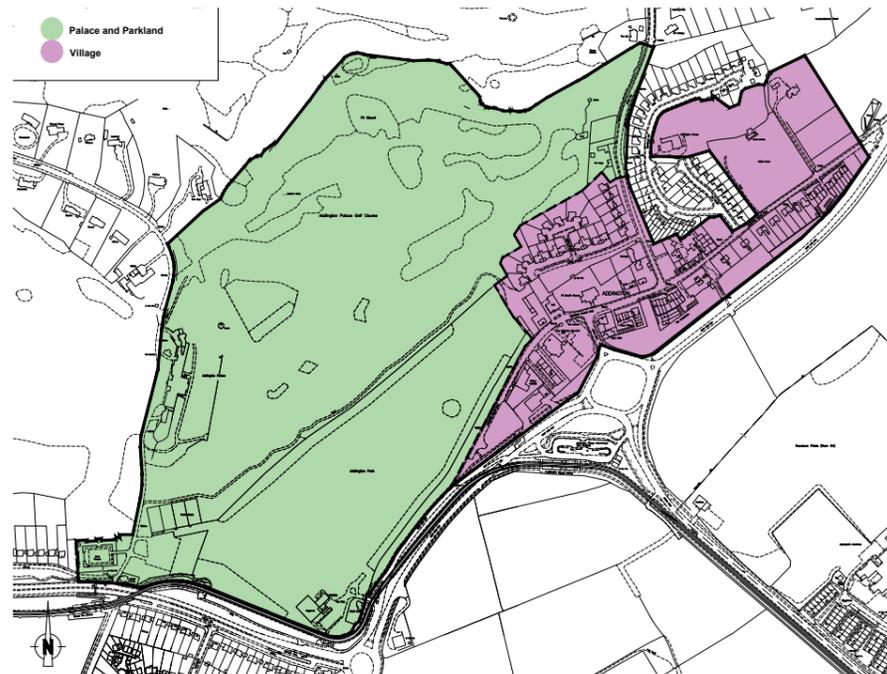
- (A) Village
- (B) Palace and Parkland

A) Village Character Area  
1.7.2 The Village Character Area marks the extent of the historic village of Addington. It is focussed primarily along Addington Village Road, with the Grade I listed church of St.Mary the Blessed Virgin at its heart. The buildings include high status residences and farmsteads, farmworker's

cottages, farm and service buildings, and village amenities, now primarily in residential use. It has a spacious character with large plots, mature vegetation and grass verges.

B) Palace and Parkland Character Area

1.7.3 The Palace and Parkland Character Area includes Grade II\* listed Addington Palace and its primary Grade II registered parkland setting, both dating to the 18th Century. Landscaped by Lancelot 'Capability' Brown, the Parkland's naturalistic design survives. This provides an open setting to the substantial manor house and its associated lodge buildings.



Map 4: Character areas in the Addington Village Conservation Area.



The following Appraisal defines the characteristics that make the Addington Village Conservation Area special, including its wider context, historical development, townscape, streetscape and architectural character. It also describes its current condition.

## 2.0 CONTEXT

### 2.1 LOCATION, TOPOGRAPHY & SETTING

2.1.1 Addington Village is located in the Selsdon & Addington Village Ward. It is located to the east of the borough at its boundary with the London Borough of Bromley (see Map 5). This boundary marks the ancient county boundary between Surrey and Kent. In regards to the sixteen Places identified in Croydon Local Plan, it is situated within Addington, on the boundary with Selsdon and Shirley.

2.1.2 It is approximately four miles from Croydon Metropolitan Centre. The primary roads in the conservation area are Addington Village Road and Spout Hill (with Gravel Hill to its southwest boundary). Historically, Addington Village Road served as a main road from Wickham (Kent) to Croydon. Wickham survives as a cluster of listed buildings in

London Borough of Bromley, marked in yellow on Map 5.

2.1.3 Addington Village is now largely bypassed by the Kent Gate Way, constructed in 1973. A large transport interchange located beside the Kent Gate Way provides much improved public transport links between Addington and the rest of the borough by both bus and tram.

The village is located at the base of a northeast- southwest aligned valley (for ease, this is referred to as east- west throughout the remainder of the document). The valley rises steeply to the north and is predominantly wooded. To the south the land rises more gently and is used predominantly as golf courses and horse paddocks. The mid 20th century housing estate of New Addington is located on the higher ground to the south.

The distinctive topography results from the underlying

chalk geology, and provides long views across the valley. Addington Palace and its parkland are set to the northwest of the village.

2.1.4 Historic parkland along a former driveway, now Bishops Walk, was developed in the 1930s as exclusive low density housing. The area is identified as a Local Heritage Area and retains elements of the historic landscape design (see Map 5 for heritage designations in the wider area).

2.1.5 Suburban development has begun to encroach on land close to the village, however the topography and open land that surround it mean that its immediate setting has retained a largely green and rural nature. The area is protected as Metropolitan Green Belt.

### 2.2 HISTORIC DEVELOPMENT Early Medieval

2.2.1 Addington is mentioned in the Domesday Book of 1086, indicating that there was already a settlement here in Saxon times. Indeed, the name Addington is Saxon in origin, being derived from Addan-tun meaning 'Ada's' farm or settlement. The Domesday Book records two manors in Addington. These were located to the north and south of the valley, corresponding to land largely occupied by Addington Village and New Addington respectively. Held by Saxon Godric on behalf of the King, the northern manor passed to Tezelin the Cook following the Conquest. It is likely the Manor was held in 'Sergeantry'. This meant that the Manor was retained by service to the King of serving him a dish on the day of his coronation. The

tradition endured throughout the centuries, being recorded in at least the 13th, 17th and 18th century.

2.2.2 The precise location of the early medieval manor house is unknown. It was replaced by a new manor house to the north of the village in 1400-3. Known as Addington Place, the 1612 Probate Inventory indicates that the house was substantial for its time, including a Hall, Long Gallery, 13 bedrooms and many service rooms.

#### The Leigh Family (1447 - 1768)

2.2.3 The Leigh family obtained the Manor and estate in 1447 and continued to hold it for over 300 years. Rocques' Map of Surrey, Sheet no.6, shows the layout of Addington at the end of Leigh's ownership (Map 6).

2.2.4 The surviving arrangement of streets was already established, with village buildings focussed around the Church and two farms. The two farms were located to the east and west of the Church, and were known as 'Upper Farm' and 'Lower House Farm' respectively.

Upper Farm (also known as Addington Park Farm and later Stills Farm) operated from Addington House farmhouse, with farmbuildings located beside the surviving forge. Lower House Farm (also known as 'Village Yard') was located to the immediate west of the present public house (The Cricketers). A lane is shown to the south of the farmyard, leading to Addington Lodge. The Parsonage was positioned opposite The Cricketers, to the west of the church.

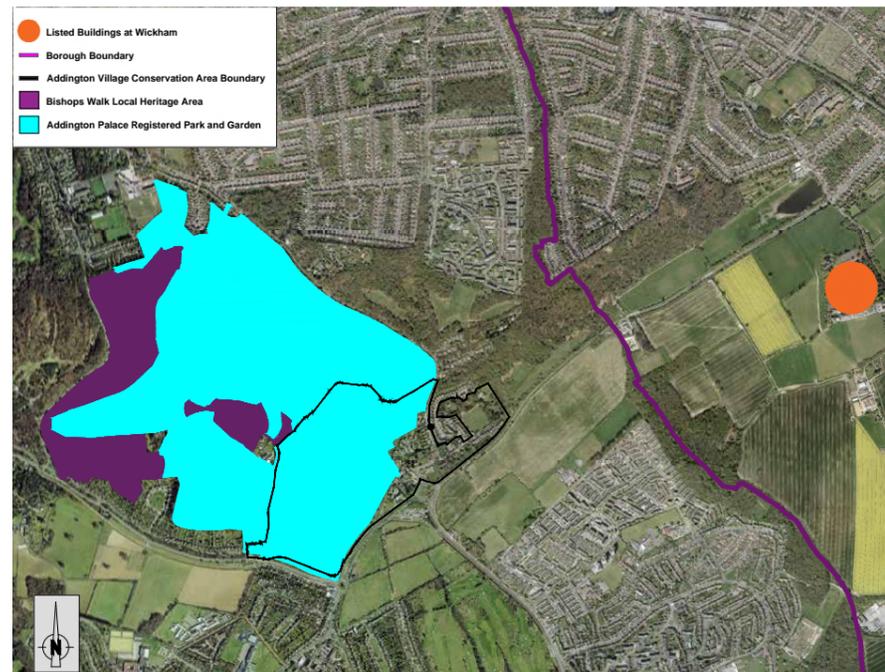
2.2.5 The map shows Addington Place to the north of the church, and accessed from Spout Hill. The area between the church and manor house is laid out as formal gardens, with an orchard, stables and avenue of trees to the west and north. The surrounding area was largely pasture and arable fields, with areas of woodland and heath to the north.

#### Trecothick (1768 - 1802)

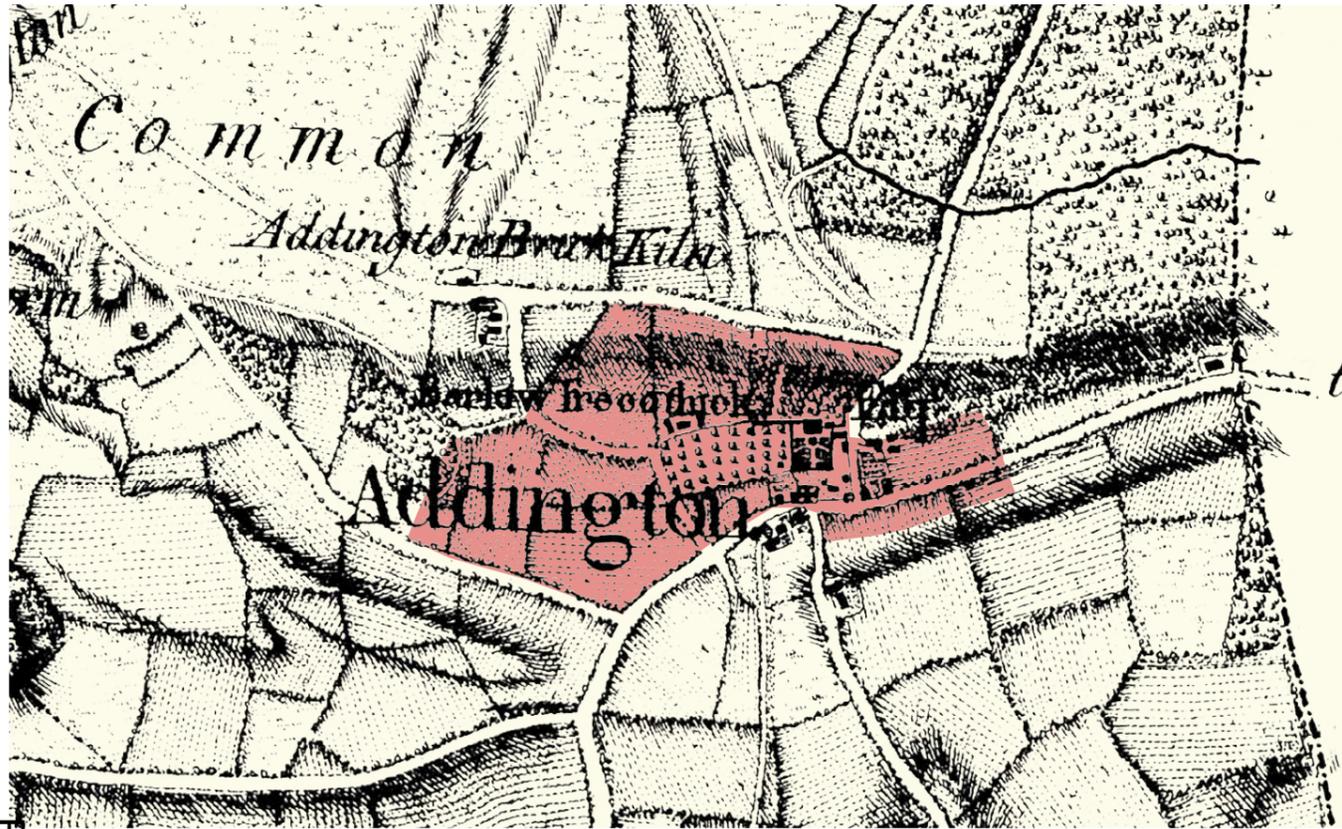
2.2.6 Following the death of Sir John Leigh, the manor house and associated lands were sold to Alderman Trecothick in 1768. Trecothick set about building a replacement manor house further to the northwest of the village. He was succeeded by his nephew James Ivers, (taking on Trecothick's name and title) who completed works on the mansion and in 1781 employed renowned landscape architect Capability Brown to improve the surrounding parkland in his characteristic 'naturalistic' fashion.

2.2.7 A comparison of Rocques' map (Map 6) and Shorrock's Map of c.1800 (based on two contemporary maps of 1802 by A. P. Driver and 1803 by C. Edmonds – see Map 7) show the dramatic changes made by Trecothick. The new manor house and landscaped grounds are clearly shown, whilst the original formal gardens were converted to kitchen gardens.

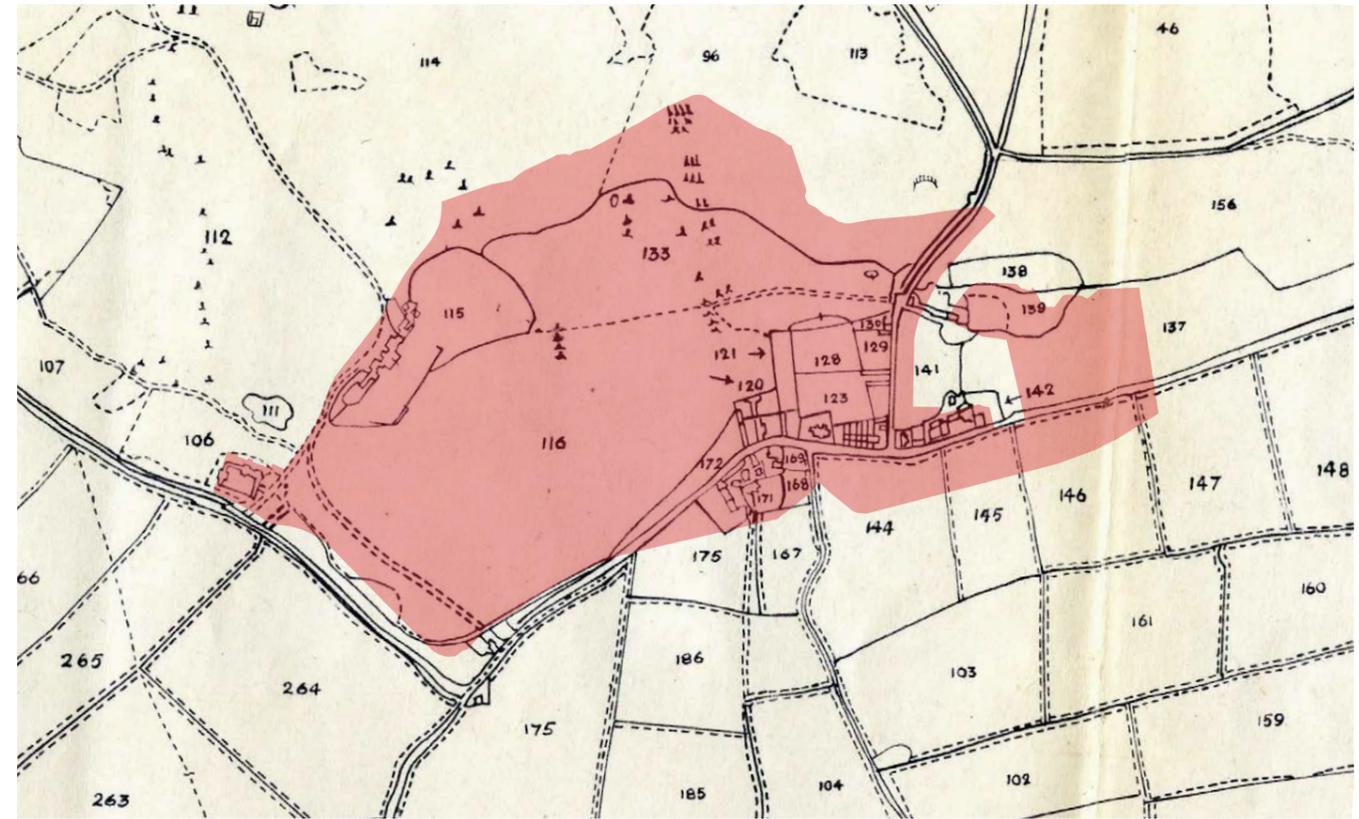
2.2.8 A new yard called Home Farm was also established around the Parsonage, to service the domestic needs of the new manor house and its grounds. Changes within the village included the construction of cottages and a school (known as the Workhouse and established in 1794) between



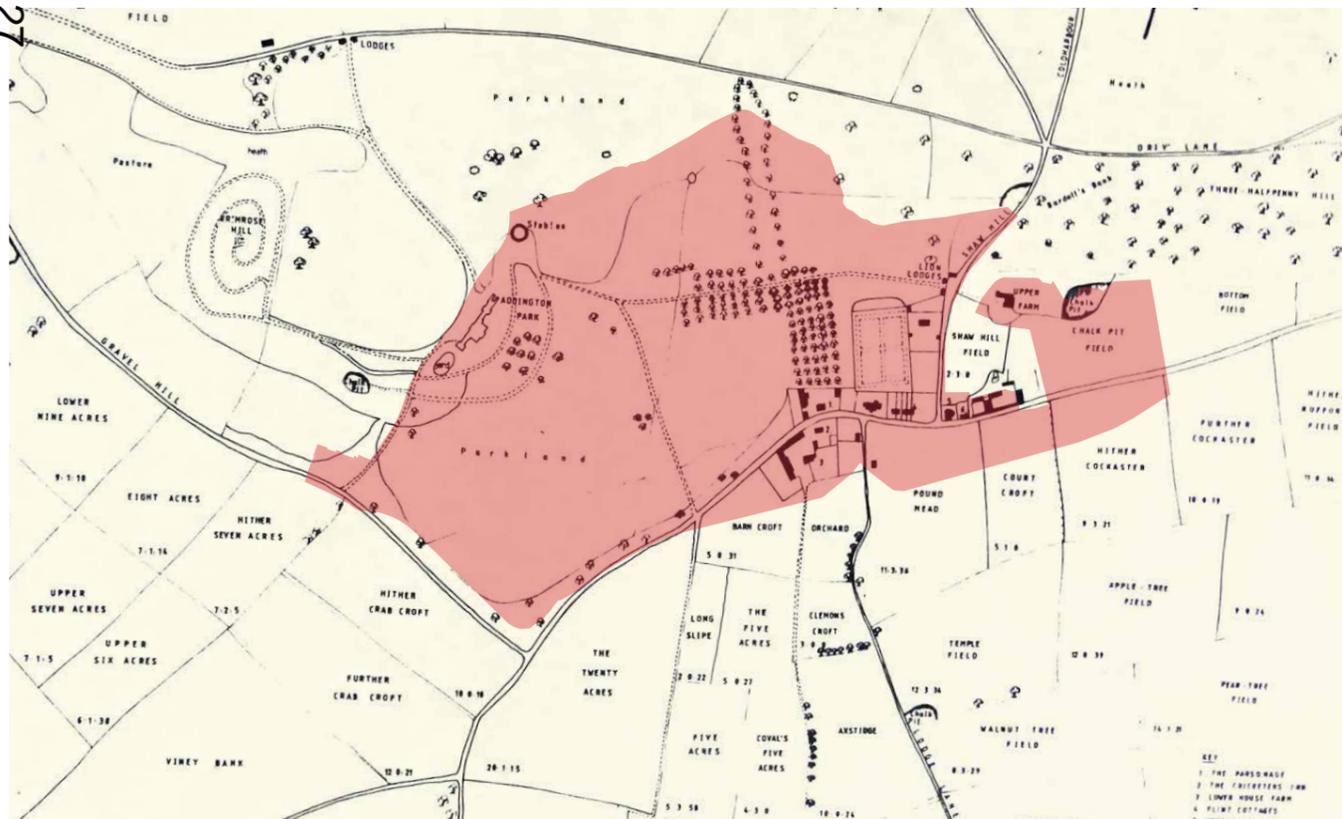
Map 5: Aerial photograph showing surrounding context of the Addington Village Conservation Area and its relationship with surrounding heritage designations.



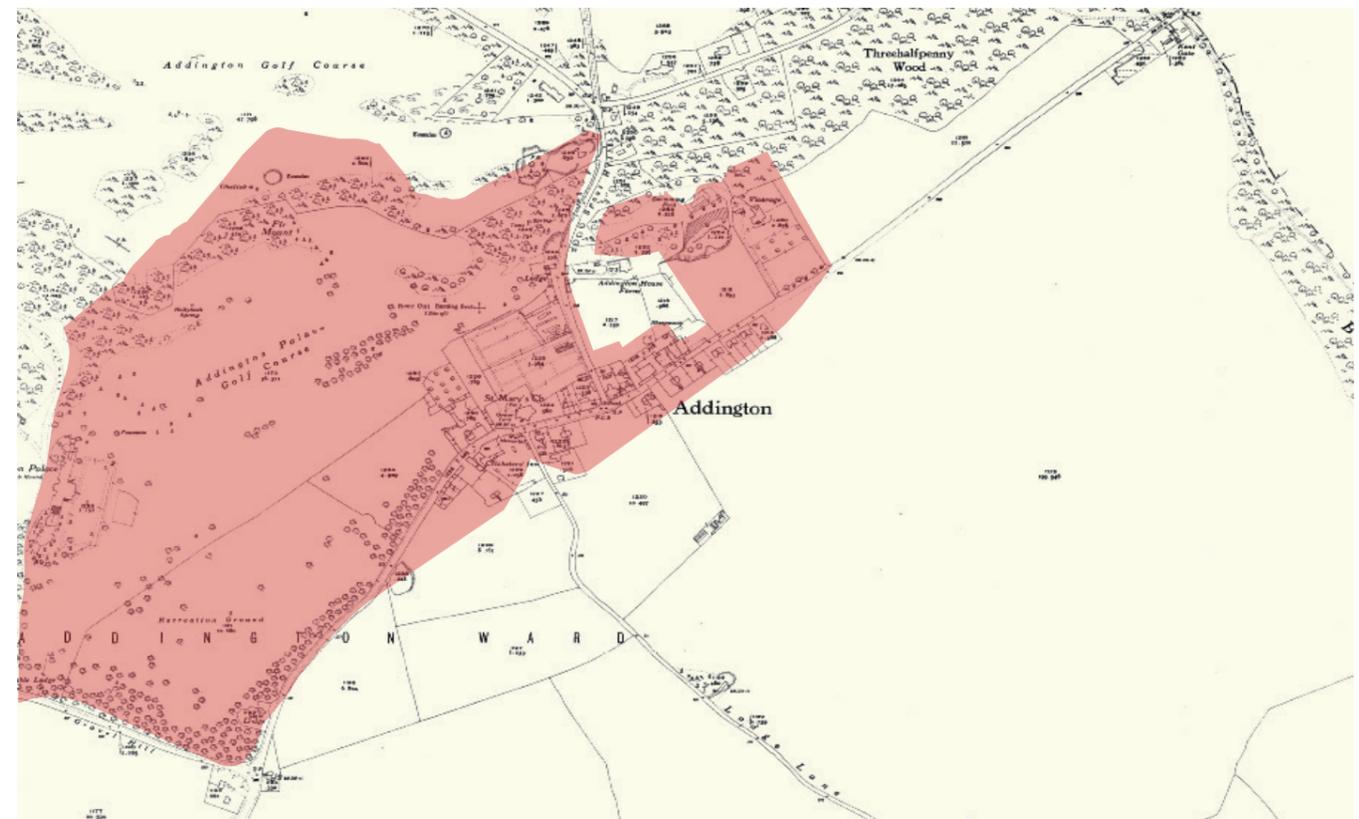
Map 6: Rocques' map circa 1768 showing approximate conservation area boundary.



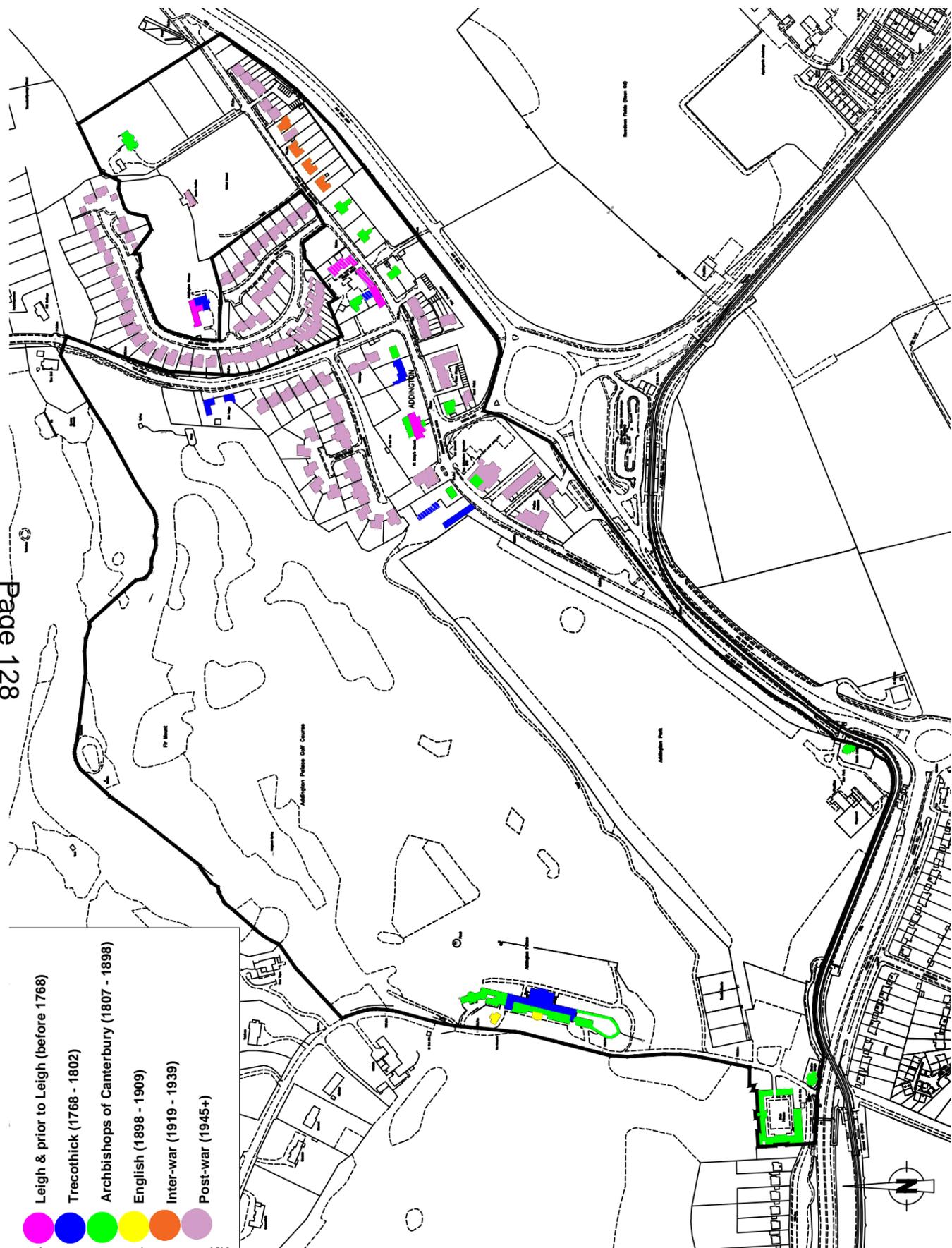
Map 8: Tithe map 1842 showing approximate conservation area boundary.



Map 7: Shorrock's map circa 1800 showing approximate conservation area boundary.



Map 9: OS 1934 map showing approximate conservation area boundary. (Image courtesy of Surrey History Centre)



Map 10: Approximate age of buildings.

the Church and Upper Farm, and expansion of Upper Farm. Lower Farm – at that point operated or owned separately by George Field Esq. – had also expanded. A contemporary account from 1792 by Rev. Daniel Lyson indicates that there were 132 people in the village, occupying 22 buildings.

**The Archbishops of Canterbury (1807- 1898)**

2.2.9 In 1802 much of the estate was sold to Thomas Coles – a West Indian merchant - although he died a ruined man shortly after in 1805. In 1807, it was purchased by Act of Parliament as a summer residence for the Archbishops of Canterbury.

2.2.10 This summer residence replaced the ‘old’ Archbishop’s Palace in Croydon Centre which was by this point considered unfit for purpose. Six Archbishops resided at the Palace throughout the 19th century; these were Archbishop Charles Manners-Sutton (Archbishop from 1805-1828), William Howley (1828-1848), John Bird Sumner (1848-1862), Charles Longley (1862-1868), Archibald Campbell Tait (1868-1882) and Edward White Benson (1883-1896).

2.2.11 Through this association, the estate gradually earned the title Addington Palace. The Archbishops – particularly Howley and Longley - made considerable improvements to the estate, including substantial enlargements to the Palace and extension of the Park, re-alignment and addition of driveways and lodges and purchasing adjacent farms and farm land. Some change also occurred in the village as shown on the Addington Tithe

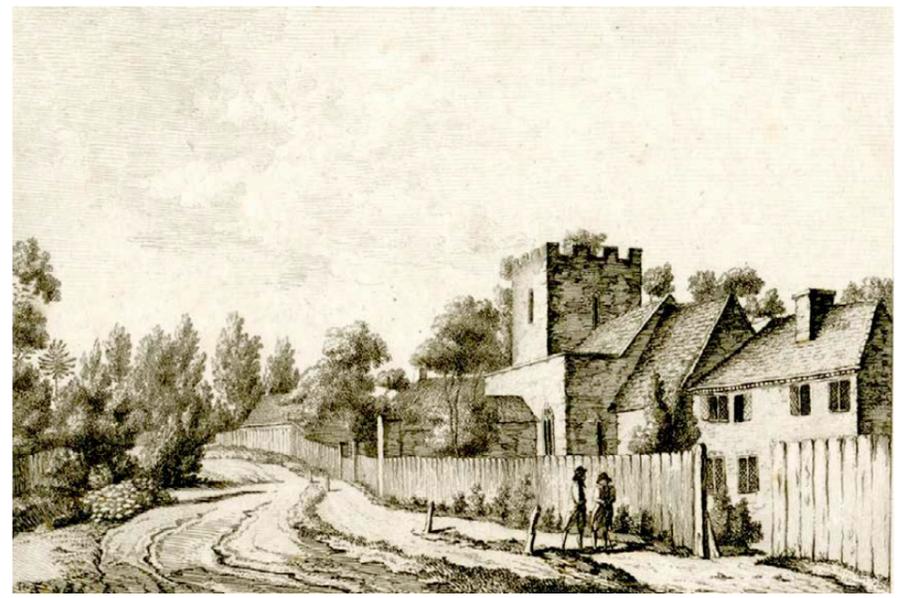


Fig. 6: An engraving of the church and cottages dating from 1807

Map of 1842 (Map 8). A new school building replaced the Workhouse in 1844 and the public house was replaced in 1847.

2.2.12 In 1867 Henry Still came to Addington to manage the two farms. The Still family were to become prominent figures in the village for three generations; as well as farmers, Henry Still, his son William Henry Still and grandson Brian Still were heavily involved with the village church and cricket teams. Henry Still provided a cricket ground for the village in 1866 from where the existing cricket club - established in 1743 and one of the first in the country – could play. William H. Still also represented Addington on Croydon Council when the area was first added to the borough, and was affectionately regarded as the village’s Squire.

**Twentieth century**

2.2.13 Following the death of Archbishop Benson, the estate was sold in 1898 to Frederick Alexander English, a retired South African diamond

magnate. He enlarged the Palace and lived there until his death in 1909. At this point his widow returned to South Africa; the mansion remained empty and the estate was left in the management of trustees.

2.2.14 Ownership of land around Addington by the Archbishops and then English, and strong stewardship under the Stills, allowed Addington to largely avoid Victorian and Edwardian suburban development occurring in surrounding areas.

2.2.15 The resultant surviving rural character, its location within easy day-tripping distance from Croydon and increased leisure time in the early 20th century led to a rise in visitors to the village, Addington Hills and surrounding area. A number of tea rooms were set up to cater for this trade; providing al fresco meals within village gardens. The village stores and post office – which had been established as a co-operative society in 1881 – provided one such venture.

2.2.17 In 1928 the parish became part of the Borough of Croydon and in the same year Addington Palace and its estate were finally sold.

2.2.18 The Parkland was subsequently split between residential development, golf clubs and a public park. The Palace operated as The Royal School of Church Music between 1953 and 1996.

2.2.19 In 1935 the First National Housing Trust purchased land at Fisher's Farm to build a 'garden village', now known as New Addington. By 1939 and the outbreak of the Second World War, 1023 houses and 23 shops had been built. This represented unprecedented levels of building in the setting of the village, although the village itself continued to resist further development.

2.2.20 It was not until the 1960s and 1970s that greater change occurred within the village itself with the construction of Roxton Gardens, Boundary Way, The Wicket and the Kent Gate Way bypass. It was in the context of such dramatic change that the conservation area was designated in 1973.

#### SELECTED REFERENCES

- J. W. Brown, Lyson's History of Addington (reprint of original text from 1792), 1991
- Olga Kennedy, Memories of Addington, 1978
- Frederick. B. Shorrocks, Addington Village. An Historical Survey, 1979
- F. Warren, Addington: A History, 1984
- R. Wheeler, Shirley and Addington, 2003

### 2.3 ARCHAEOLOGICAL SIGNIFICANCE

2.3.1 Archaeological Priority Areas indicate a high probability of archaeological interest below ground, of which Tier 1 indicate the highest probability, and Tier 4 indicates lower probability. Addington and Addington Park Tier 2 Archaeological Priority Area covers most of the village, the grounds to Addington Palace and its Parkland (see Map 11). The area has been identified due to the historic nature of the settlement at Addington and the significant archaeological interest of the designed landscape at Addington Park.

2.3.2 The surrounding undeveloped land has a distinctive topography and retains evidence of prehistoric remains and is therefore identified as a Tier 3 Archaeological Priority Area.

2.3.3 Further information on Archaeological Priority Areas including those in Addington is available from the Greater London Archaeology Advisory Service webpages, referenced in the appendix. Please also see Map 11 of this document and section 4.5 of Croydon's Conservation Area General Guidance SPD for more information.

### 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.



Fig. 7: Addington House, 1862



Fig. 8: Addington Palace War Hospital



Fig. 9: Bringing in the harvest along Lodge Lane



Fig. 10: Addington House Farm c.1870

### 3.1 LAYOUT AND PLAN FORM

#### Village Character Area

3.1.1 The village retains its linear medieval street pattern. The majority of historic village buildings are located along Addington Village Road, which forms part of the historic Croydon-Wickham route following the valley bottom. Construction of the Kent Gate Way bypass resulted in



Fig. 11: Lion Lodges and Spout Hill

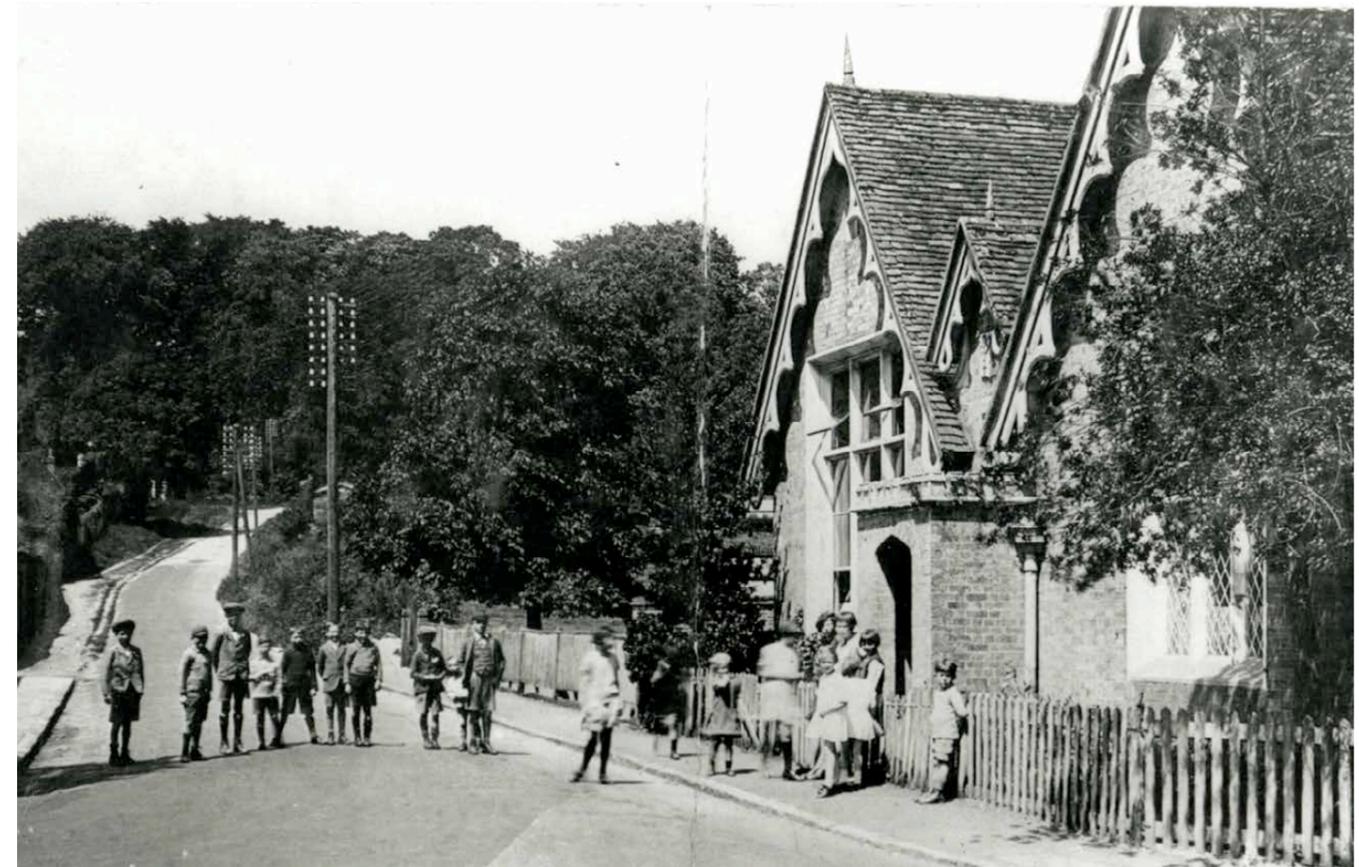


Fig. 12: Spout Hill School

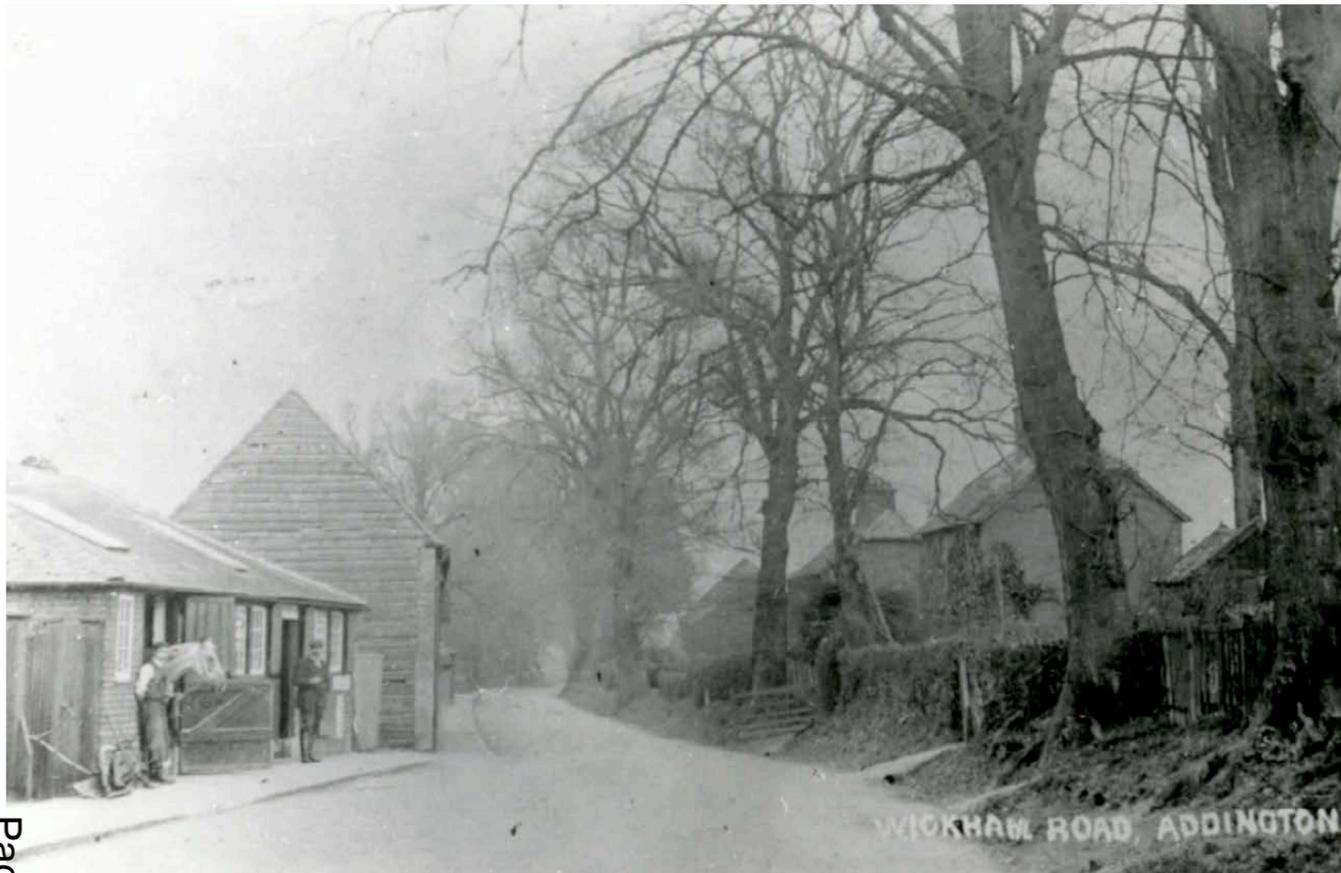


Fig. 13: Wickham Road (now Addington Village Road), 1909

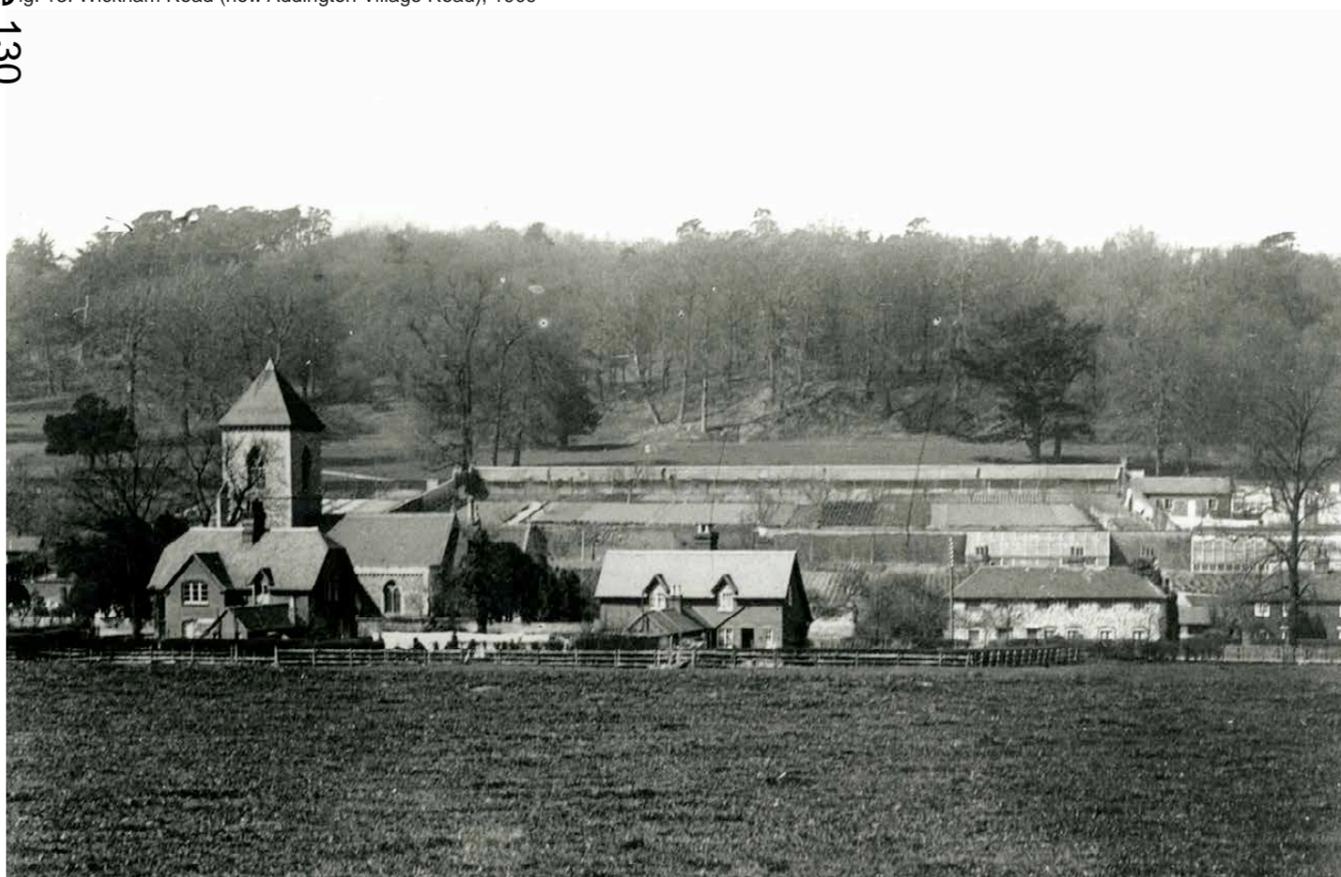
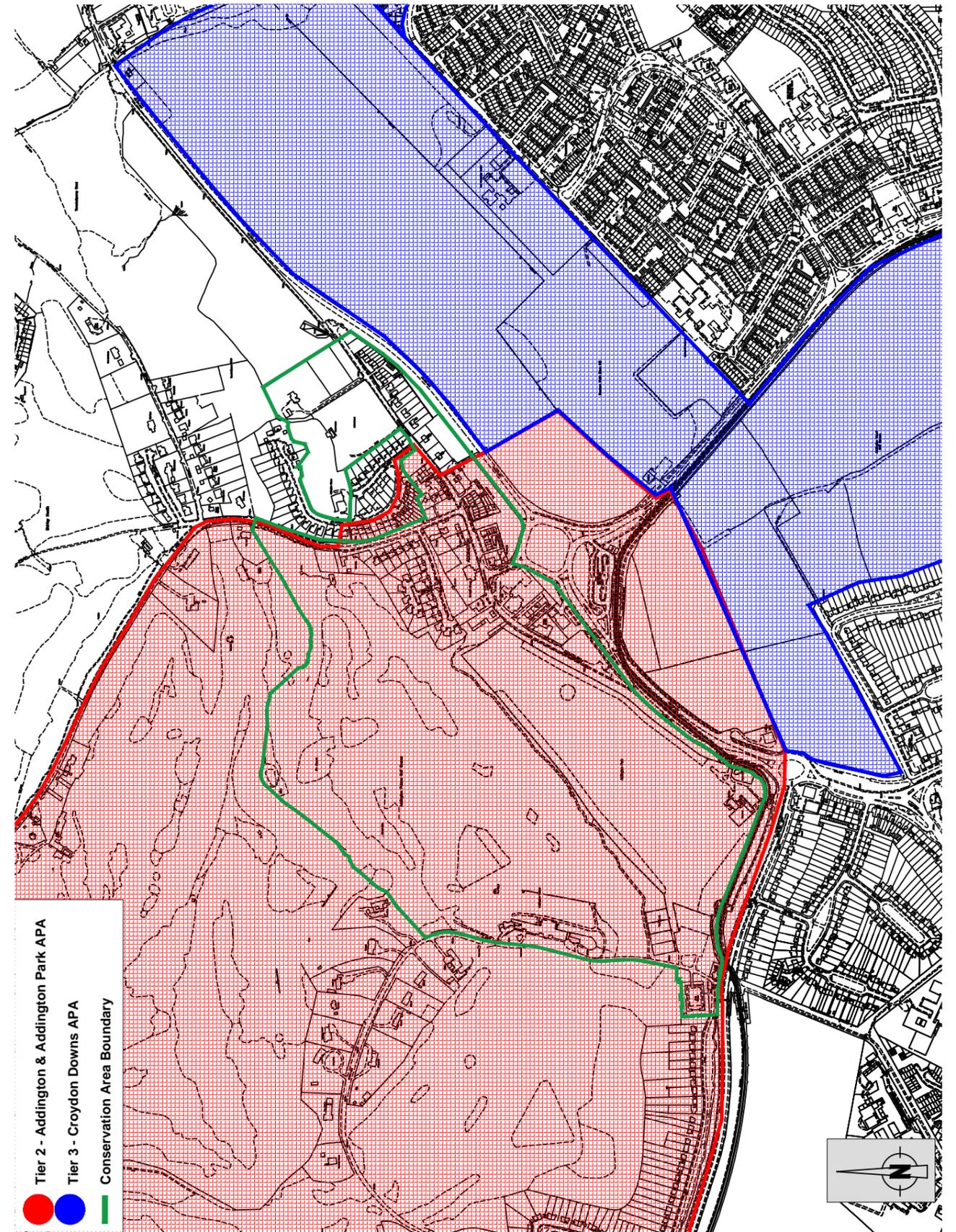


Fig. 14: Addington Village, 1907.



Map 11: Archaeological priority areas

Addington Village Road being severed from the wider road network at both its western and eastern ends. This has reduced traffic levels to the east where the road still retains much of its rural charm.

3.1.2 The associated roundabout severs Lodge Lane, formerly a rural lane to the south, and has a standard engineered appearance in stark contrast to the historic character of the village.

3.1.3 Spout Hill rises steeply from Addington Village Road to the north. Historically the road was largely undeveloped, providing access only to the manor house via Lion Lodges, the main farmhouse Addington House (now accessed from Boundary Way) and housing a small gardener's cottage.

3.1.4 The access from Spout Hill to Addington House survived until recently as a narrow footpath between numbers 35 and 37 Boundary Way, although this has been blocked. Modern development along Spout Hill and Boundary Way gives a more developed character to the road. Its rural character returns on leaving the village to the north, where it is bordered by woodland and steep banks.

3.1.5 Building lines, building footprints, plot sizes and spacing vary dependent on function and status: high status farmsteads and residences are set substantially back from the road in large plots, with a strong sense of privacy due to boundary treatments and mature vegetation. Residences of more moderate status, former farmworkers' cottages and modern development are set closer to the road within modest plots, although still set back

behind small front gardens. Buildings originally relating to farm uses – such as Forge Mews and Home Farm - are arranged around yards. Non-domestic buildings including these farmyards, the forge and public house front directly onto the road or pavement edge. Some plot boundaries follow former field boundaries, although most are set at right angles to the road.

3.1.6 Although the building line varies based on function and status, a strong building line nevertheless exists amongst historic farmworker's cottages on Addington Village Road. Historic buildings are set parallel or at right angles to the road. Late 20th century development, which display more variety including staggered building lines and angled frontages, detract from this.

3.1.7 There have been changes to the layout of Addington Village in the late 20th century through the insertion of new roads along Roxton Gardens, The Wicket and Boundary Way. These new housing developments are arranged along cul-de-sacs with regular plot sizes and building footprints which do not relate to the historic street pattern or variety evident in the village. These modern developments are largely excluded from the conservation area, with the exception of Roxton Gardens which is built on the historic kitchen gardens and in close proximity to the church. Those developments excluded from the conservation area are nevertheless intimately linked geographically with the village and form part of the conservation area's immediate setting.

### Palace and Parkland Character Area

3.1.9 As the former manor house, the precedence of Addington Palace is reflected by its scale and the extent of its parkland, which provides a dramatic contrast even with the largest properties and building plots within the village. Historically, the manor house was accessed from Spout Hill. Further driveways were added following rebuilding in its current location in the 18th century and under the direction of the Archbishops. These can be traced on historic maps, and their positions are predominantly marked by surviving lodge buildings. Lodge buildings within the conservation area are Lion Lodges (Spout Hill), South Lodge (Kent Gate Way) and Stable Lodge (Gravel Hill).

3.1.10 The only surviving vehicular access to Addington Palace is the driveway from Gravel Hill. This route was formed in the 18th century. The entrance is marked firstly by Stable Lodge (to the east) and then by the former stable block (now golf club) to the west. Landscaping and mature trees predominate over built form within this character area. The Parkland in the character area is now divided between Addington Palace golf course (to the north) and Addington Park (to the south).

3.1.11 A public park, Addington Park is laid to grass with mature trees primarily towards its north and south boundaries. A small modern car park and playground is set to the south. Flanked by South Lodge, this marks a former driveway to Addington Palace. The routes of two former driveways within Addington Park are evident as

distinct earthwork features, now grassed over.

3.1.12 Addington Palace Golf Course is not publicly accessible. Despite the insertion of golf bunkers and tees, the area retains its open parkland aspect and clumps of mature trees consistent with Capability Brown's original design intentions. See section 4.0 for more information on the landscape design and layout.

### 3.2 LAND USES

#### Village Character Area

3.2.1 Historically, the village incorporated a variety of uses required to make it largely self-sufficient to service the manor. These included village amenities and farm buildings, alongside farmworkers' cottages and large detached residences, each of which are described in more detail in section 5.4. Through the conversion or demolition of some historic farm buildings, the post office and school, and the construction of additional housing, land uses in the conservation area are now predominantly residential. The small scale of buildings means that most remain as single dwelling houses rather than having been converted to flats.

3.2.2 A number of services remain present in the village, including the public house and forge, which contributes to its village character.

### Palace and Parkland Character Area

3.2.3 The character area predominantly consists of former parkland, now in use as a golf course and public park. Addington Palace is now in use as a wedding venue and spa, whilst its former stable



Fig. 15: Village Amenities - Forge



Fig. 16: Farmworker's Cottages



Fig. 17: Lodge Buildings - Lion Lodges



Fig. 18: Farm Buildings - Forge Mews



Fig. 19: Church and Memorials - St Marys Church



Fig. 20: Large Residence - Old Vicarage

block has been converted to the clubhouse for the Addington Palace Golf Club. South Lodge, Stable Lodge and Lion Lodges are in domestic use, no longer related to Addington Palace or the golf course. The building types present within the Palace and Parkland Character Area are described further in section 5.4.

### 3.3 FORM, BUILDING HEIGHTS, MASSING AND DENSITY

#### Village Character Area

3.3.1 Building height and

massing in the village varies dependent on use and status. The majority of buildings in the village are small in scale, with a few notable larger buildings comprising the church, Addington House and the Old Vicarage.

3.3.2 The Church tower forms the only tall structure in the village, and as such is a landmark in the locality. Dwellings in the village are between one and a half and two storeys in height. Ancillary structures, remaining former farm buildings and the forge are mainly one storey, indicating their subservient

service function.

3.3.3 The depth and footprint of buildings is consistently small in relation to plot size. Low density, large gaps and resultant views between most buildings is important to the rural character of the area.

**Palace and Parkland Character Area**

3.3.4 Addington Palace is a large building of three storeys with a particularly wide and substantial footprint, reflecting its status as a manor house and Archbishop's Palace. The size of the building is balanced by the spaciousness of its parkland setting. The lodge buildings and stables were designed to be ancillary to the Palace, and are therefore much smaller in scale. The stable block is nevertheless a substantial complex of buildings, ranging between one and two storeys in height. The lodge buildings are also between one and two storeys in height. Overall, the area retains an undeveloped character.

**3.4 KEY VIEWS AND LANDMARKS**

3.4.1 Views and landmarks are shown on Map 12 and 13.

(1) 3.4.2 The view from land adjacent to Parkway and North Downs Crescent of Addington Palace and Shirley Hills is designated as a Croydon Panorama within the Croydon Local Plan 2018. Although the village itself is obscured by topography from this viewpoint, the Palace and Parkland are clearly apparent in their wider context, including Addington Hills and glimpses of central London to the north. Addington Palace is also designated as a landmark in the Local Plan.

(2) 3.4.3 In addition to the panorama, the nature of the area's topography allows for numerous other long range views across the valley to largely open ground and undeveloped skylines, and back towards the village, Palace and parkland. This contributes to the character of the conservation area by confirming its agricultural roots and continued rural setting. Towers on the skyline in New Addington act as a reminder of the wider urban context but detract from the rural character.

(3) 3.4.4 The Church tower forms a landmark in many views within the village and its immediate surroundings. In particular, views along Lodge Lane are terminated by the church tower and provide a striking close-up view. The tower is viewed in its village and rural context from Spout Hill and Boundary Way.

(4) 3.4.5 Unfolding views along Addington Village Road, of which views of the church form part, provide an intimate character. As the road straightens to the east, longer views are available along the road.

(5) 3.4.6 There are glimpsed views of Addington Palace from the village, particularly from Addington Park and Kent Gate Way. These visual links emphasise the historic relationship between the Palace and village whilst maintaining the privacy of the Palace, but are hindered by non-historic tree planting along the boundary of the park and golf course, particularly in summer.



Fig. 21: Designated panorama (1)

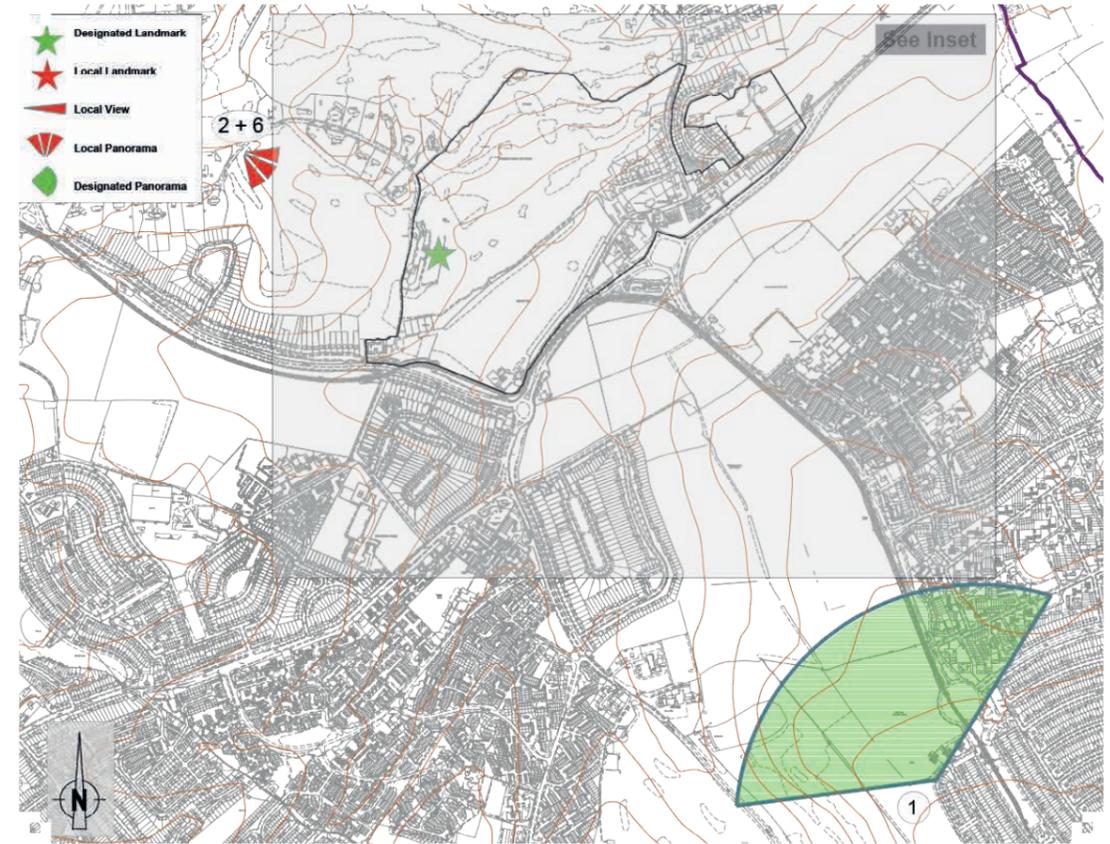


Fig. 22: View down Spout Hill to undeveloped skyline (2)

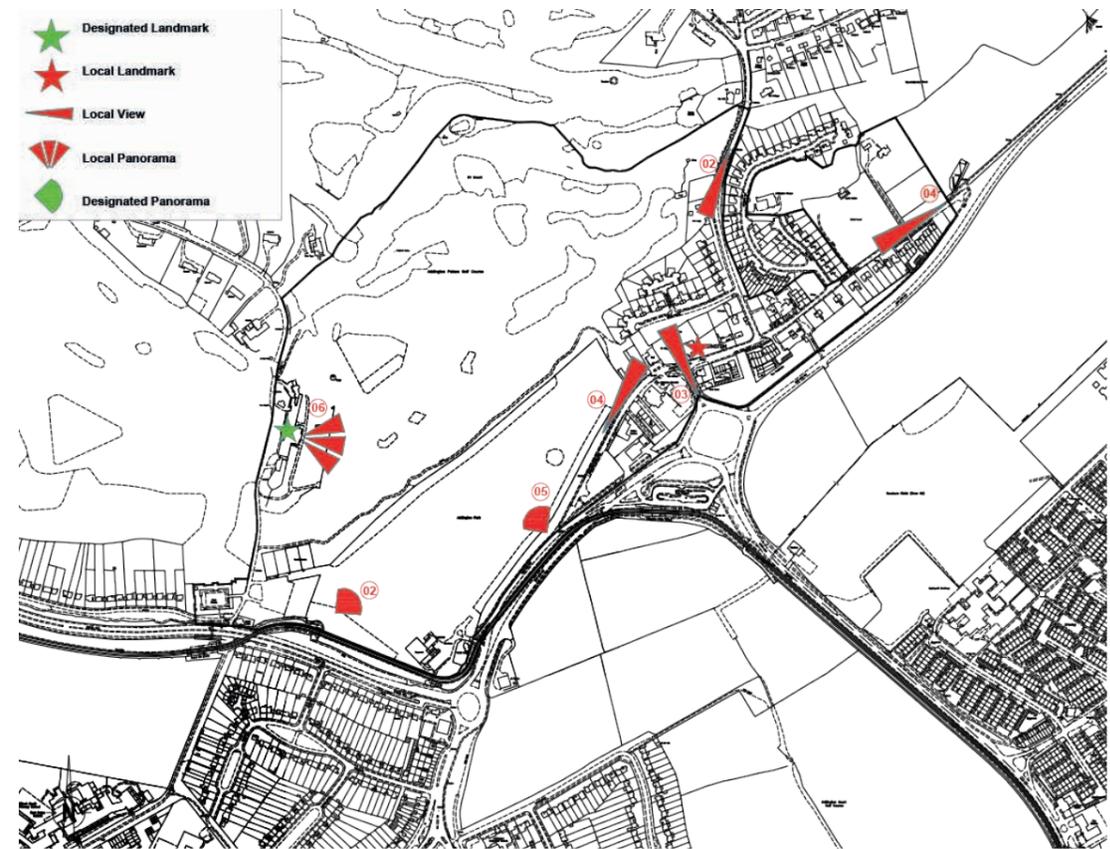


Fig. 23: Striking view of church from Lodge Lane (3)

(6) 3.4.7 Views from and to Addington Palace would have been carefully designed as part of the parkland landscape and along the driveways. Wide ranging views are available from Bishops Walk of the Palace and Parkland and from the Palace and its terrace across the landscape to the southeast, including the church tower and New Addington. It should however be noted that these views are not available from public land.



Map 12: Important viewpoints and local landmarks



Map 13: Inset of important viewpoints within conservation area

## 4.0 STREETScape CHARACTER

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

### 4.1 GREENERY, TREES AND OPEN SPACE

4.1.1 Greenery, trees and open space are extensive within conservation area and form a fundamental part of its spacious rural character.

#### Village Character Area

4.1.2 The main public green space is the 'village green', located on the site of the former school, at the junction of Addington Village Road and Spout Hill. Surrounding buildings face away from the space which limit its visual perception as a traditional village green. It nevertheless provides an important and well-used amenity and sense of openness in the village centre which should be preserved and enhanced.

4.1.3 The churchyard is included on the local list of historic parks and gardens. It forms an appropriate setting for the listed church and contains significant memorials including a prominent memorial to the five Archbishops of Canterbury who are buried at Addington, and a number of Commonwealth War Graves. Subdivision of the churchyard to the east (both as extant walls and earthworks) indicate extensions to the churchyard on land previously occupied by cottages and their gardens. Yew trees contribute to the character of this space and the adjacent junction, whilst further non-historic evergreen trees help screen views of Roxton Gardens.

The Cricket Ground is an important and well-used village recreational facility reflecting

a long history of cricket in the village and is fringed by mature tree belts. Trees to the north form part of the historic grounds of Addington House and previously contained a chalk pit. They contribute to the building's special interest and setting. They also help screen views of modern development on Boundary Way and are protected by a Tree Preservation Order.

Informal green spaces and grass verges cement the rural village character. High levels of vegetation within private gardens such as Addington House and the Old Vicarage provide these main residences with a strong sense of privacy and status.

#### Palace and Parkland Character Area

4.1.4 In addition to its contribution to the rural character of the area, surviving elements of Capability Browns 18th Century design (and later additions by the Archbishops) contribute greatly to the historic character of the area. Lancelot 'Capability' Brown is regarded as one of Britain's most influential landscape architects, carefully designing whole landscapes to provide an improved 'naturalistic' appearance.

4.1.5 Use in part as a golf course has necessarily altered the appearance of the parkland (changes are first evident on the 1934 OS map), but has enabled much of the original design and openness to remain. The parkland slopes down from the palace to the village. It is put to grass with significant clumps of mature trees characteristic of Capability Brown's 18th century design. The raised terrace to the immediate east of Addington

Palace was added in the early 19th century and is a prominent feature within the landscape. It is dominated by a large Cedar of Lebanon. This is a particularly notable specimen tree, protected through a Tree Preservation Order. The southern section of the terrace is obscured by non-historic planting, which surrounds a substantial modern marquee.

4.1.5 Both the planting and marquee erode the historic landscape design and detract from both the registered park and garden and the setting of the listed building.

4.1.6 To the north of the terrace is a refurbished fountain; first indicated in this position on the 1867 OS map. Above this, the valley side is more wooded. It contains remnants of the 19th century arboretum, pinetum, rhododendrons and specimen trees.

4.1.7 It forms the backdrop to many views within the village and across the valley, whilst framing and guiding views from the Palace. The variety of exotic and specimen trees visible emphasises its history as a designed landscape.

4.1.8 Historic maps also show an avenue of trees forming the driveway to Lion Lodges to the east and another avenue heading from this to the north; remnants of which appear to survive.

4.1.9 Within Addington Park surviving elements of Capability Brown's design include boundary planting to the south and west boundaries (along Kent Gate Way and Gravel Hill) and a number of mature parkland trees. A circle of horse chestnut trees



Figure 24: Addington Village Cricket Ground



Figure 25: Naturalistic planting in Addington Parkland

date to development under the Archbishops. Planting along the boundary between Addington Palace Golf Course and Addington Park dates mostly to the 20th century, although some minor planting is evident in this location on the 1867 OS map. The planting obscures views to the Palace and erodes the integrity of the designed landscape.

**Greenery, trees and open space in the setting of the conservation area**

4.1.10 Green space, vegetation and woodland surrounding the village contributes greatly to the rural character and setting of the conservation area. They retain evidence of past use such as coppicing in the woodland to the east of the village. Boundary Way is built on a former orchard and its boundaries preserve the orchard's extent. These

areas form an important backdrop to views and to the way the conservation area is experienced. This 'green buffer' is therefore an important part of the setting of the conservation area.

**4.2 PUBLIC REALM Village Character Area**

4.2.1 The public realm is generally of a low-key nature consistent with the village's rural character. Soft, grassed verges and intermittent pavements (some set within the grass verge away from the road edge) give a sense of a rural lane, particularly to the east and west ends of Addington Village Road and along Spout Hill. The orientation of housing on Boundary Way away from Spout Hill further emphasises the rural character of Spout Hill.

4.2.2 In contrast, the junction outside the church retains a formalised pavement surfaced in modern red brick pavements with granite kerbs, which is also applied to widened areas of pavement opposite; outside the former post office and containing the war memorial. The traditional pavements and widened spaces emphasise the importance of this junction as the historic heart of the village. This is further emphasised through the presence of the main village amenities; the church, public house and former post office. Piped spring water – provided to villagers by the Archbishops – was also accessed at this junction from a spout within the (surviving) recess in the church wall.

4.2.5 The poor quality hard landscaped car parking area to the neighbouring Cricketers

Public House however detracts from this central junction and the setting of the listed church. Although modern, and inevitably acquiring elements of domestic character, the emphasis on hard landscaping within Forge Mews retains a farmyard character.

4.3.4 The streetscape in the village is generally uncluttered due to the limited presence of street furniture. However, refuse storage to The Cricketer's Public House is located prominently along Addington Village Road and detracts from the street scene. Historic-style lampposts set the village apart from surrounding development.

4.3.5 On Spout Hill, a lone gate post opposite Lion Lodges marks the historic entrance to Addington House.

**Palace and Parkland Character Area**

4.2.6 The driveway was formerly lined by mature trees, many of which were lost during storms in 1987 and 1990. Areas of parking and former tennis courts, varied signage, bollards and gates have been inserted and cumulatively detract from the driveway. Soft verges, trees and the use of gravel nevertheless still provide a rural and historic quality to the driveway, whilst gaps between the trees provide glimpsed views to more expansive parkland. A gravel surface is also evident outside Lion Lodges and indicates the historic status and association of these buildings.

**4.3 BOUNDARY TREATMENTS**

4.3.1 Surviving historic boundary treatments include brick walls of varied style and height, flint walls with brick dressings, metal

estate railing and chestnut palings, whilst a substantial number of hedges and boundary vegetation promote the green and secluded character of the area. Use of low picket fences to number 35 and number 42 Addington Village Road is not traditional but does reflect historic use of chestnut palings as evident in historic photographs.

4.3.2 Notable boundaries include the walled garden at Addington Palace, flint walls with decorative brick dressings and imposing gate pillars to Lion Lodges, and the highly decorative iron gateway and tall plain red brick walls (listed Grade II) to the churchyard. They denote the high status of the Palace and Church respectively. A surviving gate in the churchyard's north boundary was inserted to provide direct access for the Archbishops between the Palace and church. Further brick and flint walls are prominent in the streetscene along Spout Hill. Although not visible from the streetscene, sections of tall red brick walls exist to rear boundaries in Roxton Gardens and relate to the area's former use as kitchen gardens.

4.3.3 Poor boundary treatments, such as the close boarded fences to the rear of modern housing on Spout Hill, along the Cricket Ground and around much of Addington House, do not contribute to the character of the area.

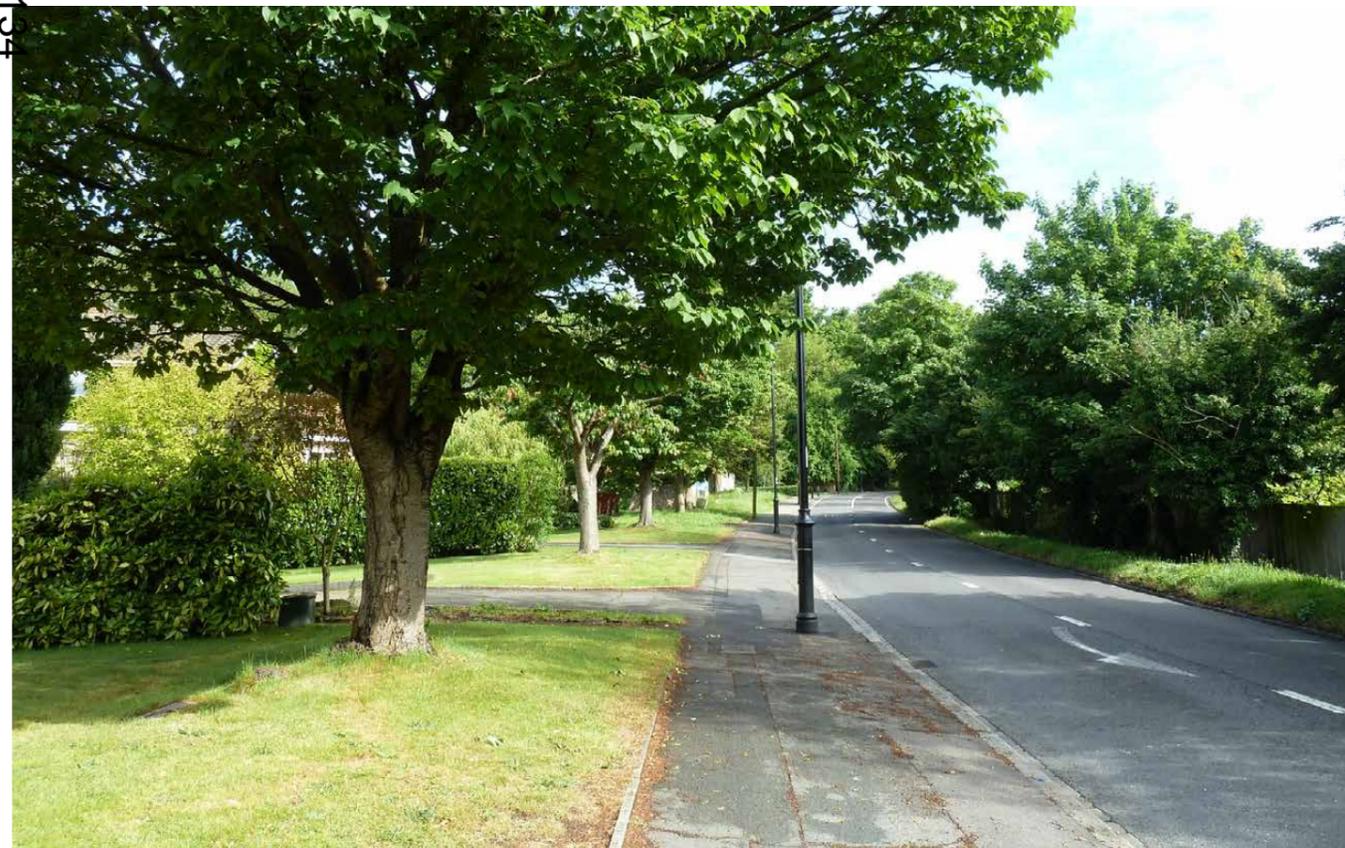


Figure 26: Grass verges and soft landscaping on Spout Hill.

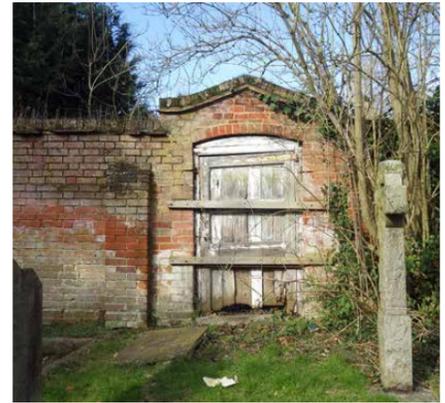


Figure 27: Former gateway between St. Mary the Blessed Church and Addington Palace.



Figure 28: Metal estate railings beside Addington Cricket Ground.



Figure 29: Gate and brick wall to churchyard.

## 5.0 ARCHITECTURAL CHARACTER

### 5.1 GENERAL ARCHITECTURAL CHARACTER

5.1.1 The architecture of the conservation area varies in date, style and material, reflecting its long history and piecemeal development over time. The oldest buildings are the Church and Addington House, which contain fabric dating to the 11th century and 17th century respectively.

5.1.2 The buildings generally display high quality architecture and materials, reflecting the high status of the manor. Direct references are made to ancestry of the manor through incorporation of the lions on the gateposts at Lion Lodges (referencing the Leigh family and potentially a survival from the previous manor house), and references to Archbishop William Howley above the porch to the church and South Lodge. The buildings within each character area can be grouped based on their historic function and status as shown in Map 15; their architecture and materials relate to these uses and are described in section 5.3 below.

### 5.2 HISTORIC AND ARCHITECTURAL SIGNIFICANCE OF BUILDINGS

5.2.1 Please see Map 14, colour coded to illustrate the different levels of contribution buildings make to the conservation area's character and appearance.

#### A) Listed Buildings

5.2.2 There are seven statutorily listed buildings within the Addington Village Conservation Area; Addington Palace (Grade II\*), the Church of St Mary



Fig. 30: Addington Palace



Fig. 31: Farm Cottage



Fig. 33: Flint Cottages



Fig. 35: The Cricketers Inn



Fig. 32: Stable Lodge



Fig. 34: Former Stable Block (now Addington Palace Golf Clubhouse)



Fig. 36: Former Post Office

the Virgin (Grade I) and its associated walls (Grade II), Addington War Memorial (Grade II), Addington House (Grade II), Lion Lodge (Grade II) and Flint Cottage, 45-47 Addington Village Road (Grade II). These buildings are of national significance and contribute greatly to the character of the conservation area.

#### B) Locally Listed Buildings

5.2.3 Nine buildings in the Addington Village Conservation Area are included on Croydon's Local List of Buildings of Architectural or Historic Interest; The Cricketers Public House, The Old Post Office, 49 Addington Village Road, the Forge, the Old Vicarage, the Memorial to Archbishops within the churchyard, South Lodge, Stable Lodge and the former stable buildings (Addington Palace Golf Clubhouse). These buildings have a significant level of local value and make a positive contribution to the special character of the conservation area.

#### C) Positive Unlisted Buildings

5.2.4 Many other buildings in the Addington Village Conservation Area make a positive contribution to its character and appearance. These buildings collectively constitute the conservation area's special character.

#### D) Neutral Buildings

5.2.5 There are several buildings in the conservation area that do not positively contribute nor actively detract from the area's special character. These are primarily modern buildings that are respectful in their scale and appearance.

#### KEY ARCHITECTURAL FEATURES

1. Gabled, hipped and half-hipped roofs
2. Prominent chimney stacks with clay chimney pots
3. Painted timber casements (particularly to more humble properties)
4. Painted timber hung sash windows (particularly to more prestigious properties)
5. Open porches
6. Limited use of dormers rising through eaves level
7. Projecting eaves with timber fascias or bargeboards

#### BUILDING MATERIALS

8. Hand-made clay tile roofs (primarily to modest domestic and farm buildings)
9. Natural slate roof coverings (primarily to high status domestic buildings)
10. Flint with brick dressings
11. Plain red, multi stock and buff bricks
12. Limited use of weatherboarding
13. Portland stone or traditional render denoting high status buildings

#### E) Buildings that detract from the Area's Special Character

5.2.6 Extensions to the Cricketer's Inn, the substation and the Petrol Station are identified as having a negative impact on the character and appearance of the conservation area, due to their scale, layout or architectural design.

### 5.3 KEY ARCHITECTURAL FEATURES AND MATERIALS

5.3.1 A number of architectural features and materials are characteristic of the conservation area. Flintwork of various designs is evident and is typically of high quality, particularly those used on the south porch of the Church. Brickwork in the conservation area also displays much variety, including plain red, multi-stock and buff bricks. Different styles of coursing are apparent.

5.3.2 The high level of variation contributes to the area and reflects the varied status and

date of the buildings. Typical materials and architectural features are shown in the table above and images overleaf.

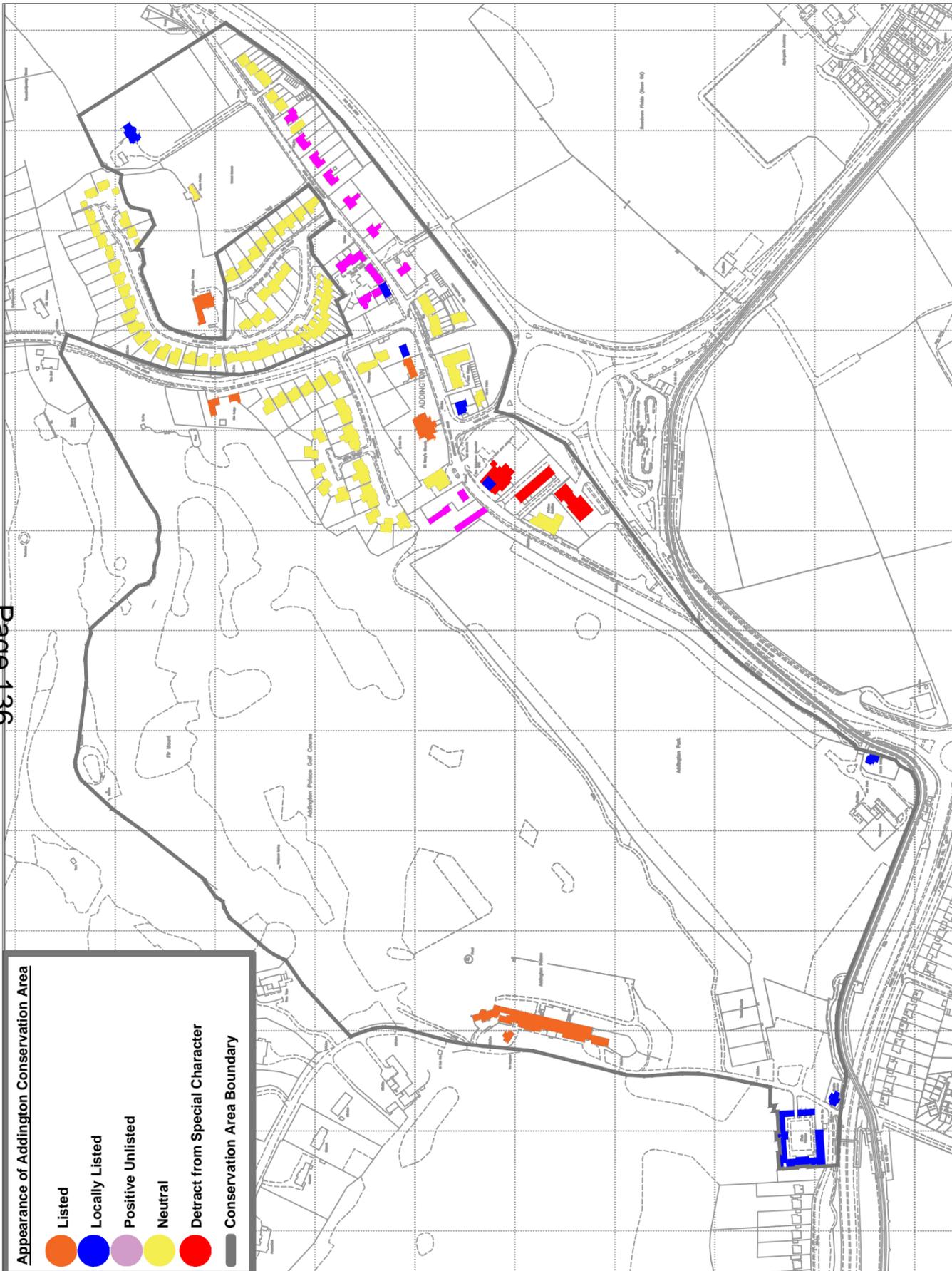
### 5.4 BUILDING TYPES Village Character Area

#### CHURCH AND MEMORIALS

5.4.1 The Church of St Mary the Blessed Virgin (listed Grade I) is constructed in fine flintwork with stone dressings. It is of particularly high architectural quality and forms a focal point for the village. The church has been altered and enlarged throughout its history: the chancel and nave are the oldest parts of the church and date to 1080. Much of the remaining fabric dates to alterations and enlargements financed by the Archbishops.

5.4.2 The current appearance of the west tower dates to 1876 and is a landmark for the area.

5.4.3 The size and architectural quality of the church emphasizes its



Map 14: Level of contribution buildings make to the special character of Addington Village Conservation Area



Fig. 37: Key features and building materials in the Addington Village Conservation Area as identified on p21.

former association with the Archbishops of Canterbury, of which many references and memorials are preserved within the fabric. The church also contains memorials to other former Lords of the Manor.

In the churchyard is a finely-carved stone monument erected in around 1915 in memory of the five Archbishops buried within the church and churchyard. The monument is locally listed.

5.4.4 The granite War Memorial opposite the church is dedicated to the one hundred and seventeen men from the village who served in the First World War, twenty-two of whom perished. Designed by Ebutt and Sons, it is listed at Grade II.

**LARGE RESIDENCES / DETACHED HOUSES**

5.4.5 The large residences in the village comprise former farmhouses, bailiff houses, and the old vicarage. They are detached houses which provide a contrast to more humble farmworker's cottages through their size and architectural expression.

5.4.6 Addington House (Grade II listed) is the former farmhouse to Upper Farm. The formal 1830 rendered façade conceals the earlier history of the building, including a 17th century timber framed range and two 18th and 19th century brick ranges. The Old Vicarage was built in c.1867. Its scale is indicative of the status of the church and its links with the Archbishops.

Home Farm is a former farmhouse of comparatively more modest scale, set prominently in the streetscene opposite The Cricketers Public House and dating to 1877.

Farm Cottage was built c.1873 as the Farm Bailiff's House for Upper Farm. Both Home Farm and Farm Cottage are primarily viewed in relation to their former farmyards. Distinction from the surrounding agricultural style buildings is given by their architecture and presence of a front garden with strong boundary treatment.

**FARMWORKER'S COTTAGES / SEMI-DETACHED AND TERRACED HOUSES**

5.4.7 On the north side of Addington Village Road, Grade II listed 45-47 Addington Village Road – known as Flint Cottages - was formerly a terrace of three farmworker's cottages, now converted to a single residence. The date of construction (1797) is incorporated into its flint and brick elevation. The cottages are viewed in association with the neighbouring Church, each complementing the historic character and integrity of the other. Built in the early 19th century, 49 Addington Village Road originally formed a pair of farmworker's cottages. Despite alteration, its overall composition, scale, roof form and chimney nevertheless indicate its historic origins.

5.4.8 Further to the west, the south side of Addington Village Road is flanked by farmworker's cottages of varying age.

5.4.9 They generally form small groups of similiarly detailed buildings, displaying well-proportioned facade, strong symmetry and group value.

**FARM BUILDINGS**

5.4.10 Upper Farm: Forge Mews comprise a late 20th century rebuilding of the 18th century

stables, cow house and cart house to Upper Farm/Addington House Farm. The buildings do not exactly replicate their predecessors, but respect their design, materials and yard arrangement. The buildings front directly on to the pavement edge. The near-blank brick wall is oppressive in the streetscene (accentuated by the use of a stark plain red brick), but reflects the original building's design.

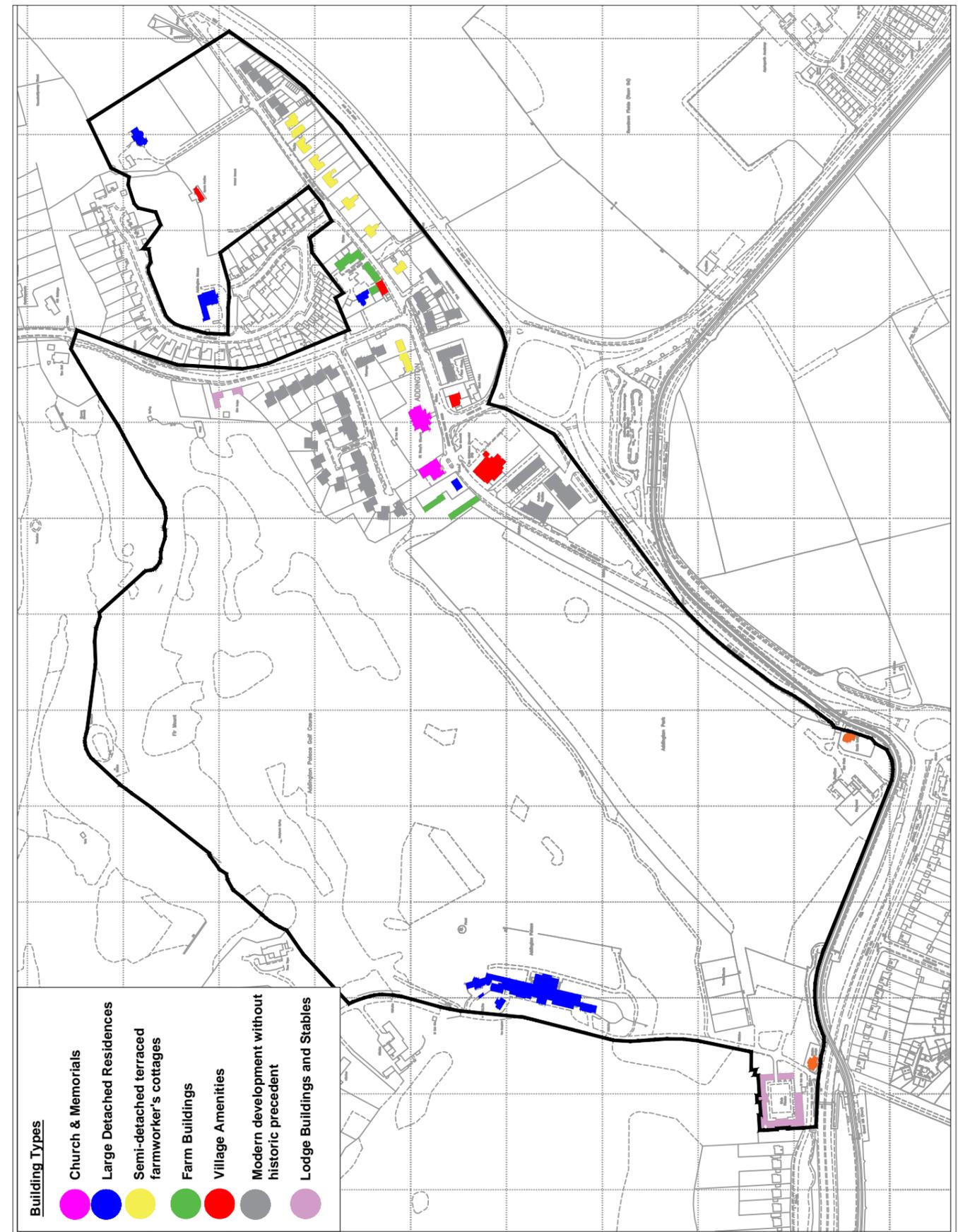
5.4.11 *Home Farm:* Home Farmyard buildings were constructed in 1780 to service the newly constructed manor house and parkland. The buildings were largely destroyed by fire in 1877 and were subsequently rebuilt. A long, one-storey flint building with gable end abutting the pavement edge is prominent on entry into the village. A much-altered building is set parallel to this which nevertheless retains a characteristic long, low form and gabled roof.

5.4.12 *Lower House Farm:* Lower House Farm, farmyard and the village pond were originally located to the west and south of The Cricketer's, but no longer survive.

**VILLAGE AMENITIES**

5.4.13 *Forge:* Records of a forge in this location date back to the 16th century, whilst the current building dates to 1740 with some 1815 reconstruction. The forge would have been at the heart of village life, providing support to its farming functions. Its continued use as a forge contributes greatly to its character and to that of the village.

5.4.14 The building is humble in scale and appearance. The numerous shuttered openings



Map 15: Building types in the conservation area

functioned to provide greater light and ventilation, and result in a distinctive appearance. A series of ad hoc corrugated metal structures added to the west are of poor quality and do not contribute to the conservation area, but are complementary in scale and emphasise the building's industrial nature.

5.4.15 *Post Office and Shop:* 42 Addington Village Road was built in 1881 with a shop to the west and the eastern half housing a curate.

5.4.16 The shop was opened as a co-operative enterprise and was the only shop in the village. Post Office services were added in 1884, and by 1906 it also sold refreshments in the gardens. The shop closed in the 1960s and is now a private residence. The original entrances to the front elevation have been altered to a single side entrance.

5.4.17 *Public House:* The Cricketers Inn dates to the 1840s and replaced a previous Inn located to its rear. The surviving Victorian building retains a symmetrical elevation to Addington Village Road. Originally brick, the façade has been rendered and a porch added. The building has been subject to numerous extensions. Although generally lower in height, their excessive footprint, poor design and overly complex roof form dominate the scale of the historic public house and detract from the character of the conservation area.

#### MODERN RESIDENTIAL DEVELOPMENT

5.4.18 The scale and form of the buildings is in keeping with the character of the conservation area, and the buildings retain a

consistent style characteristic of their age. Spaciousness is retained through front lawns and views to mature vegetation, whilst historic front boundaries and grass verges help integrate the buildings into the historic streetscene. The architecture of the buildings themselves however does not contribute to the character of the area.

#### MODERN NON-RESIDENTIAL DEVELOPMENT

The Police Station and Petrol Station do not have historic precedent but provide services for the village and wider area. The buildings, alongside the functional substation, do not contribute to the conservation area although the spaciousness of the area ensure they do not dominate. They are situated in a highly visible location at the entrance to the conservation area and in the foreground of views to the Parkland.

#### Palace and Parkland Character Area

##### ADDINGTON PALACE

5.4.19 Grade II\* listed, Addington Palace was built originally as Addington Manor House to the designs of Robert Mylne in 1772 for Barlow Trecothick. The original property comprised a two storey central block with one storey wings linking to gabled pavilions. Following its acquisition by the Archbishops of Canterbury, further extensions were made. This included an additional storey to the one storey wings, a chapel and library by Henry Harrison in 1828-1833.

5.4.20 In 1898 the estate was sold to Frederick English, who appointed R. Norman Shaw to restructure the property, including the addition of a further

floor to the central block and interior reconstruction. During the First World War the Palace was used as a military hospital to treat enteric fever and malaria. Later use of the building as a Golf Club, The Royal School of Church Music and currently as a spa and wedding venue have required some minor changes to the building, but its significance lies in the main phases of construction in the late 18th, early 19th and early 20th centuries.

5.4.21 The Palace is Palladian in style and built in Portland Stone with prominent chimney stacks. Its main phases of construction have been completed in similar style and materials to present a single unified composition. Its particularly linear layout and shallow depth produces particularly impressive principal facades overlooking the driveway and terrace. A curved red brick walled garden is located to the south and 20th century extensions relating to use as a music school incorporate an earlier pavilion structure to the north.

##### LODGE BUILDINGS

5.4.22 Five lodge buildings are associated with Addington Palace, of which four survive and three are within the conservation area. Although all but one of the Lodges were built in the early 19th century, they were designed with different architectural treatments as a display of wealth and knowledge.

5.4.23 On Spout Hill, Lion Lodges (Grade II listed) were likely designed by Robert Mylne in conjunction with his design for the Palace (1770s), but mark the original entrance to the previous medieval manor house. Their paired design emphasises the

former driveway, which is set centrally.

5.4.24 Within Addington Park, South Lodge marks the location of a former driveway and forms part of Archbishop Howley's extensive alterations and extension to the Palace and Park in the early 19th century. Its gables and overall roof form are prominent; accentuated by decorative bargeboards, finials and fish scale tiles. It is locally listed.

5.4.25 Marking the current entrance to Addington Palace, Stable Lodge also likely dates to Howley's developments. It is the simplest of all the Lodges, but nevertheless retains much charm and a characterful roofscape. It is locally listed.

##### STABLE BLOCK

5.4.26 The stable block was built for the Archbishops in 1829, again as part of Howley's developments. Set around a grassed courtyard, the buildings are unified by consistent use of brown brick, red brick dressings and small paned hung sash windows. This produces a well-proportioned classical composition. A clock and belfry to the north form the focus of the group. Its inward-facing courtyard design result in irregularly designed brick elevations to Gravel Hill and the driveway, limiting its presence in the streetscene. The stable block is locally listed.

## 6.0 CONDITION AND THREATS

### 6.1 GENERAL CONDITION

6.1.1 The majority of the buildings are occupied and generally in good condition. The Forge, the gateway in the wall between the churchyard and Roxton Gardens and a number of historic boundaries in the area would benefit from maintenance. Addington Palace is adequately maintained but would benefit from greater sympathetic use of the building and continued repairs particularly to the Portland stonework.

Buildings generally retain their historic integrity, although this is eroded in some places by the loss of historic features. In particular, windows have been replaced by upvc alternatives and some original brick elevations have been painted or rendered.

In general, existing late 20th century developments are in keeping with the scale and form of historic development and have a neutral impact. Insensitive new development has the potential to dilute and overwhelm the special character of the historic village. The extensions to The Cricketers Inn and the marquee at Addington Palace are both of a scale and design out of keeping with their host building.

6.1.2 The landscaping and paraphernalia associated with The Cricketers also detracts from the character of the area. The petrol station and electricity substation erode views to the village on approach from the west.

6.1.3 Signage, car parking, and modern paraphernalia along the driveway detract from the approach to Addington Palace. Traffic travels at speed through the centre of the village and along Spout Hill. Car parking - including use by commuters in association with the Addington Transport Interchange - detracts from the historic rural character of the village. The area suffers from some fly tipping and littering.

6.1.4 Whilst mature vegetation contributes greatly to the character of the area, planting has also reduced views toward Addington House and the Old Vicarage. That to the south boundary of Addington House in particular does not appear to have historic origins. Modern planting along the boundary between Addington Golf Course and Addington Park has obscured views of the Palace. Woodland in the Parkland and immediate setting of the conservation area would benefit from greater management to maintain its health and keep paths clear.

### 6.2 KEY THREATS AND NEGATIVE ISSUES

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 the quality of the area.

### THREATS TO BUILDINGS

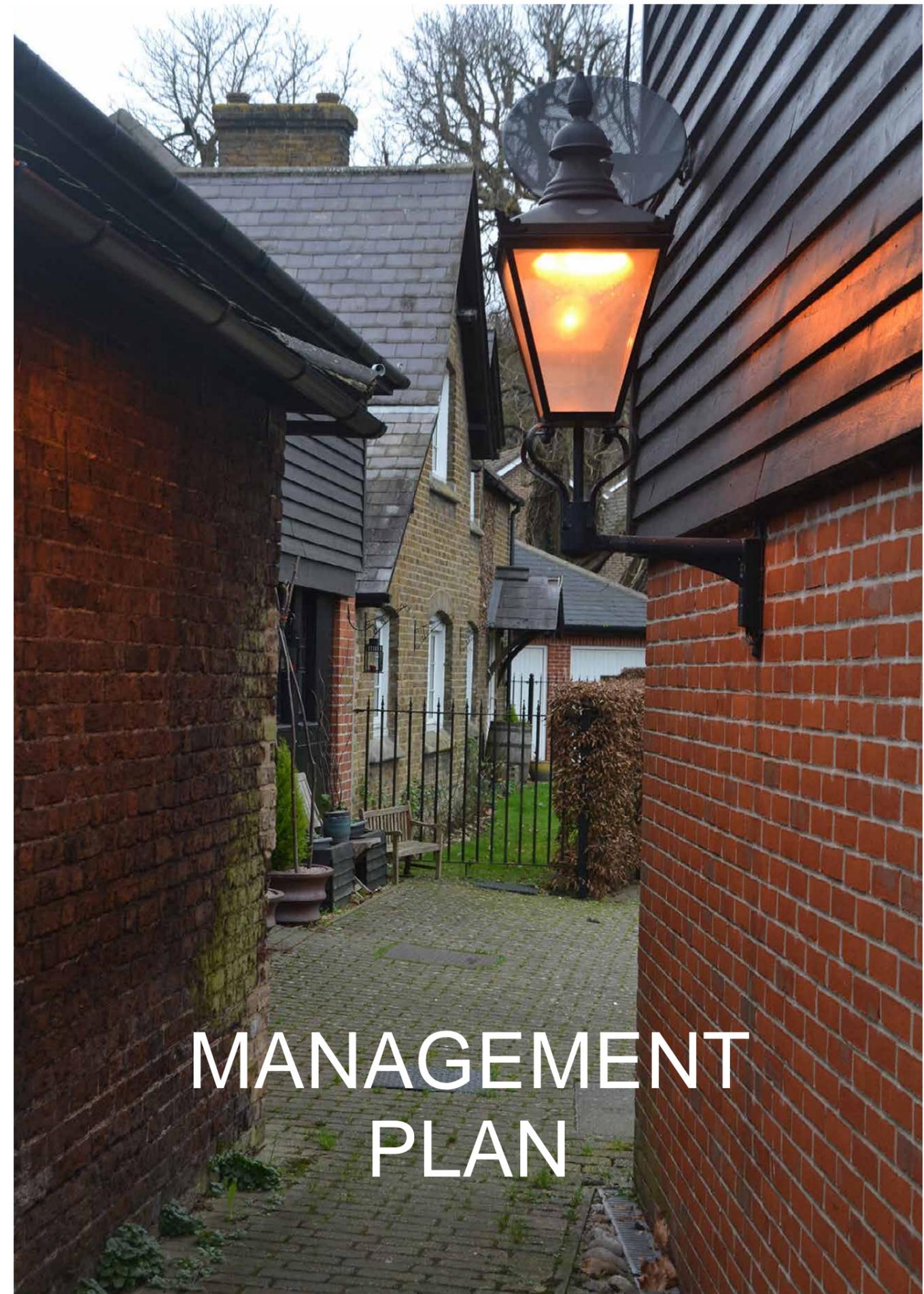
1. Loss of architectural features and detailing (including windows, doors, chimneys etc.)
2. Rendering/painting previously untreated surfaces
3. Replacement or addition of poorly detailed porches, including enclosed porches
4. Poor quality and/or overscaled extensions and structures
5. Repointing brick and flint walls with cement mortar instead of lime-based mortar
6. Poor-quality repairs that do not match the appearance or materials of the original
7. Installation of modern paraphernalia where visible in the streetscene, including satellite dishes, renewable energy technologies and building services

### THREATS TO STREETScape

8. Uncoordinated and excessive signage and clutter to the Palace driveway, particularly at the junction with Gravel Hill
9. Loss of historic boundary treatments
10. Poor quality boundary treatments
11. Loss of historic mature vegetation in and around the village
12. Loss of views to (and from) historic residences
13. New development within the village which dilutes its historic integrity
14. New development of poor-quality design, materials or inappropriate siting, scale or massing
15. Loss of gaps between buildings

### THREATS TO LANDSCAPE

16. Loss of elements of the historic parkland design
17. Loss of historic mature vegetation
18. Loss of significant views, including designed views, through non-original planting, or limited management of existing planting



This Management Plan provides area-specific guidance on development, maintenance and enhancement in Addington Village Conservation Area. It supplements and must be read in conjunction with Croydon's *Conservation Area General Guidance*, which provides general guidance for all Conservation Areas.

## 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. It is also the responsibility of the property owner to ensure the correct permissions are in place prior to undertaking works in the conservation area. Whilst not all works require planning permission, such as changing windows to unlisted single dwelling houses, the need for permission can be affected by conservation area designation. Further information on what requires planning permission is available in the CAGG. The Council also maintains the right to serve an Article 4 Direction, if deemed appropriate, to expand planning permission controls

in order to protect the special character of the conservation area. The following considerations are identified as particularly relevant to the Addington Village Conservation Area.

### 7.1 STATUTORY LISTED AND LOCALLY LISTED BUILDINGS

7.1.1 The conservation area contains seven statutory listed buildings. Listed building consent is required for all building works, both external or internal, that affect the building's character. There are also nine locally listed buildings in the area. Careful consideration must be given towards preserving the special character of these buildings.

### 7.2 REGISTERED PARK AND GARDEN: ADDINGTON PALACE

7.2.1 The Parkland around Addington Palace is listed at Grade II on the Historic England Register of Historic Parks and Gardens (please see Map 5). Works must be undertaken with special regard to the historic character and design of the Parkland.

### 7.3 ARCHAEOLOGICAL PRIORITY AREA

7.3.1 Most of the conservation area and surrounding land is situated within an Archaeological Priority Area, which identifies the likelihood that archaeological deposits survive below ground. As such, archaeological investigations will likely be required for development that involves groundworks. See section 2.3 and the appendix for further information.

### 7.4 TREES IN CONSERVATION AREAS AND TREE PROTECTION ORDERS

7.4.1 Trees contribute greatly to the rural, sylvan character of Addington Village Conservation Area and its setting. Six weeks notice must be given to the Council for all proposed works to trees over 7.5cm in stem diameter within the conservation area. In addition, there are also numerous Tree Preservation Orders (TPO) in place across the conservation area and within its surrounding green buffer. This provides further protection to trees. Those wishing to undertake works to a TPO tree must seek written consent from the Local Planning Authority by way of a tree works application (8 week process). Further information on trees - including how to find out if your tree has a TPO - is available from the council's website as referenced in the appendix.

### 7.5 GREEN BELT

7.5.1 The conservation area in its entirety and its surrounding green buffer is designated as Metropolitan Green Belt and consequently national and local planning policy applies in this regard.

### 7.6 NATURE CONSERVATION

7.6.1 Green space and woodland in and around the conservation area contribute to biodiversity and the borough's natural wildlife heritage. Addington Palace Golf Course within the conservation area, and Three Halfpenny Wood within its immediate setting are designated as Sites of Nature Conservation Importance. Falling outside the direct remit of conservation area designation, nature conservation

policy applies separately in this regard.

## 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 for proposed development in the Addington Village Conservation Area. These have been developed in order to help preserve and enhance the particular character and appearance identified in the Appraisal.

8.0.3 The Suburban Design Guide Supplementary Planning Document (SDG) provides guidance for development in the borough. Much of the guidance in the SDG is relevant to proposals in Addington Village Conservation Area. Where the guidance set out in the SDG conflicts with that in the conservation specific documents however, it is the Conservation Area General Guidance and Conservation Area Appraisal and Management Plan Design Guidelines which take precedence.

### 8.1 USE

8.1.1 The variety of historic building uses in the conservation area contribute to its character and to understanding the area's historic development. Based on its historic use, each historic building type (as set out in section 5.4) has a distinctive form and character. As such, the form, design and detailing

of farm and service buildings differ from those of domestic buildings. It is these distinctions that help our understanding of the village's origins. Where buildings remain in their original use, the Council will encourage those uses to be retained. Consideration of historic building types (based on their historic use) is also central to proposals for new development, extension and alterations as set out further below.

### 8.2 DEMOLITION

8.2.1 There is an opportunity to improve the character of the conservation area through demolition of buildings identified in section 5.2 as detracting from the conservation area's special character. Demolition of buildings identified as making a neutral contribution to the conservation area could also be accepted. In both cases, the proposed replacement scheme must be of high quality to result in an enhancement to the character and appearance of the conservation area. Demolition of statutory listed buildings, locally listed buildings and buildings that make a positive contribution to the conservation area as outlined in section 5.2, constitutes substantial harm to the conservation area and will not be considered acceptable.

8.2.2 For further advice please see section 5.1 of the Conservation Area General Guidance SPD.

### 8.3 NEW DEVELOPMENT IN THE CONSERVATION AREA

8.3.1 Opportunities for new development would primarily result from the redevelopment

of sites within the village containing buildings that do not positively contribute to its special character.

8.2.2 Back garden development and infill development in the village will only be supported where it does not have an adverse impact on plot size, layout, significant gaps between buildings and the spacious rural character of the area.

8.2.3 Such development should ensure the area's historic character is not further diluted.

8.2.4 Should an acceptable development site come forward within the village, any new development within the conservation area must:

- Respond to the form, character and detailing of a single historic building type and use as set out in section 5.4
- Respect existing layout, plot size, building footprints and siting
- Complement predominant roof forms and rooflines
- Preserve the green and spacious character of the area, including significant gaps between buildings
- Retain and enhance mature vegetation
- Apply high-quality materials and detailing

8.2.5 Proposals should seek to maintain the open character and landscape design of Addington Parkland and therefore new development on open land in the parkland will not generally be acceptable.

## 8.4 EXTENSIONS

8.4.1 Any proposed extensions should preserve the spacious, open character of the conservation area. As such, the scale of any extension is limited and should remain subservient to the host building. The symmetry of a semi-detached pair or uniformity of a group should be maintained. The varied orientation of buildings in the area and spaciousness of plots means that - as well as front elevations - it is often possible to view rear and side elevations from the streetscene and new extensions should be designed accordingly.

8.4.2 The location, scale and design of any proposed extension should respond to the orientation, form and historic use of the host building. Contrasting materials may help to achieve differentiation between the main building and extension. The design and materials should nevertheless complement the original building and the character of the area.

8.4.3 Roof extensions will generally not be permitted due to the resultant additional massing and loss of historic roof forms. Historic chimneys visible in the streetscene (and all chimneys on listed or locally listed buildings) should be retained. Rooflights and dormers should be avoided to front elevations or where they would be visible from publicly accessible areas, where they do not form part of the original design. Where rooflights are permitted, they should be conservation rooflights which are metal-framed and set flush with the roof plane.

## 8.5 SETTING

8.5.1 Some buildings in Addington Village fall outside the conservation area as they do not directly contribute to its historic or architectural interest. The buildings nevertheless form an important part of the village and the setting of the conservation area.

8.5.2 Redevelopment or alteration to these buildings must carefully consider any impacts on the conservation area's character, the uniformity of groups of buildings, and must be sensitively designed to have no resultant harm

8.5.3 Development within the wider green buffer surrounding the conservation area must demonstrate that such development does not harm the rural setting of the conservation area.

## 8.6 WINDOW ALTERATIONS AND REPLACEMENT

8.6.1 Many historic buildings in the Addington Village Conservation Area were designed with timber hung sash or casement windows, which contribute to the historic appearance of the area. Original or traditional style windows should be retained and repaired. If improved thermal performance of single glazed windows is required, then draught proofing and internal secondary glazing should be considered.

8.6.2 Replacements, if demonstrated to be necessary, should be made on a like for like basis in terms of design and materials. Improvements to the design or reinstatement of

traditional style windows where these have been lost will be sought where possible.

8.6.3 New window openings or alteration to the size of window openings will not be considered acceptable unless there is historic evidence for this or the proposed is sympathetic to the original design and character of the building.

8.6.4 Please see Conservation Area General Guidance section 5.6 for further guidance on the Council's policy towards window replacement.

## 8.7 DOORS AND PORCHES

8.7.1 Traditional doors in the area are generally solid timber. Where possible, historic doors should be retained. Replacement doors should be of solid timber and should seek to reflect historic designs in keeping with the function of the building, and character and appearance of the area.

8.7.2 Where houses incorporate historic porches as part of their historic design, these add interest to the character and appearance of the conservation area. Historic porches should not be removed or enclosed. Improvement or removal of poorly-detailed modern porches will be encouraged.

8.7.3 New open porches may be considered acceptable, provided they are well detailed and result in an enhancement to the character of the host building. Porches are, however, not characteristic of traditional farm buildings and are therefore unlikely to be acceptable on buildings of this nature.

## 8.8 CLADDING, RENDERING OR PAINTING OF WALLS

8.8.1 As outlined in the Appraisal, the area displays variety in its use of brick and flint to building elevations. This variety in detail, texture and colour contributes to the character of the area and understanding of each building's status and function. Proposals to render, clad or paint historically exposed walls or elevations will not be supported. The removal of existing non-original paint and render is encouraged where this would not cause damage to the underlying fabric.

## 8.9 BOUNDARY TREATMENTS

8.9.1 Historic boundary walls of varying flint and brick designs, chestnut paling and metal estate railings form part of the historic fabric of the conservation area and should be retained.

8.9.2 In contrast, there are other areas where front boundary walls are not present. This includes the former farmyard at Farm Mews and modern properties along Spout Hill. Here, a rural or farmyard character is promoted. Introduction of new boundaries in these areas would detract from this character.

8.9.3 A number of historic boundaries are in poor condition and would benefit from sensitive repair to match their original appearance and materials. Some modern replacement boundaries are of poor quality, untraditional details and/or poor condition; their replacement with more sympathetic alternatives is encouraged.

## 8.10 FORESTDALE AREA

8.10.1 Forestdale Intensification Area is located to the southwest of Addington. It has been identified as an opportunity for intensification and revitalisation focussing around the neighbourhood centre. The area remains distinct from the conservation area due to its location and topography, and whilst development in the area in accordance with the Suburban Design Guide is unlikely to have an impact, it should nevertheless ensure that the setting of the conservation area is respected. See the Suburban Design Guide Supplementary Planning Document for more information.

## 8.11 TREES AND PARKLAND

8.11.1 Trees in Addington Village Conservation Area contribute to the green and rural character of the village, parkland and surrounding area. Within the parkland surrounding Addington Palace and in Addington Park much of the planting forms part of the 18th century designed landscape. In particular, the Cedar of Lebanon on the Palace terrace contributes greatly to the parkland and setting of the Palace and is protected by a Tree Preservation Order. Tree works and works to the landscape should preserve or enhance this character. Significant views and glimpsed views of buildings should be preserved or enhanced. Non-historic planting should be removed or thinned where it detracts from the character of the area or obstructs significant historic views. Works should be undertaken in liaison with the tree team.

## 8.12 GARDENS AND PUBLIC SPACES

8.12.1 Insertion of ancillary large structures in gardens will generally not be supported due to the potential disruption to the area's spacious character and loss of green spaces. All small-scale outbuildings should be located to the rear of the host building and/or where they are not clearly visible in the streetscene, should preserve views across gardens and not cause the removal of existing trees.

8.12.2 Paraphernalia within gardens (such as bin and cycle stores) should be minimised. Where required, suitable discreet locations to the rear or where they are not prominent in the streetscene should be sought.

8.12.3 Hardsurfacing to gardens should be minimised in favour of soft landscaping. However, the hard landscaping in Forge Mews and other service yards should be maintained, to retain the historic character of these original yards.

## 9.0 ENHANCEMENTS

9.0.1 Property owners are strongly encouraged to undertake regular maintenance and sympathetic minor works to improve the condition and appearance of their properties, which will have a wider positive impact on the conservation area as a whole.

9.0.2 The Council welcomes and supports enhancement schemes which contribute to the special character and appearance of the conservation area.

Opportunities to enhance the significance and setting of archaeological assets should also be sought.

**9.1 MAINTENANCE**

9.1.1 It is important that buildings receive regular maintenance to ensure the long-term survival of important features and to prevent problems including damp and decay. If minor repair works are left unattended, it may result in unnecessary damage and the need for more extensive and expensive repairs in the future.

9.1.2 Recommendations for basic maintenance and repair include:

- Regular clearing of debris in gutters and rainwater pipes.
- Pruning of vegetation and trees, particularly those close to buildings.
- Re-fixing loose roof tiles or slates.
- Regular repainting of timber.

9.1.3 All repairs should be undertaken considerately and should match the appearance and materials used in the original. Historic brick and flint work should be repaired using matching lime mortar as use of cement products can cause serious damage to the fabric.

9.1.4 Please see section 6 of the Conservation Area General Guidance SPD for further guidance. Further advice for homeowners is provided by the Institute of Historic Building Conservation and the Society for the Protection of Ancient Buildings via the website 'Caring for your Home' (see Appendix for details).

9.1.5 Advice should be sought from heritage specialists from the Council for proposed works of reinstatement to determine whether they are appropriate and whether permission is required.

**9.2 ENHANCEMENTS TO ADDINGTON VILLAGE CHARACTER AREA**

9.2.1 The conservation area and its buildings could be enhanced through the repair, restoration or reinstatement of damaged or lost architectural and landscape features. Such works should, however, be based on clear evidence of the original. The removal of modern paraphernalia would also enhance the area. The following works are considered enhancements:

- Removal of upvc or aluminium windows and replacement with well-designed timber alternatives that are in keeping with the conservation area's and building's character.
- Reinstatement of timber fascias and bargeboards.
- Reinstatement of painted metal rainwater goods.
- Repair and improvement to boundary treatments.
- Removal of non-historic render or paint where this can be achieved without damage to the underlying surface, to reveal originally exposed brick or flintwork.
- Removal or redesign of infilled / non-historic porches.
- Careful management of planting to retain significant

views and glimpsed views of buildings.

- Appropriate retention and reinforcement of mature vegetation in public and private spaces which contributes to the rural character of the area.
- Removal of non-historic planting along the southern boundary to Addington House.
- Reinstatement of the pedestrian access between Spout Hill and Boundary Way.
- Enhancements to The Cricketers Public House, including improvements to the modern extensions, increased soft landscaping to the site and relocation of the bin store.
- Enhancements to the landscaping of the village green to further enable public use and enjoyment.

**9.3 ENHANCEMENTS TO PALACE AND PARKLAND CHARACTER AREA**

9.3.1 Addington Palace and Parkland would benefit from an holistic approach to conservation management. Any proposals for alteration to the parkland or buildings should be based on historic research and a thorough understanding of their original design, development and significance. An up-to-date Conservation Management Plan would be of benefit for this.

9.3.2 Subject to the results of research and/or a Conservation Management Plan, potential elements of enhancement to

the Palace and Parkland could include:

- Reinstatement of historic landscape features, where these have been lost or eroded.
- Removal of non-historic planting, including that along the boundary between Addington Park and Addington Palace Golf Course.
- Analysis and reinstatement of significant designed views.
- Improved woodland management (including to areas of woodland in the immediate setting of the conservation area).
- Planting replacement trees to ensure mature planting is in place if any significant planting is nearing the end of its life.
- Repair and restoration of the terrace.
- Removal of marquee (and its associated non-original planting indicated above).
- Continued repairs to Portland stonework of Addington Palace.
- Redesign and improvements to the service yard and 1960s extensions to the Palace complex.
- Greater sympathetic use of the building.
- Greater legibility of the route of original driveways.
- Rationalisation of signage and other modern insertions

to entrance and driveway.

- Repair, maintenance and reinstatement of any missing features to the lodge buildings (such as those listed for Addington Village above).
- Reinstatement of historic boundary treatments.
- Careful removal of undergrowth to the Bronze Age barrow in the Parkland, and consideration of ways to limit further tree growth to avoid damage to the monument.
- Consider ways to improve the legibility and setting of the former medieval manor house within the golf course, for example by recreating the near house landscape within which the house would have been set.

**9.4 PLAQUES FOR HISTORIC BUILDINGS**

9.4.1 Members of the community elsewhere in the borough have recommended that plaques could be erected on listed or locally listed buildings within conservation areas to celebrate and inform passers-by of their designation and historic significance. In principle the Council would consider proposals for the erection of plaques, subject to appropriate design and sensitive placement, but there is no capacity at present for the Council to supply plaques.

9.4.2 The Council recommends such a scheme could be led by a local heritage organisation, such as the Croydon Natural Historic and Scientific Society. Plaques would need to ensure they do not detract from

any identified architectural significance, nor introduce undue clutter. Listed building consent would be required for erection of plaques on a Listed Building.

**9.5 CONSERVATION AREA SIGNAGE**

9.5.1 The Council will consider any community-led projects to introduce signage to identify the area's conservation designation, provided that it is of a design that would enhance the area's special character, does not introduce undue clutter, promotes consistency in approach and that the cost of maintenance and management is fully considered. The Council is generally unable to supply or maintain such signage.

**9.6 PUBLIC REALM IMPROVEMENTS**

9.6.1 Routine maintenance of the public realm occurs as part of the ongoing cycle of maintenance within the borough. Such regular maintenance and repair of buildings and green spaces makes an important contribution to the appearance of the conservation area. There may be potential for further enhancements in the future, which could include additional enhancements to the Village Green, reinstatement of traditional surfaces or improvements to street furniture and signage. All proposals to enhance the conservation area's public realm should consider the Croydon Public Realm Design Guide and must contribute to the special character and appearance of Addington Village Conservation Area.

## 10.0 APPENDIX 1

### USEFUL WEBSITES

#### a) Websites

- National Planning Policy Framework:  
[www.gov.uk/government/collections/revised-national-planning-policy-framework](http://www.gov.uk/government/collections/revised-national-planning-policy-framework)
- Planning Portal  
[www.planningportal.co.uk](http://www.planningportal.co.uk)
- Croydon Council Planning and Conservation web pages:  
[www.croydon.gov.uk/planningandregeneration/framework/conservation](http://www.croydon.gov.uk/planningandregeneration/framework/conservation)  
[www.croydon.gov.uk/planningandregeneration](http://www.croydon.gov.uk/planningandregeneration)
- Croydon Council Tree web pages:  
[www.croydon.gov.uk/environment/treesandlandscape/orders](http://www.croydon.gov.uk/environment/treesandlandscape/orders) (for tree preservation orders)  
[www.croydon.gov.uk/environment/treesandlandscape/conareas](http://www.croydon.gov.uk/environment/treesandlandscape/conareas) (for trees in conservation areas)
- Historic England web pages:  
[www.historicengland.org.uk](http://www.historicengland.org.uk)  
[www.historicengland.org.uk/images-books/publications/](http://www.historicengland.org.uk/images-books/publications/) (to access Historic England publications)  
[www.historicengland.org.uk/listing/](http://www.historicengland.org.uk/listing/) (for access to statutory list descriptions)  
[www.historicengland.org.uk/advice/technical-advice/](http://www.historicengland.org.uk/advice/technical-advice/) (to access Historic England advice)
- Greater London Archaeology Advisory Service  
[www.historicengland.org.uk/services-skills/our-planning-services/greater-london-archaeology-advisory-service/](http://www.historicengland.org.uk/services-skills/our-planning-services/greater-london-archaeology-advisory-service/) (general information)
- [www.historicengland.org.uk/services-skills/our-planning-services/greater-london-archaeology-advisory-service/greater-london-archaeological-priority-areas/](http://www.historicengland.org.uk/services-skills/our-planning-services/greater-london-archaeology-advisory-service/greater-london-archaeological-priority-areas/) (for information on Archaeological Priority Areas)
- 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/what-we-do/planning/london-plan](http://www.london.gov.uk/what-we-do/planning/london-plan)
- 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)
- The Heritage Funding Directory  
[www.heritagefundingdirectoryuk.org/](http://www.heritagefundingdirectoryuk.org/)

### RELEVANT CROYDON COUNCIL DOCUMENTS(WEBLINK ABOVE)

- *Planning Application Validation Checklist*
- *Public Realm Design Guide* (2018)
- *Supplementary Planning Document: Conservation Area General Guidance* (2013)
- *Supplementary Planning Document 1: Local List of Buildings of Architectural or Historic Interest* (2006)
- *Supplementary Planning Document: Suburban Design Guide* (2018)
- *Supplementary Planning Guidance 1: Shopfronts and Signage* (1996)
- *Supplementary Planning Guidance 12: Landscape Design* (2004)

### RELEVANT NATIONAL GUIDANCE DOCUMENTS

- *Energy Efficiency and Historic Buildings*, which is a series of Historic England guidance documents available to view and download at [www.historicengland.org.uk/images-books/publications/eehb-draught-proofing-windows-doors/](http://www.historicengland.org.uk/images-books/publications/eehb-draught-proofing-windows-doors/)
- *The Setting of Heritage Assets* (Historic England 2017) (Weblink above)
- *Understanding Place: Conservation Area Designation, Appraisal and Management* (Historic England 2017) (Weblink above)
- *Caring for your Home* (<https://www.ihbconline.co.uk/caring/>)
- *Responsible Retrofit of Traditional Buildings* (Sustainable Traditional Buildings Alliance 2012)

## 10.1 APPENDIX 2

### CONTACTS

Croydon Council, 6th Floor Bernard Weatherill House, 8 Mint Walk, Croydon CR0 1EA;

- 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 253 1022; Email: [archives@croydon.gov.uk](mailto:archives@croydon.gov.uk)

Historic England, London Region  
4th Floor, Cannon Bridge House, 25 Dowgate Hill  
London, EC4R 2YA Tel: 020 7973 3700  
Email: [customers@HistoricEngland.org.uk](mailto:customers@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: 0207 5298920; [office@georgiangroup.org.uk](mailto:office@georgiangroup.org.uk)  
[www.georgiangroup.org.uk](http://www.georgiangroup.org.uk)

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 Energy Saving Trust  
[www.energysavingtrust.org.uk](http://www.energysavingtrust.org.uk)

Register of Building Conservation Accredited Architects  
Tel/Web: 0161 832 0666; [www.aabc-register.co.uk](http://www.aabc-register.co.uk)

Royal Institute of British Architects (RIBA)  
[www.architecture.com](http://www.architecture.com)

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

Croydon Natural History and Scientific Society  
[www.cnhss.co.uk](http://www.cnhss.co.uk)

**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 আডমিশনস্ টিম (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 , એક્સટેન્શન 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 ਅਡਮੀਸ਼ਨ ਟੀਮ ਨੂੰ ਇਸ ਨੰਬਰ 'ਤੇ ਫੋਨ ਕਰੋ: 0208 726 6400 ਅਸੀਂ ਤੁਹਾਡੇ ਲਈ ਕਿਸੇ ਇੰਟਰਪ੍ਰਿਟਰ ਦਾ ਪ੍ਰਬੰਧ ਕਰਾਂਗੇ।

Panjabi

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

Somali

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

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 انٹرپریٹریک سروس کا انتظام کیا جائے گا۔

Urdu

**Details**

Project name	Addington Village Conservation Area Review - Adoption
Project manager or sponsor	Steve Dennington
PM Email address	<a href="mailto:steve.dennington@croydon.gov.uk">steve.dennington@croydon.gov.uk</a>
First name	Sanne
Surname	Roberts
Email address	<a href="mailto:sanne.roberts@croydon.gov.uk">sanne.roberts@croydon.gov.uk</a>
Department	Place Making
Relevant director and executive director	Heather Cheesbrough, Director of Planning & Strategic Transport; Shifa Mustafa, Executive Director Place
Cost code	C15358

**Supporting documents**

[DPIA Addington Village Conservation Area Review](#)

**About this request**

Issued by	Croydon Council Information Management Team Floor 7, Zone C Bernard Weatherill House, 8 Mint Walk, Croydon, CR0 1EA
Received on	05/11/2019
Request reference	983589

*Heather Cheesbrough*

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## Croydon Council

<b>REPORT TO:</b>	<b>CABINET 16 DECEMBER 2019</b>
<b>SUBJECT:</b>	<b>INVESTING IN OUR BOROUGH</b>
<b>LEAD OFFICER:</b>	<b>SARAH WARMAN, DIRECTOR OF COMMISSIONING &amp; PROCUREMENT</b>  <b>JACQUELINE HARRIS-BAKER, EXECUTIVE DIRECTOR RESOURCES</b>
<b>CABINET MEMBER:</b>	<b>COUNCILLOR SIMON HALL</b> <b>CABINET MEMBER FOR FINANCE AND RESOURCES</b>
<b>WARDS:</b>	<b>ALL</b>
<b>CORPORATE PRIORITY/POLICY CONTEXT/AMBITIOUS FOR CROYDON:</b> Effective outcome based commissioning and prudent financial transactions contribute to all corporate priorities.  The Council's Commissioning Framework (2019 – 2023) sets out the approach to commissioning and procurement and puts delivery of outcomes at the heart of the decision making process. As the Council develops more diverse service delivery models, it is important to ensure that our contractual and partnership relationships are not only aligned to our corporate priorities but also represent value for money for citizens and taxpayers, contributing to the growth agenda for Croydon.	
<b>FINANCIAL SUMMARY:</b> There are no direct costs arising from this report.	
<b>KEY DECISION REFERENCE NO.:</b> There are key decisions mentioned in this report, but approval of the Recommendations would not constitute a key decision.	

<p>The Leader of the Council has delegated to the Cabinet the power to make the decisions set out in the recommendations below</p> <p><b>1. RECOMMENDATIONS</b></p> <p>1.1. The Cabinet is requested to note:</p> <p>1.1.1. The list of delegated award decisions made by the Director of Commissioning and Procurement, between 17/10/2019 – 15/11/2019.</p> <p>1.2. The Cabinet is requested to approve:</p> <p>1.2.1. The Leader be recommended to delegate authority to the Cabinet Member for Families, Health &amp; Social Care in consultation with the Cabinet Member for Finance and Resources to:</p> <p>1.2.1.1 Approve the establishment of the Adult and Young People Social Care Dynamic Purchasing Systems (DPS) and the award of contracts to providers to be initially appointed to the DPS.</p>
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1.2.1.2 Delegate authority to approve the future appointments to the DPS and award of individual call off contracts to providers for reasons set out in paragraph 4.2. These awards will be in line with the strategy approved by Cabinet on 10th July 2019 (ref: CCB1498/19-20) and any awards made under this delegation will be notified in the standard contracts report at future Cabinet meetings.

## 2 EXECUTIVE SUMMARY

2.1 This is a standard report which is presented to the Cabinet, for information, at every scheduled Cabinet meeting to update Members on:

- Delegated contract award decisions made by the Director of Commissioning and Procurement 17/10/2019 – 15/11/2019;
- Property lettings, acquisitions and disposals agreed by the Cabinet Member for Finance and Resources in consultation with the Leader since the last meeting of Cabinet;  
*[As at the date of this report there are none].*
- Contracts anticipated to be awarded under delegated authority from the Leader by the nominated Cabinet Member, in consultation with the Cabinet Member for Finance and Resources and with the Leader in certain circumstances, before the next meeting of Cabinet;  
*[As at the date of this report there are none].*
- Contract awards and strategies to be agreed by the Cabinet at this meeting which are the subject of a separate agenda item;  
*[As at the date of this report there are none].*
- Delegated contract award decisions under delegated authority from the Leader by the Nominated Cabinet Members for Finance and Resources & for Children, Young People & Learning related to the new Addington Valley SEN School;  
*[As at the date of this report there are none].*
- Delegated contract award decisions under delegated authority from the Leader by the Nominated Cabinet Member for Safer Croydon & Communities or Cabinet Member for Families, Health & Social Care in consultation with the Cabinet Member for Finance & Resources related to the Community Fund Commissioning Programme;  
*[As at the date of this report there are none].*
- Partnership arrangements to be agreed by the Cabinet at this meeting which are the subject of a separate agenda item.  
*[As at the date of this report there are none].*

### 3 DETAIL

- 3.1 Section 4.1.1 of this report lists the delegated award decisions made by the Director of Commissioning and Procurement, between 17/10/2019 – 15/11/2019.
- 3.2 Section 4.2 of this report outlines the rationale for the delegation being requested for the Adult and Young People Social Care Dynamic Purchasing Systems (DPS) for delivering the strategy approved by CCB (ref: CCB1498/19-20).
- 3.3 The Council's Procurement Strategy and Tender & Contracts Regulations are accessible under the Freedom of Information Act 2000 as part of the Council's Publication Scheme. Information requested under that Act about a specific procurement exercise or contract held internally or supplied by external organisations, will be accessible subject to legal advice as to its commercial confidentiality, or other applicable exemption, and whether or not it is in the public interest to do so.

### 4 FINANCIAL AND RISK ASSESSMENT CONSIDERATIONS

#### 4.1 Contract Awards

- 4.1.1 Revenue and Capital consequences of delegated decisions made by the Director of Commissioning and Procurement for contract awards (Regs. 19, 28.3 a & b) between £100,000 & £500,000 and contract extension(s) previously approved as part of the original contract award recommendation (Reg. 28.4 d) and contract variations (Reg.30).

<b>CONTRACT VARIATIONS &amp; EXTENSIONS</b>					
<b>Contract Title</b>	<b>Value of Contract to Date</b>	<b>Value of Extension Term</b>	<b>Total Revenue value including extension term</b>	<b>Contract Capital Budget</b>	<b>Dept/Cabinet Member</b>
Live Well Programme	£420,000	£57,265 (1 year extension)	£477,265		Families, Health and Social Care / Cllr Avis
Children Looked After (CLA): Personal Education Plans (PEPs) Contract Extension	£91,000	£66,667 (20 months extension)		£157,667	Children, Families and Learning / Cllr Flemming

<b>CONTRACT VARIATIONS &amp; EXTENSIONS</b>					
<b>Contract Title</b>	<b>Value of Contract to Date</b>	<b>Value of Extension Term</b>	<b>Total Revenue value including extension term</b>	<b>Contract Capital Budget</b>	<b>Dept/Cabinet Member</b>
Education Monitoring Contract Extension	£130,044	£0 (12 months extension)		£130,044	Children, Families and Learning / Cllr Flemming
Appropriate Adults Service	£146,575	£53,300 (6 months extension)	£199,875		Children, Families and Learning / Cllr Flemming

#### **4.2 Contract Award Delegation Request**

- 4.2.1 The Council proposes to establish the Adult and Young People Social Care Dynamic Purchasing Systems (DPS) to enable a quick route to the market for the commissioning and procurement of the health and social care services for Croydon residents.
- 4.2.2 It is proposed that the Council allows access to these DPS's to our health partners in Croydon including the Croydon One Alliance, the CCG, and SLAM.
- 4.2.3 The delegation of contract award decisions will provide the flexibility required and ensure timely decisions can be made for the project to be delivered to the required timescales.

Approved by: Ian Geary, Head of Finance - Resources on behalf of Lisa Taylor, Director of Finance, Investment and Risk and Section 151 Officer.

#### **5 LEGAL CONSIDERATIONS**

- 5.1 The Director of Law and Governance comments that the information contained within this report is required to be reported to Members in accordance with the Council's Tenders and Contracts Regulations and the council's Financial Regulations in relation to the acquisition or disposal of assets.

Approved by: Sean Murphy, Director of Law and Governance and Deputy Monitoring Officer.

## **6 HUMAN RESOURCES IMPACT**

- 6.1 There are no immediate HR issues that arise from the strategic recommendations in this report for LBC staff. Any specific contracts that arise as a result of this report should have their HR implications independently assessed by a senior HR professional.

Approved by: Sue Moorman, Director of Human Resources

## **7 EQUALITY IMPACT**

- 7.1 An Equality Analysis process has been used to assess the actual or likely impact of the decisions related to contracts mentioned in this report and mitigating actions have been defined where appropriate.
- 7..2 The equality analysis for the contracts mentioned in this report will enable the Council to ensure that it meets the statutory obligation in the exercise of its functions to address the Public Sector equality duty (PSED). This requires public bodies to ensure due regard to the need to advance equality of opportunity; foster good relations between people who share a “protected characteristic” and those who do not and take action to eliminate the potential of discrimination in the provision of services.
- 7..3 Any issues identified through the equality analysis will be given full consideration and agreed mitigating actions will be delivered through the standard contract delivery and reporting mechanisms.

Approved by Yvonne Okiyo, Equalities Manager

## **8 ENVIRONMENTAL IMPACT**

- 8.1 Any issues emerging in reports to the relevant Cabinet member will require these considerations to be included as part of the standard reporting requirements, and will not proceed without full consideration of any issues identified.

## **9 CRIME AND DISORDER REDUCTION IMPACT**

- 9.1 Any issues emerging in reports to the relevant Cabinet Member will require these considerations to be included as part of the standard reporting requirements, and will not proceed without full consideration of any issues identified.

## 10 DATA PROTECTION IMPLICATIONS

10.1 Will the subject of the report involve the processing of 'personal data'?

NO

10.2 Has a Data Protection Impact Assessment (DPIA) been completed?

NO

Data Protection Impact Assessments has been used to assess the actual or likely impact of the decisions related to contracts mentioned in this report and mitigating actions have been defined where appropriate.

Approved by: Sarah Warman, Director of Commissioning & Procurement

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### CONTACT OFFICER:

<b>Name:</b>	Stephen Hopkins
<b>Post title:</b>	Head of Commissioning and Procurement (Corporate)
<b>Telephone no:</b>	47499

**BACKGROUND DOCUMENTS:** None