

## **Descriptions of Local Heritage Areas etc. as defined by English Heritage, & other LHA**

### LOCAL DESIGNATION

Identifying & managing those parts of the historic environment valued by local communities is an important element of the heritage protection system. Local designation allows for the management of local heritage through the planning system & provides an opportunity to engage with local communities. It encompasses both individual assets identified by local listing right through to areas of local character represented by conservation areas.

Conservation Areas are a well-established designation employed by local planning authorities to manage areas of special architectural or historic interest. Effective management of conservation areas relies upon the preparation of a character appraisal & accompanying management plan.

Local Listing helps to raise the profile of local heritage by identifying heritage assets that are of greatest importance to local people. The National Planning Policy Framework also highlights the contribution of local listing to the development of the evidence base used to support local plan making.

Local Heritage Assets can range from buildings, designed landscapes, archaeology & elements of the natural environment. By involving local people in their preparation, local lists & the practices & processes that support them represent a voluntary agreement between local planning authorities & community representatives on how local heritage assets are managed.

Areas of special Local Character - some local authorities have chosen to rely on additional forms of local designation to manage their local historic environment. These generally take the form of areas of special local character, designed to capture historically important areas that fail to meet the criteria for designating conservation areas. Although such areas of special character are generally used to identify areas based upon their architectural or townscape merits, they may also deal with other elements of the historic environment such as locally important landscapes or archaeology.

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ASPRA's original invitation to submit an application for LHA designation came in a letter, dated 5th March 2014, from Steve Dennington - Deputy Service Head, Croydon Council Spatial Planning), with whom Bob Sleeman & myself (as the designated ASPRA representatives) had been consulting over the Croydon Local Plan:

### **CROYDON LOCAL PLAN - PROPOSED LOCAL HERITAGE AREAS**

**Thank you for the representation you made in response to key question d of Croydon Local Plan: Detailed Policies Preferred & Alternative Options (CLP2) consultation regarding new local heritage areas.**

**To enable us to consider your representation further please can you clarify the extent of the proposed area you submitted during the consultation on the blank map attached (annotate with a proposed boundary) & clarify which local heritage area criteria listed below that you feel this area meets & why. Please specify if you feel that the area proposed meets more than one of these criteria.**

**a) Architectural Significance - Be an area of distinctive architectural character as a result of the collective value of a group of historic buildings with consistent architectural form, style, feature, detailing or materials. The group will often, but not always, have been built as a single development over a short period of time & will be well-preserved.**

**b) Townscape Quality - Be an attractive & historic composition of urban form, either planned or unplanned & distinctive from the surrounding area.**

**c) Landscape Quality - Be an area that is distinguished by the quality, extent or features of its historic landscape, which is well preserved.**

**All representations for proposed local heritage areas put forward during the recent consultation will be reviewed alongside all existing Local Plan areas of special character during Summer 2014 against the new heritage-based criteria for Local Heritage Areas set out in paragraph 6.128 of the reasoned justification (called "How the preferred option would work") for policy DM17 of CLP2 (Preferred & Alternative Options).**

**Those areas that meet the criteria will be proposed as new local heritage areas & consulted on in early 2015, accompanied by an evidence base for each proposed local heritage area & reviewed. You will be notified of the Local Plan consultation.**

**During the process set out above all existing LASCs, as set out Policy SP4.13 of Croydon Local Plan: Strategic Policies will remain & continue to benefit from the LASC designation.**

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ASPRA had been told at the meetings with the Planners that emphasis would be placed on "character".

See the new heritage-based criteria for Local Heritage Areas set out in the Croydon Local Plan: Detailed Policies Preferred & Alternative Options, Paragraph 6.28 of the reasoned justification (called "How the preferred options would work") for Policy DM17 of CLP2 (Preferred & Alternative Options).

The areas covered by HOME & Canning & Clyde Road RAs were recently granted Conservation Area status, largely due to their association with Addiscombe Place, the East India Company & all which that entails.

The area covered by ASPRA, from Northampton to Shirley Roads, Addiscombe & Lower Addiscombe Roads etc., almost entirely co-incides with the old Ashburton Estates, reflected in the names of many of the roads in the area having connections with the Ashburton Family, i.e. Ashburton, Bingham, Baring, Compton, Northampton etc. Thomas Carlyle was a regular visitor at Ashburton House (demolished 1910), which stood on the corner of Northampton Road & Addiscombe Road.

ASPRA has applied for LHA designation mainly on the ground of Criteria a), in that the roads were laid out, & almost all the houses built on the Ashburton Estate during the years following the death of Lady Ashburton in 1903 when the lands were sold off by her Grandson. The original leases were granted for building stipulating that "all houses should be of ornamental appearance" & constructed of "good & sound materials", detached (priced at £350), semi-detached (£300), and terraces consisting of no more than 6 houses (£275).

Most of the houses were built in the "Arts & Crafts" style of the time, in tree-lined roads, & many of the original architectural features remain. They were most likely built of bricks made locally, at the Woodside Brickworks. Historically there was a good supply of clay in the area dating back to mediaeval times, as may be evidenced from early maps showing strip farming methods.

Documents, deeds, debentures, mortgages & leases in residents' possession give details of Lord Ashburton's will, dated 1862.

ASPRA's application for LHA status (sent in early June 2014) included all the area it covers, was backed up by copies of over 100 original historic documents & two volumes of photographs.