



**WHITGIFT SCHOOL,  
CROYDON, LONDON  
HERITAGE STATEMENT**

**CROYDON COUNCIL PLANNING APPLICATION REFERENCE  
21/00606/FUL**

**CULTURAL HERITAGE REPORT NUMBER: 20159**

**MARCH 2021**



## **Surface Property**

1C Swinegate Court East  
3 Swinegate  
York  
North Yorkshire  
YO1 8AJ

**T** +44 (0)1904 682 770 | **E** [contact@surface-property.co.uk](mailto:contact@surface-property.co.uk)

**w** [www.surface-property.co.uk](http://www.surface-property.co.uk)

Surface Property is a trading name of Arcus Consultancy Services, Registered in England  
& Wales No. 5644976



## TABLE OF CONTENTS

<b>DATA ENTRY FORM</b> .....	<b>II</b>
<b>SUMMARY</b> .....	<b>III</b>
<b>1 INTRODUCTION</b> .....	<b>4</b>
<b>1.1 Study Area</b> .....	<b>4</b>
<b>1.2 Development</b> .....	<b>4</b>
<b>2 LEGISLATION, POLICY AND GUIDANCE</b> .....	<b>4</b>
<b>2.1 Legislation</b> .....	<b>4</b>
<b>2.2 National Planning Policy Framework and Guidance</b> .....	<b>5</b>
<b>2.3 Local Policy</b> .....	<b>6</b>
<b>2.4 Setting Guidance</b> .....	<b>8</b>
<b>3 AIMS AND METHODOLOGY</b> .....	<b>8</b>
<b>3.1 Aims</b> .....	<b>8</b>
<b>3.2 Heritage Statement and Appraisal of Potential Changes to Setting</b> .....	<b>9</b>
<b>4 RESULTS</b> .....	<b>9</b>
<b>5 BASELINE</b> .....	<b>10</b>
<b>6 POTENTIAL EFFECTS</b> .....	<b>10</b>
<b>6.1 Changes to Setting</b> .....	<b>10</b>
<b>6.2 Mitigation</b> .....	<b>13</b>
<b>7 CONCLUSION</b> .....	<b>13</b>
<b>8 HERITAGE GAZEETTER</b> .....	<b>15</b>
<b>8.1 Listed Buildings</b> .....	<b>15</b>
<b>8.2 Locally Listed Buildings</b> .....	<b>15</b>
<b>9 PLATES</b> .....	<b>16</b>
<b>10 FIGURES</b> .....	<b>20</b>

## DATA ENTRY FORM

PROJECT INFORMATION	
<b>Project title</b>	Whitgift School, Croydon, London Heritage Statement
<b>Description</b>	Retention of 4 Portakabin classroom buildings and temporary car park
<b>Report</b>	Heritage Statement
<b>Project start date</b>	March 2021
<b>Project end date</b>	March 2021
<b>Contractor name</b>	Surface Property (Trading Name of Arcus Consultancy Services Ltd.)
<b>Client</b>	Umar Abid. Portakabin.
SITE LOCATION INFORMATION	
<b>Council</b>	Croydon Council
<b>Area</b>	0.08 hectares (ha)
<b>Grid References</b>	Centred on NGR 532230, 164000
PROJECT BIBLIOGRAPHY	
<b>Type of publication</b>	Unpublished document/manuscript
<b>Title</b>	Whitgift School Croydon, Heritage Impact Assessment
<b>Author</b>	Amy Talbot
<b>Date</b>	March 2021

## SUMMARY

A Heritage Statement (HS) has been undertaken by Surface Property on behalf of Portakabin for the retention of four Portakabin classroom buildings on an existing car park and the installation of a temporary car park for three years (Croydon Council application reference 21/00606/FUL) at the site of Whitgift School, Croydon, London ('The Development').

There are two Core Study Areas (CSAs) relating to the Development (Figure 1):

- Car Park CSA located 155 m to the south-west of the main school building where a temporary Supa-Trac car park from Cap-Trac has been laid down with nominal grading of the landscape, and
- Classroom CSA for four Portakabin Classroom buildings consisting of eight classrooms placed on the pre-existing carpark to the adjacent north of the main school building.

A 250 m Study Area, which includes the CSA's and land within a 250 m radius (Figure 1), was used to inform the selection of heritage assets that may receive a change in setting and so required further assessment.

There are two Grade II Listed buildings recorded within the 250 m Study Area, four Locally Listed Buildings recorded within the GLHER, and another locally listed building recorded by the Council as shown in Figure 2. The GLHER locally listed buildings are not located within the school grounds but are part of the residential housing that surrounds the school on all sides. The setting of these properties is defined by the built-up nature of the surrounding residential houses and vegetation lining the streets and the school grounds so that a change to setting that affects their significance would not occur, and these are not considered further for assessment.

A setting assessment was undertaken to assess the potential for changes to the setting of the Grade II Listed Buildings (NHLE 1358829 and 1442708) as well as the main Whitgift School Building which is noted in the Croydon Local List as a Locally Listed Building. No change in setting was identified that affects the cultural significance of the assets due to lack of visibility of the Development from the listed buildings and the common occurrence of temporary structures associated with schools in regards to the Whitgift School and associated grounds.

Due to the temporary nature of the classrooms and the car park required as a result of the ongoing COVID-19 pandemic, there will be no harm to the heritage assets, and following the three-year consent, the setting would be fully reinstated.

## 1 INTRODUCTION

A Heritage Statement has been undertaken by Surface Property on behalf of Portakabin for the retention of four Portakabin classroom buildings on an existing car park and the installation of a temporary car park for three years (Croydon Council application reference 21/00606/FUL). Whitgift School is an independent school for boys aged 10-18, with the requirement for the additional classroom and car park being a by-product of the ongoing COVID-19 pandemic.

### 1.1 Study Area

The temporary classroom Core Study Area (Classroom CSA, Plates 6-7) is located on the existing car park to the north of the principal school building while the temporary car park Core Study Area (Temporary Carpark CSA, Plates 2-4) is located 155 m to the south-west of the principal school building (Plates 1-3). Whitgift School is centred on NGR 532230, 164000 with the extents and location shown on Figure 1.

A 250 m Study Area, which includes the CSA's and land within a 250 m radius, was used to inform the selection of heritage assets that may receive a change in setting and so required further assessment.

The topography of the CSA's is relatively flat with the central of the Site reaching approximately 65 m above Ordnance Datum (AOD).

### 1.2 Development

This document is designed to support a planning application for a retrospective application for four Portakabin Buildings (8 classrooms) located within the existing car park on hardstanding and the installation of a temporary car park to compensate for the loss of the northern car park for temporary classrooms. The maximum height of the buildings will be 7.1 metres (m) built on two storeys with no ground intrusive works to be carried out within the CSA. The proposed temporary car park will be built on Supa-Trac<sup>1</sup> temporary car parking and pedestrian flooring. Supa-Trac can be laid on any material including turf, soil, gravel and grass among others and is a self-draining surface made of PPCP material with easy coupling inbuilt. No landscaping is necessary; however, nominal grading within the topsoil horizon may be required to ensure a flat ground surface for the Supa-Trac.

## 2 LEGISLATION, POLICY AND GUIDANCE

The assessment has been undertaken taking into account relevant heritage legislation and guidance as outlined below.

### 2.1 Legislation

Statutory protection for archaeology is principally outlined in the Ancient Monuments and Archaeological Areas Act (1979)<sup>2</sup>, as amended by the National Heritage Act (1983)<sup>3</sup>, and nationally important sites are listed in a Schedule of Monuments.

---

<sup>1</sup> Cap-Trac. Technical Information for Supa-Trac temporary car parking and pedestrian flooring.

<sup>2</sup> UK Government (1979) Ancient Monuments and Archaeological Areas Act. Available at [www.legislation.gov.uk/ukpga/1979/46](http://www.legislation.gov.uk/ukpga/1979/46) [Accessed on 2.03.2021]

<sup>3</sup> UK Government (1983) National Heritage Act. Available at <http://www.legislation.gov.uk/ukpga/1983/47> [Accessed on 2.03.2021]



Listed Buildings and Conservation Areas receive protection under the Planning (Listed Buildings and Conservation Areas) Act 1990<sup>4</sup>, as amended by the Enterprise and Regulatory Reform Act (2013)<sup>5</sup>. There is a legal duty under this Act to have '*special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses*'<sup>6</sup> and that '*special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area*'<sup>7</sup>.

## 2.2 National Planning Policy Framework and Guidance

The National Planning Policy Framework (NPPF) sets out the government's planning policies for England in order to achieve sustainable development. In regards to heritage assets, the NPPF seeks to conserve them in a manner appropriate to their significance with further guidance provided by Historic England in regards to managing heritage significance.

In regards to planning applications, the NPPF states:

*Local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance*<sup>8</sup>.

Historic England's Historic Environment Good Practice Advice in Planning: 2; Managing Significance in Decision-Taking in the Historic Environment, states:

*To accord with the NPPF, an applicant will need to undertake an assessment of significance to inform the application process to an extent necessary to understand potential impact (positive or negative) of the proposal and to a level of thoroughness proportionate to the relative importance of the asset whose fabric or setting is affected*<sup>9</sup>.

In order to meet the requirements of a significance assessment, a Desk-Based Assessment, as defined by the Chartered Institute for Archaeologists (CIfA) Standards and Guidance for Historic Desk-Based Assessment<sup>10</sup> has been undertaken. A Desk-Based Assessment '*will determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area, and the impact of the proposed development on the significance of the historic environment, or will identify the need for further evaluation.*'<sup>11</sup>

---

<sup>4</sup> UK Government (1990) (Listed Buildings and Conservation Areas) Act 1990. Available at <http://www.legislation.gov.uk/ukpga/1990/9/contents> [Accessed on 2.03.2021]

<sup>5</sup> UK Government (2013) Enterprise and Regulatory Reform Act 2013. Available at <http://www.legislation.gov.uk/ukpga/2013/24/contents/enacted> [Accessed 02.03.2021]

<sup>6</sup> UK Government (1990) (Listed Buildings and Conservation Areas) Act 1990, as amended. Paragraph 66

<sup>7</sup> Ibid, Paragraph 72

<sup>8</sup> UK Government (2019) National Planning Policy Framework (NPPF), Paragraph 189. Available at [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/810197/NPPF\\_Feb\\_2019\\_revised.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/810197/NPPF_Feb_2019_revised.pdf) [accessed 02.03.2021].

<sup>9</sup> Historic England (July 2015) Good Practice Advice in Planning: 2; Managing Significance in Decision-Taking in the Historic Environment, Paragraph 11. Available at: <https://historicengland.org.uk/images-books/publications/gpa2-managing-significance-in-decision-taking/gpa2/> [accessed 02.03.2021]

<sup>10</sup> Chartered Institute for Archaeologists (2020) Standard and Guidance for Historic Environment Desk-Based Assessment, Published December 2014, Updated October 2020 [Online] Available at: [http://www.archaeologists.net/sites/default/files/CIfAS%26GHIA\\_3.pdf](http://www.archaeologists.net/sites/default/files/CIfAS%26GHIA_3.pdf) [Accessed 02.03.2021]

<sup>11</sup> Historic England (July 2015) Good Practice Advice in Planning: 2; Managing Significance in Decision-Taking in the Historic Environment, Paragraph 12.3-12.4.

Conservation Principles<sup>12</sup> states that significance means the heritage value of an asset due to its heritage interest, i.e., why a place matters from a heritage point of view. According to this definition, significance is encompassed by four values: evidential, historical, aesthetic and communal. Managing change to heritage assets and their setting largely takes place within the planning system. Change is only harmful if (and to the extent that) the asset's significance is reduced.

Furthermore, the NPPF states that when determining planning applications, the local planning authority decision should be weighted in regards to the heritage asset's significance and conservation. Specifically, '*the more important the asset, the greater the weight should be*'<sup>13</sup>. The NPPF states that substantial harm to nationally designated heritage should be '*exceptional*' to '*wholly exceptional*'<sup>14</sup>. Where development proposals lead to less than substantial harm, this harm should be weighed against the public benefits of the proposals<sup>15</sup>. This public benefit often needs to be reconciled with other, usually interrelated environmental interests<sup>16</sup>.

In regards to non-designated heritage, the NPPF requires a balanced judgement in regards to the scale of any harm or loss and the significance of the asset<sup>17</sup>.

### 2.3 Local Policy

The Local Policy can be found within The Croydon Local Plan, adopted 2018<sup>18</sup>.

Policy specific to the historic environment includes:

- Policy DM18: Heritage assets and conservation

*DM18.1 To preserve and enhance the character, appearance and setting of heritage assets within the borough, the Council will determine all development proposals that affect heritage assets in accordance with the following:*

- Development affecting heritage assets will only be permitted if their significance is preserved or enhanced;*
- Proposals for development will only be permitted if they enhance the setting of the heritage asset affected or have no adverse impact on the existing setting;*
- Proposals for changes of use should retain the significance of a building and will be supported only if they are necessary to keep the building in active use; and*
- Where there is evidence of intentional damage or deliberate neglect to a heritage asset, its current condition will not be taken into account in the decision-making process.*

*DM18.2 Applications for development proposals that affect heritage assets or their setting must demonstrate:*

- How particular attention has been paid to scale, height, massing, historic building lines, the pattern of historic development, use, design, detailing and materials;*

<sup>12</sup> Historic England (2008) Conservation Principles. Available at: <https://historicengland.org.uk/images-books/publications/conservation-principles-sustainable-management-historic-environment/conservationprinciplespoliciesandguidanceapril08web/> [Accessed 02.03.2021]

<sup>13</sup> NPPF (2019), Section 16, Paragraph 193

<sup>14</sup> Ibid, Paragraph 194

<sup>15</sup> Ibid, Paragraph 196

<sup>16</sup> Historic England (2008) Conservation Principles, Paragraph 150

<sup>17</sup> NPPF (2019), Paragraph 197

<sup>18</sup> Croydon Local Planb. 2018. Available at. <https://new.croydon.gov.uk/planning-and-regeneration/planning/planning-policy/croydons-development-plan/local-plan-2018>. Accessed 03.03.2021

- b. That it is of a high quality design that integrates with and makes a positive contribution to the historic environment; and*
- c. How the integrity and significance of any retained fabric is preserved.*

*DM18.3 To preserve and enhance Listed Buildings, Scheduled Monuments and Registered Parks and Gardens within the borough, the Council will determine all development proposals that affect these heritage assets in accordance with the following:*

- a. Substantial harm to or loss of a Grade II Listed Building or Registered Park and Garden should be exceptional;*
- b. Substantial harm to or loss of a Grade I or II\* Listed Building or a Scheduled Monument should be wholly exceptional; and*
- c. All alterations and extensions should enhance the character, features and setting of the building or monument and must not adversely affect the asset's significance.*

### **2.3.1 Locally Listed Building Guidance**

The Croydon Local List of Buildings of Architectural or Historic Significance<sup>19</sup> adopted 2006 is a Supplementary Planning Document (SPD) and a material consideration. The purpose of 'the Local List is intended to recognise these buildings so that they can be properly considered when development proposals are submitted to the Council. Although no additional statutory protection is imposed on Locally Listed Buildings, Council policy encourages their retention and expects all proposals for alterations and extensions to be sympathetic to the building's architectural character'<sup>20</sup>.

The key objectives of the SPD are identified as<sup>21</sup>:

- *1. To provide an explanation of the purpose of the Local List of Buildings of Architectural or Historic Interest;*
- *2. To address key issues arising from buildings being included on the List; and*
- *3. To promote awareness of architecture and the historic environment*

For buildings to be included within the Local List they have to meet two of the following criteria<sup>22</sup>:

- *Authenticity: Buildings and groups selected for the local list should be substantially unaltered and retain the majority of their original features;*
- *Architectural significance: Buildings which are of good architectural quality or are good examples of a particular building type;*
- *Historical significance: Buildings which represent specific architectural and social building periods or which are associated with, local historical events, the development of Croydon, well known people or noted designers;*
- *Technical significance: Buildings that display exceptional innovation and craftsmanship;*
- *Townscape Value: Buildings and/or groups of buildings which due to their form, massing, appearance and positive role in the streetscene, such as key corner buildings, local landmarks, uniformly designed terraces.*

---

<sup>19</sup> Croydon Local List of Buildings or Architectural or Historic Significance. 2006. Available at. [https://new.croydon.gov.uk/sites/default/files/Planning/Conservation%20areas/Guidance%20on%20locally%20listed%20buildings%20\(SPD1%20part%20A\).pdf](https://new.croydon.gov.uk/sites/default/files/Planning/Conservation%20areas/Guidance%20on%20locally%20listed%20buildings%20(SPD1%20part%20A).pdf). Accessed 03.03.2021

<sup>20</sup> Ibid

<sup>21</sup> Ibid

<sup>22</sup> Ibid 23.

The setting of the building plays a key role within the Local List as *in addition to the intrinsic qualities of buildings on the local list, their setting may also enhance the appearance of the building. The Council will consequently seek to protect the character and setting of such buildings*<sup>23</sup>.

Whitgift School on Nottingham Road is recorded as a Locally Listed Building<sup>24</sup> within the Croydon Local List, however the Greater London Historic Environment Record (GLHER) identifies it as a non-designated heritage asset only.

As such according to Section 2.2 in the Croydon Local List of Buildings of Architectural or Historic Significance, Whitgift School is *considered by the public and the Council as having special local architectural or historic interest. They (the buildings) are considered to be of significance to the local community and to contribute to the environmental and cultural heritage of the borough. Although not of national importance required to merit statutory listing, their local value deserves preservation*<sup>25</sup>.

## 2.4 Setting Guidance

As defined in the National Planning Policy Framework (NPPF) 2019, the setting of a heritage asset is:

*The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.*<sup>26</sup>

Further guidance is provided by Historic England in regards to setting. Historic England's The Setting of Heritage Assets<sup>27</sup> along with the PPG<sup>28</sup> established the twin roles of setting: its contribution to the significance of the heritage asset and how it allows the significance to be appreciated. This will almost always include consideration of views. Setting is not itself a heritage asset, nor a heritage designation, although land comprising a setting may itself be designated. Its importance lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance.

## 3 AIMS AND METHODOLOGY

### 3.1 Aims

The aim of this Heritage Statement is to:

- Establish the baseline information regarding heritage assets within the 250 m Study Area that may receive a change in setting;
- To assess the potential for the Development to harm heritage resources through a change in setting and cultural significance; and

---

<sup>23</sup> Ibid 23.

<sup>24</sup> Croydon Local List-Part B. Available at: [https://new.croydon.gov.uk/sites/default/files/Planning/Conservation%20areas/Local%20List%20Entries%20\(SPD1%20Part%20B\).pdf](https://new.croydon.gov.uk/sites/default/files/Planning/Conservation%20areas/Local%20List%20Entries%20(SPD1%20Part%20B).pdf). Accessed 03.03.2021

<sup>25</sup> Ibid 23.

<sup>26</sup> Department of Communities and Local Government (2019) NPPF, Annex 2, Setting of heritage asset definition, page 71

<sup>27</sup> Historic England (January 2017) The Setting of Heritage Assets, Historic Environment Good Practice Advice in Planning: 3

<sup>28</sup> Department of Communities and Local Government (2019) Advised on enhancing and conserving the historic environment. Available at <https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment> [Accessed 21/12/20]

- Where appropriate, make recommendations to mitigate harm and/or enhance heritage assets.

### **3.2 Heritage Statement and Appraisal of Potential Changes to Setting**

The heritage appraisal considers changes in the setting which have the potential to affect the significance of the heritage asset or the ability to appreciate that significance. The setting consists of the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral. Therefore, the importance of setting is in how it contributes to the significance of a heritage asset. Consequently, simple intervisibility of a particular heritage asset with the Development or visibility of a heritage asset in the same view as the Development is not considered harmful in and of itself. In line with the NPPF, there has to be a defined effect upon setting so as to change the heritage significance of the asset and its appreciation.

The main concern for visual effects on a cultural heritage setting is the potential for the Development to fragment the historic landscape, separate connectivity between historic sites and impinge on views to and from sites that are important to its significance. Indirect effects can occur during construction or post-construction.

To identify cultural heritage assets with the potential for their settings to be affected by the Development, an initial search area was defined based on distance from the Site, in this case within 250 m due to the limited height of the Development which would be seen in conjunction with the adjacent School. Distance was used as the initial criterion in determining the likelihood of a change to setting for the purposes of this appraisal (see Section 6.1).

## **4 RESULTS**

There are no World Heritage Sites, Scheduled Monuments, Registered Parks and Gardens or Registered Battlefields within the 250 m Study Area. There are two Grade II Listed buildings recorded within the 250 m Study Area detailed in Table 1 and shown in Figure 2.

There are four Locally Listed Buildings (LLB) recorded within the GLHER as detailed in Table 2 and shown in Figure 2. These are not located within the school grounds but are part of the residential housing that surrounds the school on all sides. The setting of these properties is defined by the built-up nature of the surrounding residential houses and vegetation lining the streets and the school grounds so that a change to setting that affects their significance would not occur, and these are not considered further in this assessment.

Whitgift School on Nottingham Road is recorded as a Locally Listed Building within the Croydon Local List (Table 2). Due to its location within the centre of the school grounds, it is considered further for changes to setting in Section 5.

Full details of heritage assets within the 250 m Study Area can be found in Section 8 Heritage Gazetteer.

**Table 1 Nationally Listed Buildings within 250 m Study Area**

Reference	Grade	Name	Distance to CSA
1358829	II	Haling Cottage (Whitgift School Headmaster's House)	313 m E
1442708	II	Whitgift School War Memorial	198 m E

**Table 2 Locally Listed Buildings within 250 m Study Area**

HER	Other Ref	Name	Distance to CSA
MLO101884	DLO34357	Haling Park Road, (No.23),	198 m SE Car park
MLO101885	DLO34358	Haling Park Road, (No.69), [Haling Court],	254 m W School Building
	DLO34883	Violet Lane, [St Dominic's Church],	204 m N Class rooms
MLO102434	DLO34907	Warham Road, (No.25),	241 m N Classrooms
MLO104050		Whitgift School	50 m N Classroom CSA

## 5 BASELINE

A full baseline is presented in the Desk-Based Assessment (DBA) that accompanies the application with the below providing a summary of the Post-Medieval and Modern periods relative to the built heritage assets details in Section 4. In 1596, the Archbishop of Canterbury founded a hospital for the poor in Croydon with a school opened in 1600. In the 1930s, the school was relocated to its current location within the grounds of the former Haling manor house, the foundations of which are believed to be below the main school building (Figure 2). There have been numerous additions and improvements to the school including a water garden, performing art centres, and introduction of boarding (Plate 5).<sup>29</sup>

## 6 POTENTIAL EFFECTS

### 6.1 Changes to Setting

The NPPF states that when determining planning applications, the local planning authority decision should be weighted in regards to the heritage asset's significance and conservation. Specifically, the more important the asset, the greater the weight should be. The NPPF states that substantial harm to nationally designated sites should be 'exceptional' to wholly exceptional.' Where development proposals lead to less than substantial harm, this harm should be weighed against the public benefits of the proposals. This public benefit often needs to be reconciled with other, usually interrelated impacts in economic, social and environmental terms, as part of the planning application.

<sup>29</sup> <https://www.whitgift.co.uk/about-us/school-history>

In accordance with guidance provided by Historic England<sup>30</sup>, the assessment has considered the following for the heritage assets listed in Section 3.2:

- The significance of each of the heritage assets and the degree to which setting and/or views contribute to that significance;
- The effect of the Development upon the significance of the heritage assets or upon the ability to appreciate that significance; and
- Providing recommendation for mitigation to enhance, avoid or minimise harm to the significance of the heritage assets.

The following heritage assets was selected for further assessment as detailed in Section 4.

- NHLE 1358829 Grade II Haling Cottage (Whitgift School Headmaster’s House);
- NHLE 1442708 Grade II Whitgift School War Memorial; and
- MLO104050 Whitgift School: School; Ornamental Pond; Park; Playing Field; Garden; Water Garden.

<b>NHLE 1358829 Haling Cottage (Whitgift School Headmaster’s House)</b>			
<b>Designation</b>	Grade II Listed Building	<b>Distance and Direction to CSA</b>	313 m E
<b>Summary of Asset and Cultural Significance</b>	The house dates from the 17 <sup>th</sup> century with 19 <sup>th</sup> century alterations. The cottage was originally associated with the manor and now serves as the headmaster’s home. As such its cultural significance relates to its retention of historic fabric and continued usage as a residential house.		
<b>Setting and Contribution to Cultural Significance</b>	The setting of the building is limited to the group of buildings (Whitgift House Care home) on the eastern side of the school grounds. It is surrounded by modern development buildings associated with the relocation of the school in the 1930s and subsequent care home. There are limited views due to the built-up nature of the immediate surroundings with open ground to the north and glimpsed visibility towards the main school grounds to the west.		
<b>Change to Setting as a result of the Development</b>	The Classroom CSA is located to the north of the main building of Whitgift School with the Temporary Carpark CSA to the south-west of the main building beyond woodland. As such, neither the classrooms or the temporary car park would be visible from the asset due to the total screening of the Listed Building by the School and the vegetation in and around the school grounds. There will be no change to the setting of this asset or the ability to appreciate its cultural significance.		
<b>Statement of Compliance</b>	As there is no change to setting, there is no harm predicted for the listed buildings and it complies with the NPPF and local planning policy.		

<sup>30</sup> Historic England (July 2015, Updated 2017) *The Setting of Heritage Assets, Historic Environment Good Practice Advice in Planning: 3*

<b>NHLE 1442708 Whitgift School War Memorial</b>			
<b>Designation</b>	Grade II Listed Building	<b>Distance and Direction to CSA</b>	50 m E
<b>Summary of Asset and Cultural Significance</b>	The War Memorial was unveiled in 1922 as a commemoration to staff and pupils from Whitgift School who lose their lives in World War I. However, when the School moved to its current location the memorial moved with the school to its current location. The later addition of a mural honouring the dead of the Second World War was added in 1949. Due to the association of the War Memorial with the world wars it has significant historical and communal value to the area.		
<b>Setting and Contribution to Cultural Significance</b>	The setting of the memorial is limited to its immediate surrounding with a car park to the west and trees to the east so that it is best appreciated in close proximity.		
<b>Change to Setting as a result of the Development</b>	The CSAs are located behind the main building of Whitgift School and as such are not visible from the asset due to the total screening of the Listed Building by the School and the vegetation in and around the school grounds. There will be no change to the setting of this asset or the ability to appreciate its cultural significance.		
<b>Statement of Compliance</b>	As there is no change to setting, there is no harm predicted for the listed buildings and it complies with the NPPF and local planning policy.		



<b>MLO104050 Whitgift School: School; Ornamental Pond; Park; Playing Field; Garden; Water Garden</b>			
<b>Designation</b>	HER	<b>Distance and Direction to CSA</b>	50 m Centre
<b>Summary of Asset and Cultural Significance</b>	The 2006 Croydon Local List <sup>31</sup> records Whitgift School as a Locally Listed Building due to the school being a historic institute for the area, both in the original location on George Street and its current location at Haling Park on Nottingham Street. Due to its continued usage as a School, it has substantial historical and communal value, with aesthetic value from the designed landscape.		
<b>Setting and Contribution to Cultural Significance</b>	The setting of the school is defined by the school grounds. The main cluster of buildings lies in the middle of the grounds with woodland to the south, modern buildings to the north (Performing Arts Centre, Medical Centres, Founder's Garden and Concert Hall), and open ground to the west, north-east and south-east. Modern residential development surrounds the school on all sides so that its sense of place is derived from the arrangement of buildings and the landscape within the grounds.		
<b>Change to Setting as a result of the Development</b>	The Temporary Car Park CSA is located at the southern entrance to the school grounds beyond the woodland so would not be visible except upon entering the grounds from the south. The Classroom CSA is located to the north of the main building of Whitgift School in the carpark beside the medical centre. Whilst it would be visible from the Sixth Form Centre buildings, it would not be visible from much of the main school buildings or from within the grounds except in close proximity. The classrooms are temporary and are common in and around schools so that their visibility would not be unexpected for a school environment with nominal change in setting.		
<b>Statement of Compliance</b>	With a nominal change in setting that does not affect the cultural significance of the school, there is no harm predicted for the listed buildings and it complies with the NPPF and local planning policy.		

## 6.2 Mitigation

The Development is temporary structures to provide extra classroom space and maintenance of solar distancing in accordance to UK Government guidance around COVID-19. No change in setting was identified that affects the cultural significance of any heritage assets due to lack of visibility of the Development from the listed buildings and the common occurrence of temporary structures associated with schools in regards to the Whitgift School and associated grounds. No mitigation is recommended.

Following the lapse of the planning consent after three years, the temporary structures would be removed and the settings reinstated.

## 7 CONCLUSION

Three heritage assets were identified as potentially receiving a change in setting as a result of the Development (Figure 2):

- NHLE 1358829 Grade II Haling Cottage (Whitgift School Headmaster's House);
- NHLE 1442708 Grade II Whitgift School War Memorial; and
- MLO104050 Whitgift School: School; Ornamental Pond; Park; Playing Field; Garden; Water Garden

<sup>31</sup> Croydon Local List. 2006. Part B. Available at: [https://new.croydon.gov.uk/sites/default/files/Planning/Conservation%20areas/Local%20List%20Entries%20\(SPD1%20Part%20B\).pdf](https://new.croydon.gov.uk/sites/default/files/Planning/Conservation%20areas/Local%20List%20Entries%20(SPD1%20Part%20B).pdf). Accessed. 12.03.2021

No change in setting was identified that affects the cultural significance of the assets due to lack of visibility of the Development from the listed buildings and the common occurrence of temporary structures associated with schools in regards to the Whitgift School and associated grounds. No mitigation is recommended.

Due to the temporary nature of the classrooms and the car park required as a result of the ongoing COVID-19 pandemic, there will be no long-term effects to setting and following the three-year consent, the setting would be reinstated.

## 8 HERITAGE GAZEETTER

### 8.1 Listed Buildings

There are no Listed Buildings within the CSA, however there are two within the 250 m Study Area and shown on Figure 2:

**Table 7. Listed Buildings within the 250 m Study Area.**

NHLE	Name	Grade	Distance from Development
1358829	HALING COTTAGE (WHITGIFT SCHOOL HEADMASTER'S HOUSE)	II	313 m E
1442708	Whitgift School War Memorial	II	198 m E

### 8.2 Locally Listed Buildings

There are no Locally Listed Buildings within the CSA, however there are four within the 250 m Study Area and shown on Figure 2:

**Table 8. Locally Listed Buildings.**

DesignatedUID	GLHER	Name	Distance from Development
DLO34357	MLO101884	Haling Park Road, (No.23),	198 m SE Carpark
DLO34358	MLO101885	Haling Park Road, (No.69), [Haling Court],	254 m W School Building
DLO34883		Violet Lane, [St Dominic's Church],	204 m N Classrooms
DLO34907	MLO102434	Warham Road, (No.25),	241 m N Classrooms

9 PLATES



Plate 1. Site Location



Plate 2. Supa-Trac on pre-existing hardstanding facing east.



Plate 3. Supa-Trac on pre-existing hardstanding facing south



Plate 4. Minimal grading observed for temporary carpark. Facing east.



Plate 5. Designed water feature facing south-east from Whitgift School



Plate 6. View north-east from main school building of temporary classrooms built on pre-existing hardstanding



Plate 7. East facing view of Portakabin classrooms screened by the main school building.

**10 FIGURES**