

HERITAGE STATEMENT

Property At 11 Chatsworth Road, CR0 1HE

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1.0 PROJECT DETAILS

Project Ref:	2202
Project Description:	Change of use from a single residential dwellinghouse (Use Class C3) to a 6-bed HMO (Sui Generis), associated refuse and cycle storage.
Property Type:	Residential
Local Planning Authority:	London Borough of Croydon
Area of Existing Building:	180m ² approx.
Property Address:	11 Chatsworth Road, Croydon CR0 1HE
Applicant:	Juole Properties Ltd 11 Chatsworth Road, Croydon CR0 1HE
Prepared by:	Henry Ajene Studio Ltd 20 - 22 Wenlock Road London N1 7GU

2.0 INTRODUCTION

This Heritage Statement Report is prepared in support of the planning application for the change of use from a single residential dwellinghouse (Use Class C3) to a 6-bed House in Multiple Occupation (HMO) at 11 Chatsworth Road, Croydon. The property is situated within the Chatsworth Road Conservation Area.

The purpose of this report is to assess the heritage significance of the area, evaluate the impact of the proposed development on the heritage assets, and propose mitigation measures to preserve the character of the conservation area.



Figure 1 View of the front elevation 11 Chatsworth Road

3.0 STATEMENT OF SIGNIFICANCE

The Chatsworth Road Conservation Area is of historical and architectural significance. It is characterised by its well-preserved Victorian and Edwardian buildings, contributing to the area's distinct character and sense of place. The conservation area encompasses several locally listed buildings and other designated heritage assets. The conservation area is protected by relevant policies and legislation, including the Chatsworth Road Conservation Area Appraisal and Management Plan and the National Planning Policy Framework (NPPF).

4.0 HERITAGE IMPACT ASSESSMENT

To assess the impact of the proposed development, a comprehensive Heritage Impact Assessment has been conducted. The assessment considers various factors, including architectural character, scale, massing, materials, and visual impact. The guidelines and requirements set forth by the Croydon Local Authority have been followed throughout the assessment process.

The proposed change of use to a 6-bed HMO at 11 Chatsworth Road has minimal potential to impact the heritage assets within the conservation area. It was crucial to ensure that any alterations or additions are sympathetic to the area's character and do not detract from its heritage value. The effect of the proposal on the character and appearance of the conservation area will be minimal, and the associated refuse and cycle storage will have no material effect at all.

5.0 ASSESSMENT OF PROPOSED DEVELOPMENT

The proposed change of use has been carefully analysed in the context of the Chatsworth Road Conservation Area. The architectural design and scale of the development have been evaluated to determine their compatibility with the existing character of the conservation area. Consideration has also been given to potential visual impacts and any alterations to the historic fabric of the building.

It is important to note that the proposed change of use from a single residential dwellinghouse to a 6-bed HMO represents a departure from the current use and will have no implications for the overall streetscape and residential amenity of the area. The design and layout of the development respects the surrounding buildings and maintain the historic integrity of the conservation area.

6.0 MITIGATION MEASURES

To ensure the preservation of the heritage assets and the character of the Chatsworth Road Conservation Area, appropriate mitigation measures have been proposed. These measures aim to address any potential adverse impacts and align with the relevant policies and guidelines.

Suggestions for mitigation measures include:

- Preserving the architectural features of the building, such as the façade, windows, and roofline.
- Using materials and finishes that are in keeping with the character of the conservation area.

These mitigation measures will help mitigate any potential adverse impacts and contribute to the overall preservation and enhancement of the Chatsworth Road Conservation Area.

7.0 CONCLUSION

In conclusion, the proposed change of use from a single residential dwellinghouse to a 6-bed HMO at 11 Chatsworth Road, Croydon, carries out careful consideration of the heritage

assets and the character of the Chatsworth Road Conservation Area and poses no adverse impacts. This Heritage Statement Report has provided a comprehensive assessment of the proposed development.