

Project: 2312

Cemetery Lodge

Thornton Road, CR7 6BB

Design and Access Statement

Date: 15 February 2024

Rev: 00

Preface

This Design Statement has been prepared to support the Planning Application for alterations to the boundary wall at Cemetery Lodge, Thornton Road, CR7 6BB.

The Application seeks approval for the alteration of the existing boundary in order to erect a new vehicular gate along Thornton Road, including replacement railings.

Application Site

The application site measures approximately 0.20 ha and is located within the grounds of Thornton Road Cemetery, to the east of the Thornton Road entrance. The property is vacant and comprises a 1930's detached building (once used as a Lodge for the custodians), as well as dilapidated public toilets and an air raid shelter, set within a landscaped area.

The site fronts Thornton Road, but has no direct access from the street. Access is made via the cemetery grounds, conditioning the repurposing of the property. The Thornton Road elevation consists of a continuous wall formed by low level brick walls with stone coping and railings above, punctuated by masonry pillars with decorative copings, also in stone.

Planning Context

The property does not fall within a Conservation Area, neither contains any statutory or locally listed buildings or structures. However the site is part of a locally listed historic park and garden, the Mitcham Road and Croydon Crematorium (West Thornton Ward).

The Local List of Historic Parks and Gardens, Appendix A (December 2008), describes the cemetery as a "Site of Nature Conservation Importance - Local importance", for "(...) reflecting a particular period of social development in London with a significant proportion of the layout and features of the historic landscape evident and association with notable individuals."

The document focuses mostly on the historic significance of its landscaping and noteworthy memorials, but makes a brief mention to the Lodge, stating that "There is a lodge which is privately owned (...) and the cemetery has brick walls with railings and stone dressings. "

The planning history of the site shows a 1998 permission (ref 97/00704/P) to use the building as storage and to provide testing facilities for the environmental health and trading standards department. The existing building is understood to have been vacant since at least 2012.

Design Proposals

The proposed alterations aim to introduce a sensitive addition to the existing frontage, the proposed new portion of wall, railings, and gate, is to mimic the composition found elsewhere along the boundary, both in materiality and colour scheme, as to complement the street pattern and with respect to the locally listed asset.

In addition, the proposed design for the new gate takes reference to the existing cemetery entrance along Thornton Road, namely the curved boundary walls design which create a recess from the street and contribute to elevate the importance of this entrance.

The proposals affect existing trees and impact an existing thoroughfare, as such the proposed alterations were developed in conjunction with an Arboricultural specialist and Transport consultant, reports which are submitted with this Application.

The proposals have no impact on the appearance of the buildings above mentioned, the Cemetery Lodge, Public toilets and Air raid Shelter.

External Amenity and Landscaping

Amenity environment within the site remains largely unchanged, the vast majority of the garden and its landscaping is to be retained and the expectation is that it can be enhanced, once the building is brought back into use.

It is proposed to remove one tree, necessary to allow for creating the access, and it is proposed to plant two new trees, these are to be large growing species tolerant of pollution and clay soils, such as “Large-Leaved Lime” (*Tilia Platyphyllos*) or “London Plane (*Platanus Hispanica*)”, the position for these is highlighted in the proposed landscaping plan.

In addition to the new trees, it is proposed to close the existing access by enlarging the existing hedge, in order to prevent direct access to the cemetery and provide the property with its much needed independent entrance.

Use

The land use at the site remains unchanged.

Access

The proposed gate will provide a new pedestrian and vehicular access to the site.

Refuse Strategy

The current refuse strategy remains unchanged.

Cycle Storage

Cycle parking provision remains unchanged.



View of the Application site, looking East along Thornton Road



View of the Application site, looking West along Thornton Road



View of the Application site, looking North along Keston Road



View of the Application site, looking North along Thornton Road



View of the existing Cemetery Gate along Thornton Road



View of the boundary wall to be altered.