

# CROYDON MINSTER CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN



SUPPLEMENTARY PLANNING DOCUMENT

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CROYDON COUNCIL

# ISSUE

Supplementary Planning Document endorsed for adoption by 17 November 2014 and adopted as a Supplementary Planning Document (SPD) at Full Council 1 December 2014

This document is available to view and download online at:

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# CONSERVATION AREA DESIGNATION

The Croydon Minster Conservation Area (formerly known as the Parish Church Conservation Area) was designated in 1971

# CONSERVATION AREA GENERAL GUIDANCE

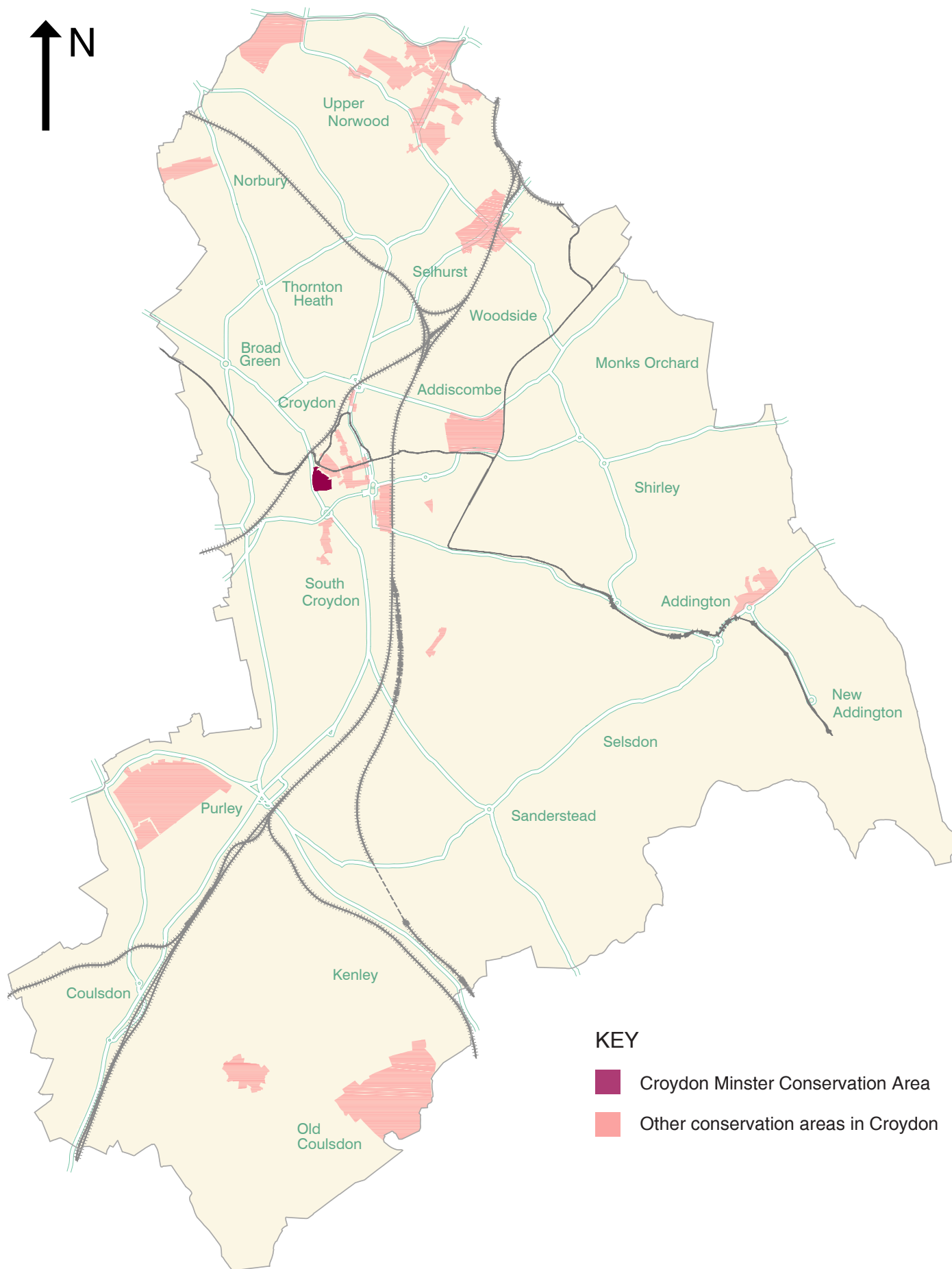
Please read this document alongside the *Croydon Conservation Area General Guidance* SPD (adopted April 2013). This document is available online at:  
[www.croydon.gov.uk/environment/conservation/conservation-areas](http://www.croydon.gov.uk/environment/conservation/conservation-areas)

# 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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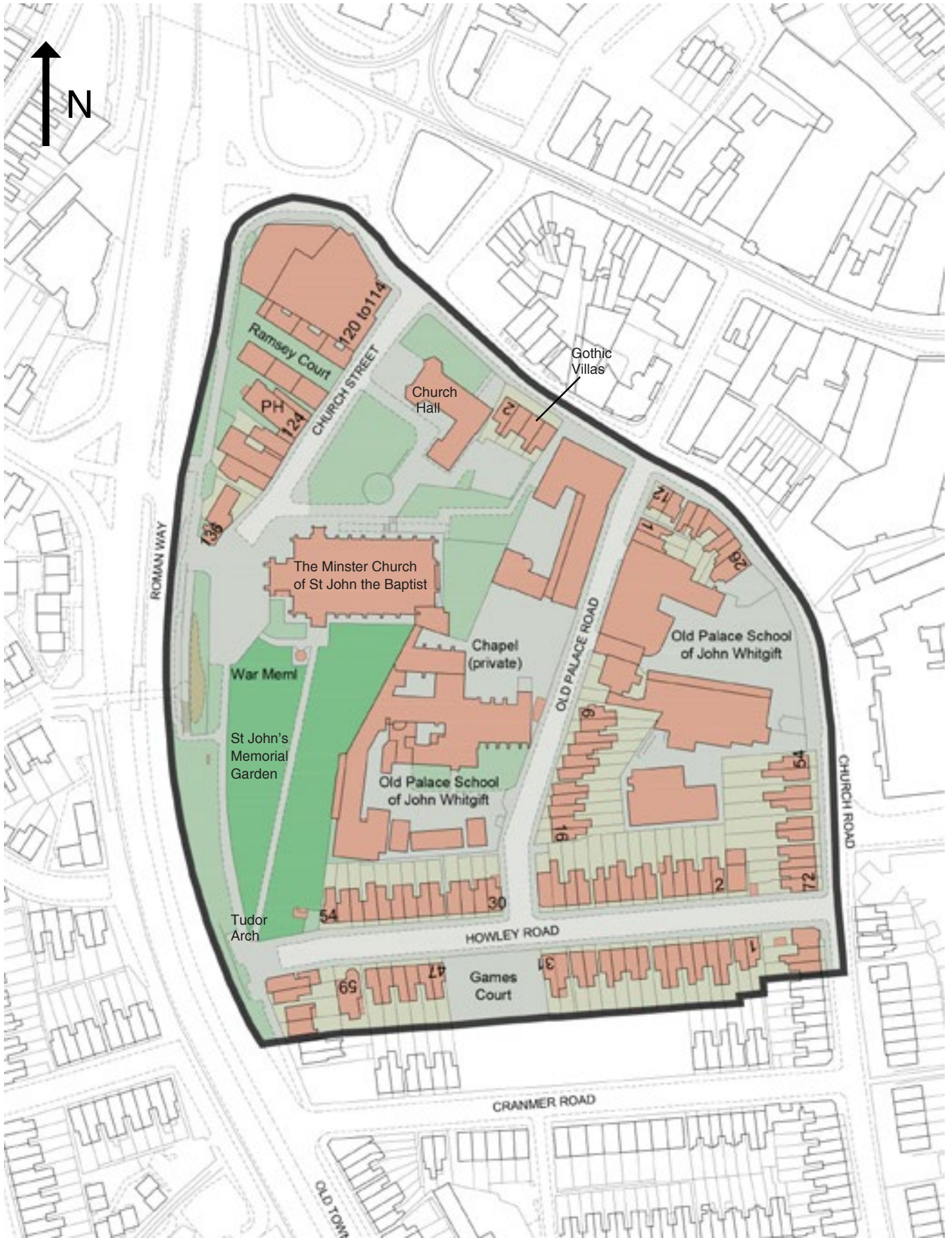
Map 1. The location of the Croydon Minster Conservation Area and other conservation areas in Croydon



# INTRODUCTION







Above: Map 2. The boundary of the Croydon Minster Conservation Area

Previous Page: South porch of Croydon Minster, which contains 15th century fabric

# 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 or appearance of which it is desirable to preserve or enhance. Please see section 1.3 of Croydon's *Conservation Area General Guidance SPD* for further information.

## 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 and Croydon's *Conservation Area General Guidance SPD*.

1.2.2 This document is structured in two parts, an Appraisal of the conservation area and an associated Management Plan. The Appraisal defines the principal qualities that constitute the conservation area's special character and identifies threats to this character. The Appraisal is not necessarily exhaustive and other elements of architectural or historic interest may be present within the area. The Management Plan addresses issues raised in the Appraisal and provides area-specific development and maintenance guidelines to supplement those provided in Croydon's *Conservation Area General Guidance SPD*. Potential enhancement of the area is also considered. For further information please see section 1.4 of the *Conservation Area General Guidance SPD*.

## 1.3 WHAT IS THE STATUS OF THIS DOCUMENT?

1.3.1 After public consultation this document will be adopted as a Supplementary Planning



View from Old Palace Road of Old Palace School and the Church of St John the Baptist (Croydon Minster), both Grade I listed. There is a strong physical and historical relationship between these two buildings.

Document (SPD) to the Croydon Local Plan and will be a material consideration when assessing planning applications that affect the conservation area. It is expected that all planning applications for sites within the Croydon Minster Conservation Area will be informed by both this document and the Croydon *Conservation Area General Guidance SPD*.

## 1.4 COMMUNITY INVOLVEMENT

1.4.1 The Mid Croydon Conservation Area Advisory Panel (see section 1.4 of the *Conservation Area General Guidance SPD*) supplied information to inform the production of this document prior to public consultation, which ran from 10 February - 24 March 2014 alongside the public consultation on the Draft Old Town Masterplan. The draft document was available to view and download on the Council's website and hard copies were available from local libraries. Site notices were placed in the conservation area, letters were sent to all properties located within its boundary, an article was published in the Croydon Guardian and two events were held at Matthews Yard on 12 and 15 March 2014.

1.4.2 Following the consultation all responses were considered and where appropriate, the document was amended prior to a recommendation to full Council for adoption.

## 1.5 DESIGNATION BACKGROUND

1.5.1 The Croydon Minster Conservation Area was designated as the Parish Church Conservation Area by Croydon Council in October 1971 as the Council's second conservation area.

1.5.2 In 2014 the name of the 'Parish Church Conservation Area' name has been changed to the 'Croydon Minster Conservation Area' to reflect the Minster status of the Church of St John the Baptist. The boundary has not been affected by this change.

## 1.6 STATEMENT OF SPECIAL CHARACTER

1.6.1 The Croydon Minster Conservation Area (formerly known as the Parish Church Conservation Area) is of significant historical importance as Croydon's place of origin with a Saxon settlement at the source of the River Wandle and a continuous habitation for over a thousand



years. Croydon's association over nine centuries with the Archbishop of Canterbury has shaped the identity of the area and left an enduring physical legacy, principally in the quality of its historic buildings but also one that can be traced through the historic street pattern. The Croydon Minster and the complex of buildings at Old Palace School are Grade I listed, the latter described in the Buildings of England series as 'one of the best survivals in England of a medieval archbishop's palace',<sup>1</sup> one of a string of palaces on a processional route from Canterbury to Lambeth.



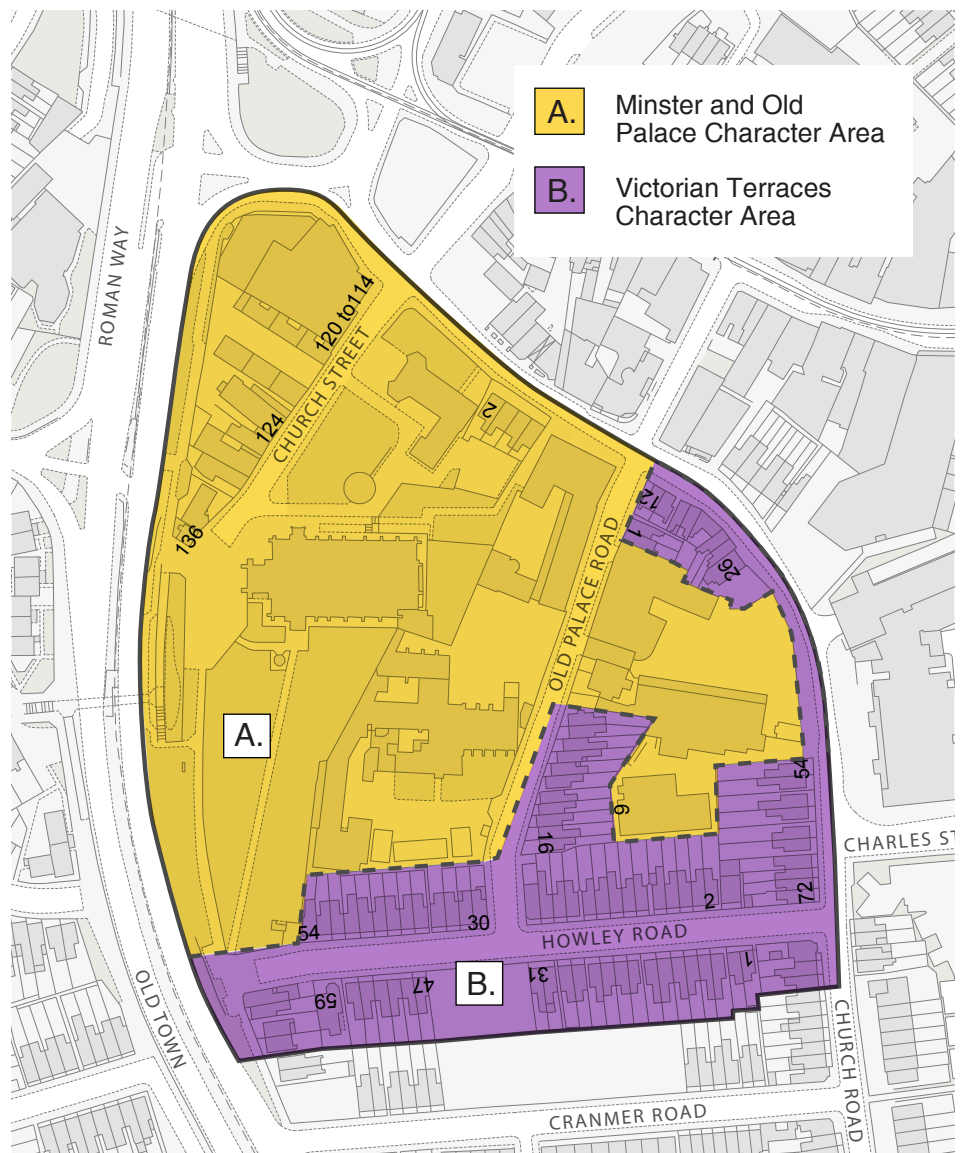
Church Street is one of the oldest streets in Croydon and contains many buildings of historic and architectural interest with high quality materials and detailing

1.6.2 The Croydon Minster Conservation Area contains other buildings of special historic and architectural interest in Church Road and Church Street dating from the 17th to the 19th century, including the Grade II listed Gothic Villas (2-8 Church Road) and the locally listed former Wesleyan Chapel (26 Church Road). Howley Road and Old Palace Road contain characteristic examples of mid and late Victorian houses. The buildings in the area are complemented by the greenery of the Minster Churchyard, the St John's Memorial Garden and trees in the grounds of Old Palace School.

## 1.7 CHARACTER AREAS

1.7.1 This appraisal identifies two distinctive character areas in the Croydon Minster Conservation Area: the Minster and Old Palace character area and the Victorian Terraces character area (please see Map 3). The character areas are introduced in section 3 below, with more detail provided in sections 4-7.

<sup>1</sup> Pevsner & Cherry, *Buildings of England London 2: South London*, 1980



Map 3: Character areas in the Croydon Minster Conservation Area

# APPRAISAL





This Appraisal examines the characteristics of the Croydon Minster Conservation Area, including its context, historic development, townscape, streetscape and architecture. It identifies the qualities that make the area special and assesses its current condition.

Previous page: the former Rose and Crown public house and former Elis David Almshouses on Church Street, both Grade II listed



Croydon Minster from Roman Way - showing the car-dominated environment that harms the setting of this important asset

## 2.0 CONTEXT

### 2.1. LOCATION AND SETTING

2.1.1 The Croydon Minster Conservation Area is located in the Croydon Opportunity Area in the Fairfield Ward. Together with the Church Street Conservation Area and part of the Central Croydon Conservation Area (see Map 4 on p.7) it forms the core of Croydon's Old Town. Church Road marks the boundary with the Church Street Conservation Area. Reeves Corner is an important meeting point of the two conservation areas at the junction between the two parts of Church Street.

2.1.2 To the south of the conservation area beyond Howley Road there are Victorian terraces on Cramner Road and Fawcett Road that were part of the same development of the 1880s. Terraces on Howley Road within the conservation area form part of the Old Palace and Minster's immediate setting. The terraces to the south on Cranmer Road and Fawcett Road are part of the conservation area's wider setting. To the south-east of the conservation area lies the Laud Street Local Area of

Special Character (see Map 4 on p.7), located to the south of the Croydon Flyover, which contains many buildings that have a direct relationship to Croydon's Old Town.

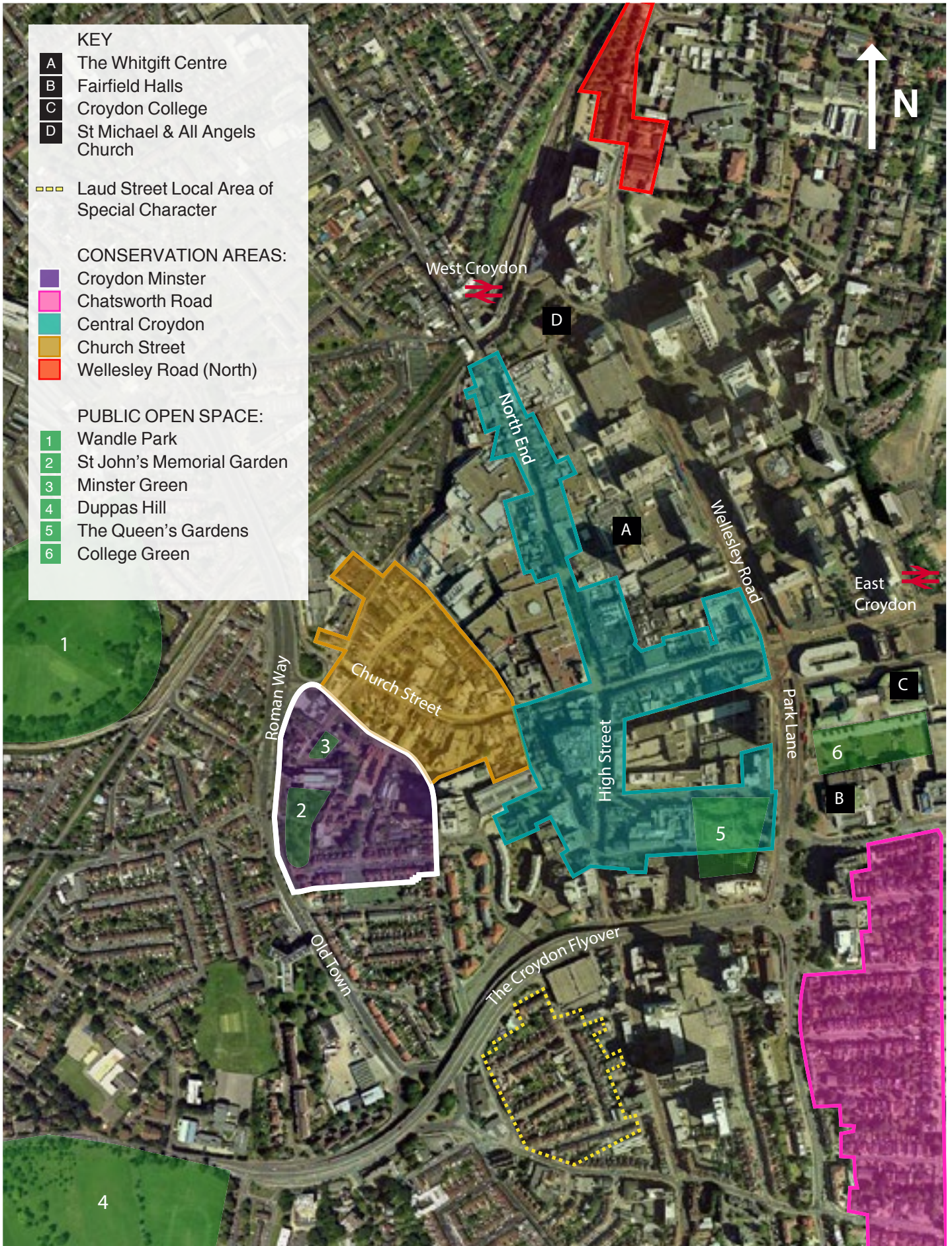
2.2.3 Ryland House lies to the west of the Croydon Minster Conservation Area and has a direct and negative impact on its immediate setting. It is a stark contrast to the otherwise low-rise character of the conservation area (apart from the Minster Tower) and the surrounding area. The building is a 13 storey office tower built in the early 1970s as the General Post Office switching centre, which along with the adjacent depot is the role it carries out today. Other tall buildings in Croydon's town centre are visible from within parts of the Croydon Minster Conservation Area and are part of its wider setting.

2.1.4 Roman Way is a busy highway located immediately to the west of the Croydon Minster Conservation Area that has a direct impact on its setting, creating a noisy and car-dominated environment. The dual-carriageway cuts



View of Old Palace Road, showing the dominant and negative impact that this 15 storey building has on the character and appearance of the conservation area





Map 4: Aerial photograph showing surrounding context of the Croydon Minster Conservation Area and its relationship with nearby conservation areas and areas of open space



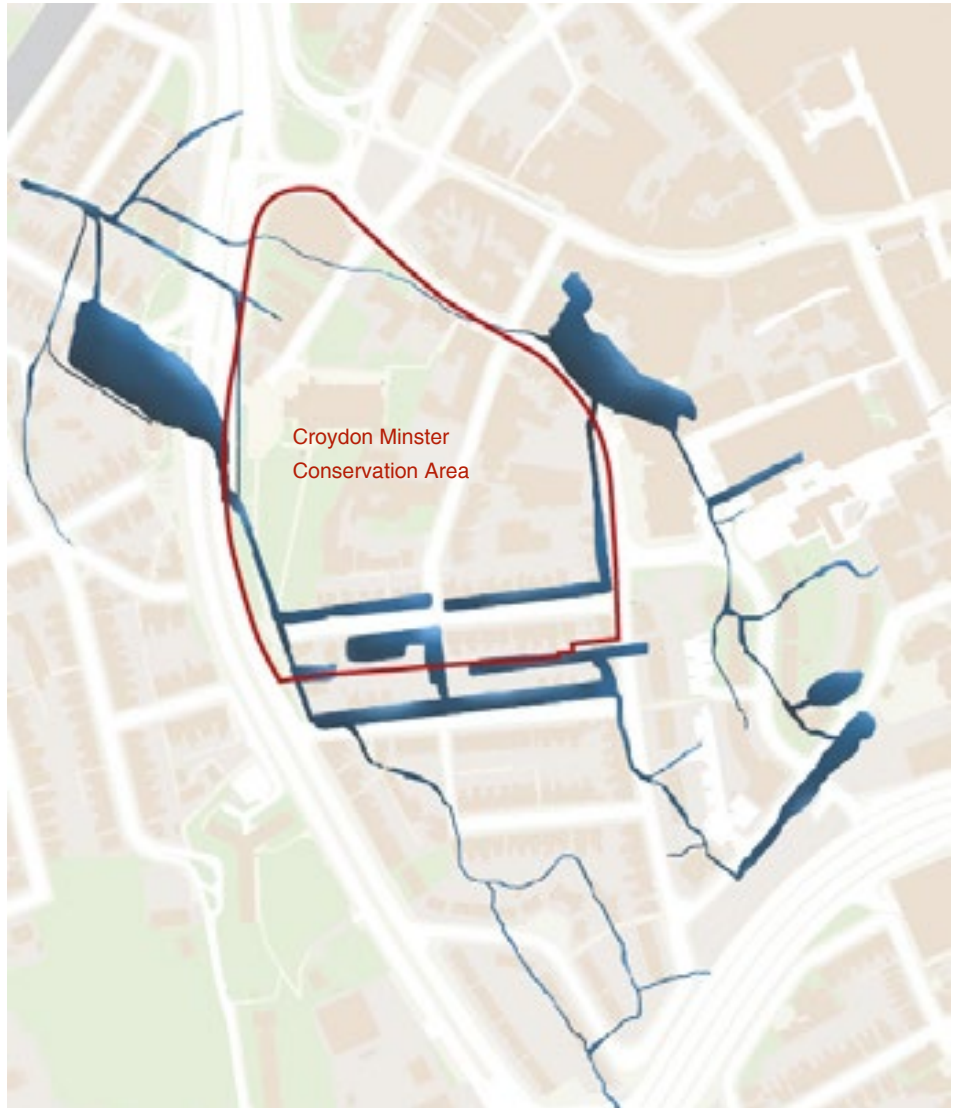
across the historic street pattern separating the Minster and its precincts from the Victorian streets and terraces that lie to the west, including St John's Road and Rectory Grove. Several of these streets are aligned with the Minster Tower and are part of the wider setting of the conservation area.

2.1.5 Wandle Park, which first opened in 1890, is part of the conservation area's wider setting. The river Wandle, which flows through the park, has been recently de-culverted as part of a major restoration project enabled by a grant from the Heritage Lottery Fund.

## 2.2 HISTORIC DEVELOPMENT

2.2.1 Bronze Age remains have been found in the centre of Croydon and there are indications that a settlement may have been a Roman staging post on the road between London and Portslade (Brighton). To date there is no conclusive evidence of such a settlement or of the precise line of the Roman Road, but it is likely to have been on the higher ground at or close to the ridge now occupied by the High Street and North End. It has been suggested that there was a second Roman road running through the lower ground to the west, through the Old Town.

2.2.2 Tangible evidence of a settlement is present by the Saxon period. By the 9th century Croydon, whose name has been interpreted as meaning "crooked valley" or "safron valley", had become a Saxon stronghold with associations with the early Christian church. Documentary evidence for its high status is found in the Charter of Croydon of 871 which reveals that Duke Aelfred granted to Archbishop Aethelred and Christ Church



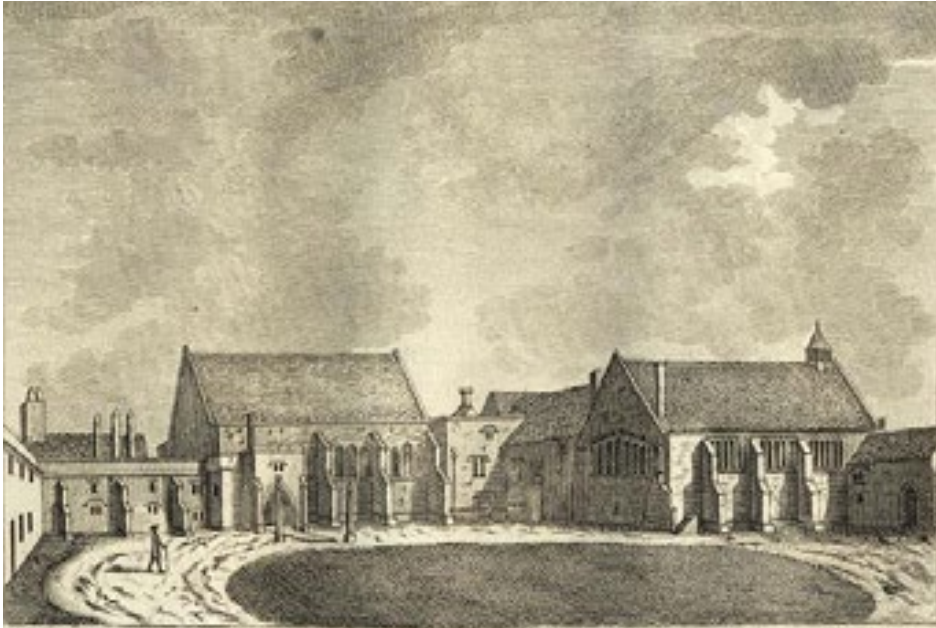
Map 5: Approximate plan of water courses c.1800

The source of the River Wandle is a variety of springs and streams. Two large ponds - a mill pond to the east, survived until the 1850s (see images on p.9). The parallel ditches and channels to the south served the Palace and included fishponds.



The bend on Church Road follows the line of one of the old water courses and was the boundary to Croydon Palace

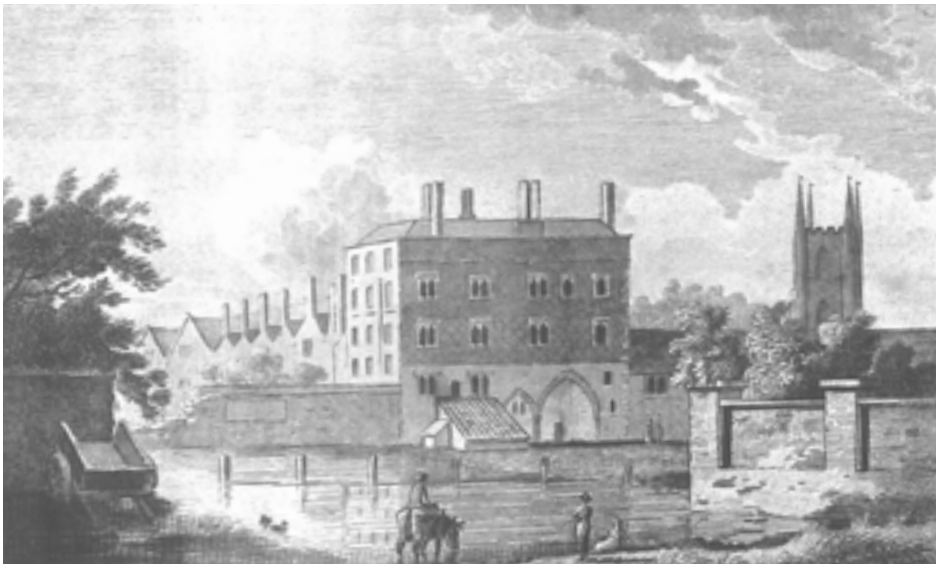




Canterbury land at Chartham in Kent, in exchange for land at “Croydene”, Surrey. The Archbishops were to remain Lords of the Manor for some nine centuries.

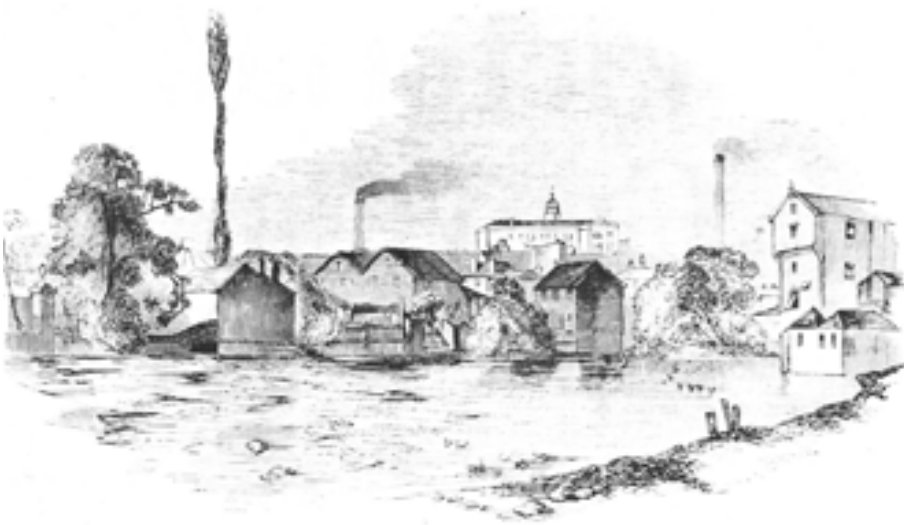
2.2.3 The foundation of the early settlement is likely due to the presence of clear springs forming one of the many sources of the river Wandle in close proximity to St John’s Church (the Minster). The Minster was located on an island of land between the Wandle and the Scarbrook Mill pond. This low-lying area was also threaded by a number of streams, one of which can still be traced in the winding course of Church Road To the west of St John’s Church there was a mill pond which survived with its mill until the mid-19th century (Map 8) when the pond was drained and villas laid out on streets radiating from the church.

Croydon Palace from the north c.1785, shortly after the Archbishop of Canterbury moved to Addington Palace (source: Wikipedia commons image)



2.2.4 The Domesday survey of 1086 records a church at Croydon and a population of 365. The small town flourished through its connections with the Archbishops of Canterbury, but its low-lying position made it prone to flooding and general dampness. As early as the 13th century the town’s centre of gravity began to shift onto higher ground to the east and a large triangular market place was established within the present Surrey Street and High Street area.

Engraving of Croydon Palace and the Minster Tower, 1808



2.2.5 The Old Palace, originally a medieval Manor House, was the first of ten Archbishop’s dwellings on the processional route between Lambeth and Canterbury. The courtyard of lodgings, chapel, hall and outbuildings provided extensive accommodation for the Archbishops, but they also had

Laud’s Pond on the Wandle, 1849, before culverting, showing the second Town Hall in the background (source: Victorian Croydon Illustrated)

an administrative function for the collection of rents from the Archbishop's tenants and served as a civil and ecclesiastical court. The 15th century Great Hall is the most spectacular survival, but the layout of the wider estate can still be traced in the present day street pattern.

2.2.6 St John's Church (the Minster) was built in the 15th century at the expense of the Archbishop of Canterbury, on the site of the Saxon church recorded in the Domesday Book. St John's Church and Manor continued as the ceremonial and institutional precinct to the small market town serving the surrounding agricultural area.

2.2.7 Croydon continued to prosper through the 15th and 16th centuries through its association with the Archbishops of Canterbury and there were frequent royal visitors, including Henry VII, Henry VIII and Elizabeth I. Six Archbishops are buried in St John's Church (the Minster), including Archbishop John Whitgift (founder in 1596 of the Hospital of the Holy Trinity). Around 1600 the Manor House was renamed by Archbishop Whitgift as Croydon Palace.

2.2.8 By the 18th century, however, the supply of fresh water and fish that had prompted the early settlement were now giving way to renewed concerns about the regular flooding of the River Wandle which eventually prompted the Archbishops to give up Croydon Palace in 1780. Shortly afterwards they moved to Addington Palace, approximately three miles east of Croydon's town centre.

2.2.9 After the Archbishops left Croydon the Palace buildings



Engraving showing collapsed east wall of Great Hall at Croydon Palace, 1830

went into decline. They were converted to industrial use as a washhouse and calico printing works, then for bleaching linen. The west side of the Great Courtyard was removed in 1808 to enlarge the neighbouring churchyard and subsequently the chambers on the east side including the kitchens and service rooms were also demolished. The property eventually fell into a ruinous condition and in 1830 the east wall of the Great Hall collapsed.

2.2.10 Elsewhere in the town Croydon's fortunes in the late 18th century were bolstered by its position on one of the main highways between London and Brighton, with an income from a turnpike and the numerous hostelries and coaching inns serving travellers. By the early 1800s the growing town was served by two railways and a short canal. The Croydon, Merstham and Godstone Railway was laid out as an

extension of the Surrey Iron Railway, which opened in 1803 and ran along the line of Church Road on a strip of land once part of the Palace, terminating there. The horsedrawn service was not a commercial success however and by 1846 it closed in the face of competition from the steam locomotive lines including the new London and Croydon Railway.

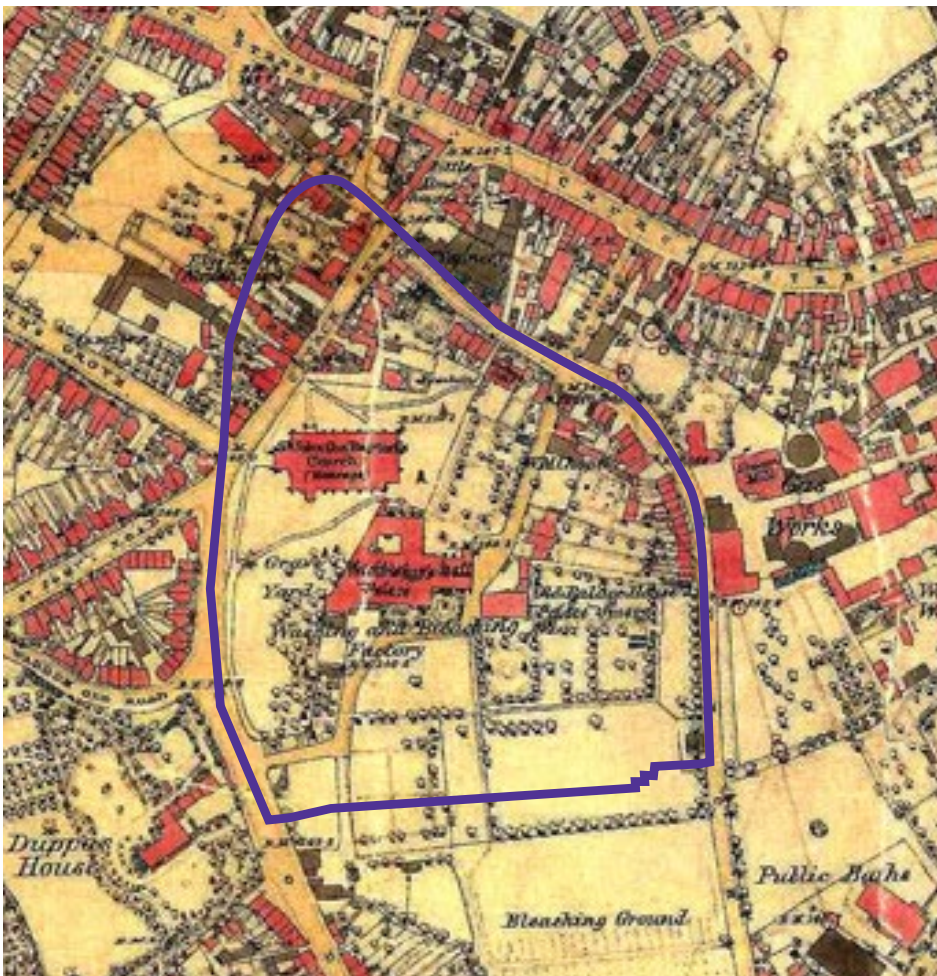
2.2.11 The streams and ditches that characterised the area had become heavily polluted by the mid-19th century and after outbreaks of cholera and typhoid they were filled in or culverted by Croydon's new Board of Health.

2.2.12 St John's Church (now the Minster), at one time the largest parish church in Surrey was gutted by fire in 1867 (see etching on p.12). The tower, south porch and nave walls were spared but the roof was destroyed. The church was rebuilt under the supervision of





Map 6: Extract from the Croydon Enclosures Map of 1800. This map is not accurately to scale but it shows clearly the line of Church Street as well as the Church and Old Palace. The water courses and ponds around the Palace can also be seen. To the south, one can see the tight-built terraces of the Old Town, where Roman Way now lies.



Map 7: Extract from the first series Ordnance Survey, 1868, showing the Old Palace as a washing and bleaching factory, with bleaching grounds to the south. St John's Grove (now Rectory Grove) and St John's Road have been built, lining up on a view of the church tower. Industries - gas works, brewery and water works - are located to the east of Church Road.

— Croydon Minster Conservation Area boundary



Sir George Gilbert Scott. Scott used the records of a local antiquarian J Corbett Anderson to follow the medieval style and appearance; later additions included enlarged turrets and pinnacles to the tower.

2.2.13 The prompt rebuilding of the church was followed by the rescue of the Old Palace, which by now was also in a ruinous state. The buildings were bought in 1877 by the Duke of Newcastle who presented them to an Anglican Order of Sisters. The Sisters restored and converted the buildings and in 1889 founded the girl's school that continues there today. The school was taken over by the Whitgift Foundation in 1993.

2.2.14 The southern part of the Palace grounds were sold off for housing development in 1880s. Streets lined with terraced houses were named after former Archbishops of Canterbury. They take their alignment from the water channels that once served the Palace, along with a nearby fish pond. This phase of development included a Victorian tin chapel on the corner of Cranmer Road, now demolished.

2.2.15 St John's Churchyard was extended in 1808 by purchasing parts of the Old Palace grounds, funds having been obtained from the sale of various small areas of Common lands left over from the Enclosures Act of a few years earlier. Burials ceased in 1861 and in 1960 the old graveyard, renamed as the St John's Memorial Garden, was formed into a public park by the Croydon Corporation. It was designed by Peter Youngman, later a President of the Landscape Institute and accommodated the war memorial that was moved from



Old Palace Road c.1880 - the Old Palace Archway, demolished 1880s, was located just to the south of the present junction with Church Road (source: *Croydon Past*, John Gent)

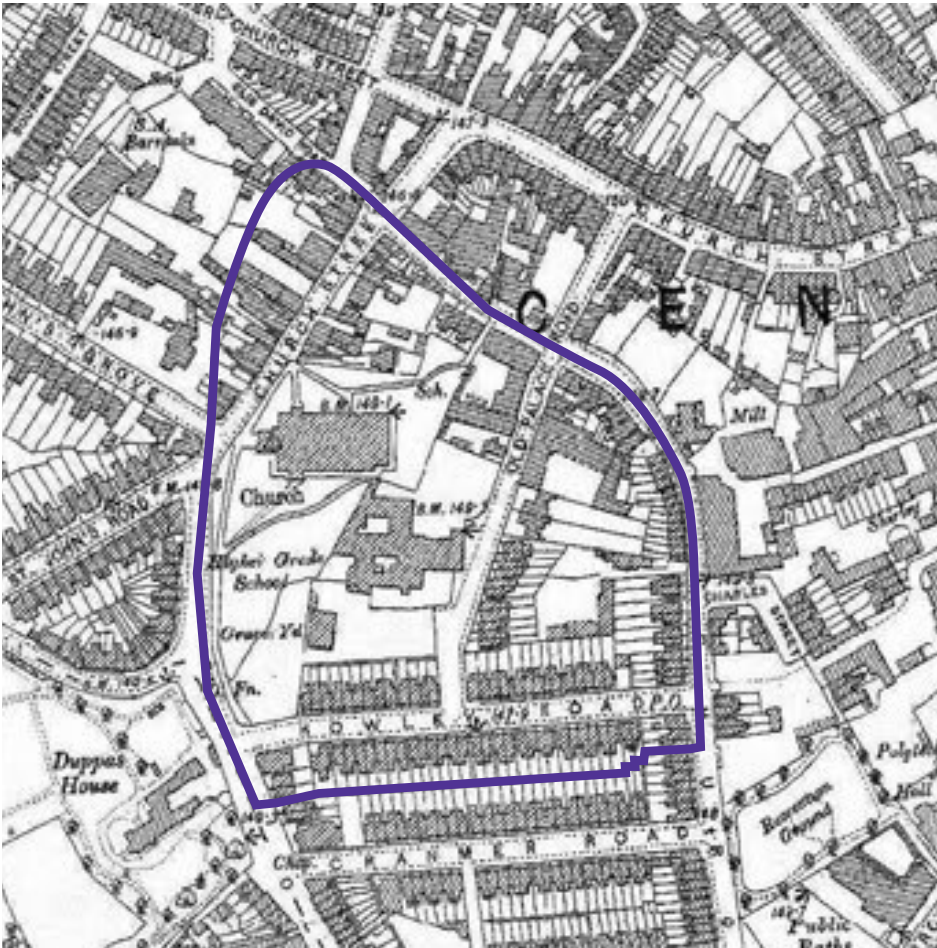


Etching showing St John's Church almost destroyed by fire in 1867



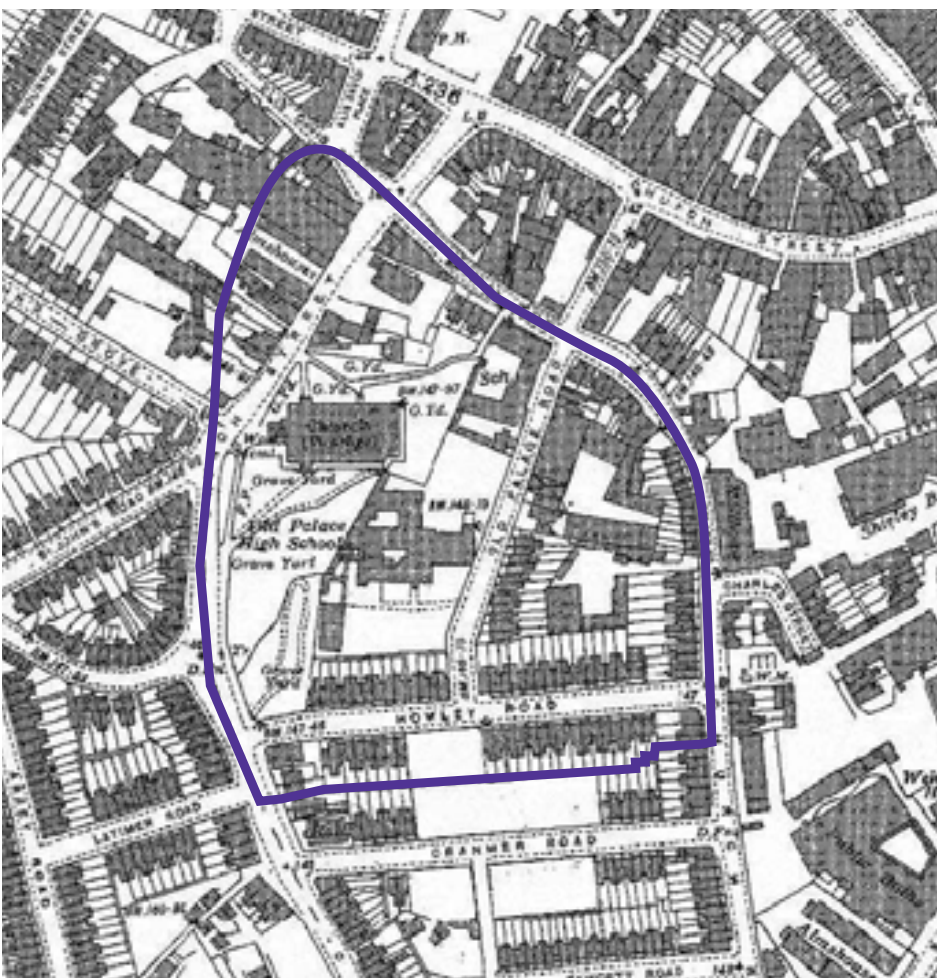
Church Street and the Minster in the 19th century - the Minster Green to the north of the St John's Church and the Church Hall (1960) are now located on the land east of Church Street where these buildings once stood





Map 8: Extract from the 1890 Ordnance Survey Map. Both sides of Church Street north of the Church are now fully developed. Howley Road and Cranmer Road have been laid out on the Old Palace grounds, joined to Church Street by Old Palace Road

— Croydon Minster Conservation Area boundary



Map 9: Extract from the 1940 Ordnance Survey Map. Bomb damage is shown as a gap on Howley Road and Cranmer Road, now used as school games courts. The surrounding streets are densely developed and there are new buildings behind Old Palace Road.

— Croydon Minster Conservation Area boundary



the west front of the church after the widening of Church Street.

2.2.16 In the late 19th century Croydon's first trams travelled along Church Street as far as St John's Church, turning west to pass along St John's Road, now on the other side of Roman Way.

2.2.17 Croydon airport was an enemy target in the Second World War and the town was hit in a number of raids. On one occasion a flying bomb fell between Cranmer Road and Howley Road, destroying homes in both streets.

2.2.18 After World War II Croydon was the subject of an ambitious growth programme, driven by Government policy for relocating offices outside central London. The Croydon Corporation Act 1956 saw the transformation of Wellesley Road and East Croydon, with towers, slab blocks and suburban expansion as the product of the resulting boom. One consequence of this growth was that Croydon's town centre became congested with traffic, prompting the creation of a ring road (that was never completed) in the 1960s consisting of the Croydon flyover, Wellesley Road and Roman Way, the latter of which was overlaid in part on existing streets. This had two main effects on the Old Town; it cut off the area from its western hinterland around Wandle Park, and the southern part of Church Street terminated at the Minster. Although the traffic burden was considerably reduced the road has also had an isolating effect.

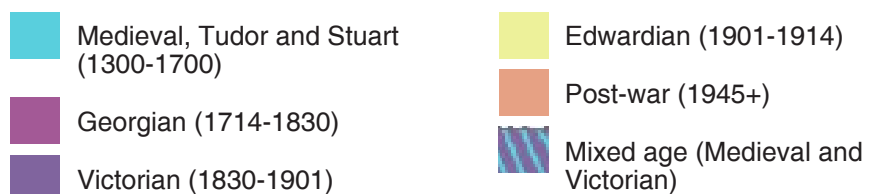
2.2.19 Ryland House was built on the edge of the conservation area in the early 1970s as the General Post Office switching centre (see section 2.1). The

building replaced the maltings of Overton's brewery.

2.2.20 In 1999-2000 the tram was re-introduced to Croydon, running along Church Street. The elevation of St John's Parish Church to Minster status in 2011 is an affirmation of Croydon's civic and historical significance. As a result the conservation area has been renamed the 'Croydon Minster Conservation Area' in 2014.

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- *Edwardian Croydon Illustrated*, Croydon Natural History and Scientific Society, 1990
- *Victorian Croydon Illustrated*, Croydon Natural History and Scientific Society, 1990
- Victoria County History, *A History of the County of Surrey* Volume 4, 1912
- Oliver Harris, *The Archbishops' Town: the Making of Medieval Croydon*, Croydon Natural History and Scientific Society Ltd Proceedings Volume 18 Part 9, August 2005
- Nikolaus Pevsner and Bridget



Map 10: Approximate ages of buildings in the Croydon Minster Conservation Area

Cherry, *Buildings of England London 2: South London*, 1980

- Brian J Salter *Central Croydon Living History Local Guide No 1* 1973, revised 1978
- Lillian Thornhill, *From Palace to Washhouse*. A study of the Old Palace, Croydon, from 1780 to 1887, Croydon Society 1987
- Sue Turnbull, *The Land Called 'Delles'*, 2005

## 2.3 ARCHAEOLOGICAL SIGNIFICANCE

2.3.1 The conservation area is located within the Central Croydon Archaeological Priority Zone. Please see Map 11 and section 8.6 of this document for further information. The long period of human activity has resulted in an area with much archaeological potential and the Croydon area is rich in prehistoric and early historic remains. Recent archaeological activity has included a dig at Old Palace School that located the site of the original Parish stables. Details of finds in the area are held by the Greater London Historic Environment Record, managed by English Heritage (please see Appendix for details).

2.3.2 The Tudor Arch (St John's Gateway) is a scheduled monument, located at the entrance to the St John's Memorial Garden. The precise purpose, date and original location is unknown but it appears to be of 16th century origins and is made from an assembly of stones, both original and later replacements including Caen and Kentish ragstone. The Arch has been in its present position at least since 1848.



Map 11. The location of the Croydon Minster Conservation Area within the Central Croydon Archaeological Priority Zone



The Tudor Arch (St John's Gateway) Scheduled Monument, located at the west end of Howley Road at the entrance to the St John's Memorial Garden - it is at present the only scheduled monument in Croydon's town centre



## 3.0 CHARACTER AREA DESCRIPTIONS

3.0.1 Please see Map 3 (p.4) for the boundaries of the character areas described below.

### 3.1 MINSTER AND OLD PALACE CHARACTER AREA

3.1.1 The Minster and Old Palace School (see photo on p.3) dominate this character area, by virtue of their size, prominence and functions, in addition to their outstanding cultural value. The surrounding streets, the St John's Memorial Garden and the Tudor Arch (St John's Gateway) Scheduled Monument are all of special interest and all contribute to the setting and significance of the Minster and Old Palace School.

3.1.2 The section of Church Street located within the conservation area contains a high quality sequence of buildings, almost all statutorily or locally listed (described in Section 6.2 below). They have group value and their lively skyline makes an inviting approach to the Minster. Before Roman Way was built in the 1960s it was one of the main routes through Croydon. Near the Minster historic buildings on the east side of the street were demolished in 1959 to make way for the Church Hall, which sits back from the corner in a patch of grass. Trees nearby enhance the setting of the Minster, although partly obscure some views of the tower.

1.7.4 The character of Old Palace Road is dominated by the presence of Old Palace School and associated buildings (see photos), including the locally listed former Pickfords warehouse building (number 3), the pair of locally listed Georgian former houses (Kara Court, numbers 4-5) and the Tudor-style modern Old Palace Preparatory School building (see photos on pp.17 and 34),



The Tudor Arch with the St John's Memorial Garden and the Minster tower behind



Buildings on the west side of Church Street (see also photo on p.4)



Locally listed buildings - numbers 3 (former Pickfords warehouse) and 4-5 Old Palace Road (see p.29)



which also faces onto Church Road. Part of Old Palace Road also has a domestic character (see section 3.2 below).

1.7.5 Church Road is split between two conservation areas; the north east side in the Church Street Conservation Area and the south-west side in the Croydon Minster Conservation Area. The Grade II listed Gothic Villas (number 2-8) form a group with the Old Palace Preparatory school building (see photo).

### 3.2 VICTORIAN TERRACES CHARACTER AREA

3.2.1 Buildings in this character area are almost all in domestic use, mainly comprising small-scale Victorian terraced housing located in close proximity to Old Palace School and the Minster. Terraces built in the 1880s on Howley Road, Old Palace Road and Church Road form part of a grid of late Victorian residential streets in Croydon's Old Town area. The terraced houses within the conservation area are included largely due to their close relationship with the Minster, Old Palace School, St John's Memorial Garden and the Tudor Arch (St John's Gateway) Scheduled Monument.

3.2.2 There is a terrace of small mid-19th century houses in the northern part of the conservation area on Church Road (numbers 12-24), adjacent to which lies the former Chapel building (now a nursery). There is also a pair of small houses built in 1851 at the north end of Old Palace Road (numbers 1-2) with polychromatic brickwork and slate roofs.

3.2.3 The bend to the south of Old Palace Road is accommodated by the stepped terrace of Victorian terraced houses on parallel plots (number 6-16). These buildings date to the



Gothic Villas and Old Palace Preparatory School building on Church Road



View west along Howley Road - trees on Roman Way close the vista and contribute positively to the streetscape

1880s and have polychromatic brickwork, slate roofs and Classical detailing.

3.2.4 Howley Road contains terraces also built in the 1880s, characterised by recessed doorways, bay windows and chimneys that provide a vertical rhythm. Number 59, a detached house on a larger plot with a double height bay is an exception to the overall pattern.



Victorian houses on Church Road, with the former Chapel to the left

## 4.0 TOWNSCAPE CHARACTER

4.0.1 Townscape is the arrangement and appearance of buildings, spaces and other physical features in the built and natural environments.

### 4.1 LAYOUT AND PLAN FORM

4.1.1 Both layout and form of the area has been determined by the topography and the watercourses that led to the original settlement, chosen for its level ground and water supply. The form of the settlement has subsequently been influenced by the historic boundaries of the two principal buildings, namely Croydon Minster and the Old Palace School of John Whitgift. The surviving medieval layout of the streets and principal buildings is unique in the context of Croydon's town centre.

4.1.2 The Minster is the largest single building in the conservation area and has a conventional liturgical orientation running from east to west, with the altar at the east end. The irregular shape of the churchyard reflects historic changes in land ownership between the Minster and Palace. The grounds of Old Palace School are to the south and east of the Minster and back onto St John's Memorial Garden.

4.1.3 At 10m the carriageway of Church Street is relatively narrow but appears wider due to the open green space in front of the Church Hall, which is set back from both Church Street and Church Road. Building lines on the west side of Church Street are consistent and only Ramsey Court does not directly face the street. Church Street meets Church Road at Reeves Corner, which is also the junction with Tamworth Road.

4.1.4 Old Palace Road is the narrowest road in the conservation area; it was formerly the drive up to the Palace gate and now extends to Howley Road. The building lines of Old Palace Road abut the footway, with the exception of the three-storey Georgian pair at number 5 (Kara Court) which is set back. The houses on Old Palace Road facing the entrance to the school have a stepped frontage, responding to the angle of the street. The houses are fronted by very shallow front gardens behind low walls.

4.1.5 Howley Road is the widest street in the conservation area at 12m and is a long and straight street laid out on the line of the former fishponds and ditches at the Palace. The Victorian terraces form consistent building lines with very shallow front gardens and longer gardens to the rear. Building lines on the south side of the street are broken by the school sports ground, the result of bomb damage.

4.1.6 The return terrace of ten houses on Church Road face west in a continuous line but the



From Old Palace Road the Minster is visible over the roofs of Old Palace School



Howley Road has terraces with consistent building lines and shallow front gardens



width varies from approximately 10m at the north-west end to up to 16m at the setback of Ryland House. The small Victorian houses on Church Road front directly onto the footway but there is a wide gap for the car park of Old Palace School.

**4.2 DENSITY AND LAND USES**

4.2.1 The density of development around the Minster is low for a town centre location, with large buildings surrounded by the open spaces of the churchyard, St John’s Memorial Garden and the school grounds. Church Street is more intensively built up. The buildings of Old Palace School are quite generously spaced, with a roughly equal amount of land devoted to open space and buildings. The houses in the Victorian Terraces Character Area are relatively high density, being compactly planned on tightly-knit plots.

4.2.2 Land uses are mixed. Buildings associated with the Minster and Old Palace School are in institutional use for religious and educational purposes. The remainder of Old Palace Road and all of Howley Road is residential in use. Church Street is predominantly commercial in use with some residential uses also present. Church Road is predominantly residential, apart from the former Wesleyan Chapel (number 26), which is currently a nursery.

**4.3 BUILDING HEIGHT AND MASSING**

4.3.1 Other than the Minster and the Great Hall of Old Palace School the prevailing scale is domestic. Two or three storeys are typical, on small plots with narrow frontages. The Victorian Terraces character area has a consistency of two storey terraces (See Map 12).

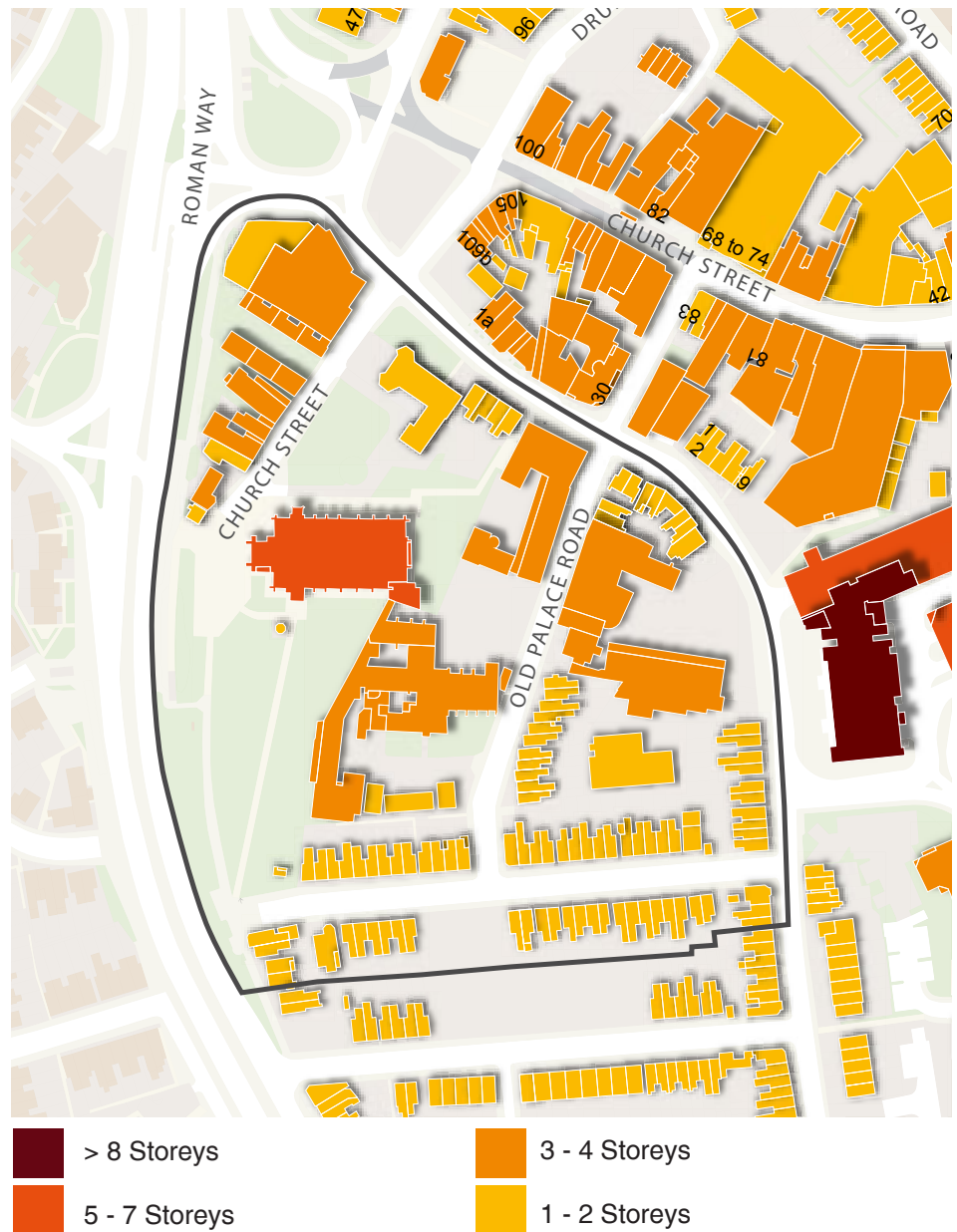
4.3.2 The Minster tower and nave roof are the tallest buildings in the conservation area. It is followed in scale by the buildings of Old Palace School, including the blocks behind Old Palace Road and Howley Road. The large and steeply pitched roof of the Great Hall makes a prominent contribution to the townscape.

4.3.3 The irregular heights, chimney stacks and roof pitches of Church Street (see photo on p.4) provide an interesting and varied skyline. The massing of buildings in the Howley Road

Terraces character area is of a consistent rhythm, of small scale repeated elements, with pitched roofs punctuated by chimneys.

**4.4 TOPOGRAPHY AND VIEWS**

4.4.1 The underlying geology of Croydon is complex, being at the meeting point between the clay of the Thames basin and the chalk of the North Downs, but it is interspersed by the Thanet Sand Formation. Superficial deposits are largely sands and gravel of the Hackney Gravel Formation. The flat site and the watercourses



Map 12: Building heights in the Croydon Minster Conservation Area

led to the founding of the first settlement and have been a prime factor in shaping the present-day form of the Croydon Minster Conservation Area. The River Wandle and the streams that fed into it are now largely invisible, but they have been the main influence on the shape and layout of the Old Town in the way certain streets bend to reveal sequences of buildings.

4.4.2 The topography surrounding the Croydon Minster Conservation Area (see Map 13) is mostly flat and low lying, at approximately 50m above sea level. To the east of Church Road the land rises towards Surrey Street and Crown Hill. The land also rises to the south-west at Duppas Hill.

4.4.3 The pinnacled tower of the Minster is the principal landmark of the area and visible from all directions. The prospect of the Minster from Crown Hill is designated as a Local View (LV1) in the Croydon Local Plan. In several local views the Minster is seen in conjunction with the buildings of Old Palace School, underlining their close historical association.

4.4.4 From within the Croydon Minster Conservation Area, there are good views of the Minster tower and also the clock tower of the Town Hall, which can be seen in a long western view down Howley Road. Please refer to Map 14 and photos on p.21 for identified views. The list is not exhaustive and there are likely to be other significant views not identified here.



Map 13: Topography surrounding the Croydon Minster Conservation Area



 Views

 Designated Landmark in the Croydon Local Plan

Some significant views:

- 1: Along Church Street towards the Minster (also a designated view in the Croydon Local Plan)
- 2: Minster and Church Street
- 3: Church Street
- 4: Minster from Rectory Grove
- 5: Minster from St John's Road (see page 14)
- 6: Minster and Old Palace School (see page 17)
- 7: Town Hall Clocktower from Howley Road

Map 14: Landmarks and some significant views within and out of the Croydon Minster Conservation Area





View west from Crown Hill (view 7, Map 14)



View of the Town Hall clocktower from Howley Road (View 7 in Map 14)



View south west from Reeves Corner with the Minster tower and buildings on Church Street (view 2, Map 14)



Minster from Rectory Grove (View 4, Map 14)



## 5.0 STREETScape CHARACTER

5.0.1 Streetscape is the outward visual appearance and character of a street or locality. For information on standards set for Croydon's public realm please see the *Croydon Public Realm Design Guide (2012)*.

### 5.1 PUBLIC REALM AND OPEN SPACE

5.1.1 Public roads are surfaced in tarmac, as are most of the footways. Footways are asphalt or red brick, or a combination of the two with granite kerbs and are generally in fair condition. Some footways around St John's Church (the Minster) have been surfaced in red brick, supplemented in places with purple paviors. There is some high quality new stone paving on the eastern edge of the conservation area. Car parking is mostly on street, with the exception of Old Palace School which has a car park off Church Road.

5.1.2 There are some areas of the conservation area that present a negative frontage to the public realm (identified on Map 15). Roman Way has big road infrastructure and fast moving traffic, presenting a hostile frontage to the conservation area from Reeves Corner to Howley Road. Ryland House and the service entrance to Argos have inactive frontages (see photo on p.23). The car park to Old Palace School on Church Road is poorly screened. The wire fence to the games court on Howley Road has a stark appearance and emphasises the breach in the frontage of Howley Road.

5.1.3 The forecourt to the Minster is a simple paved area mainly used for car parking, with some well established low level planting in front of the concrete wall next to the underpass.



- Green open space
- Significant tree group
- Significant area of public hard landscaping
- Pedestrian route
- Cycle route
- Negative frontage impacting on the public realm
- Conservation area boundary

Map 15: Public realm, greenery and open space in the Croydon Minster Conservation Area



The Minster Green to the north of the Minster is an attractive significant area of open space, currently under-used



When there are services at the Minster the area is tightly jammed with cars. The overall quality of the space is poor and it does not enhance the setting of the Minster. The subway and associated concrete wall has a negative impact on the character of the area.

5.1.4 The boundary treatment to Old Palace School is marked by a high brick wall with some gaps enclosed by iron gates. The forecourts to Old Palace School are not public spaces but from within their walls they provide a fitting visual setting for the older buildings in the complex. Similarly, the lawn between the two building ranges of Ramsey Court enhances their setting and makes a positive contribution to the streetscape of the area.

5.1.5 There are several open spaces in the conservation area (see Map 15 on p.22), which are currently under-used. St John’s Memorial Garden, to the south of the Minster, is a public park on Croydon’s Local List of Historic Parks and Gardens (see section 11.3); Minster Green is an area of public green space to north of the Minster; there is also a burial ground to the east of the Minster. These green open spaces help to create a sense of tranquility despite the close proximity of Old Town and Roman Way and positively contribute to the visual amenity and setting of the Minster.

5.1.6 Some front gardens on Howley Road are poorly maintained and dominated by bins. Well maintained gardens with trees or hedges on Old Palace Road enhance the area’s overall character and have a positive impact on the public realm.



Ryland House and the service frontage to Argos have inactive frontages that present a negative frontage to the public realm



St John’s Memorial Garden is included on Croydon’s Local List of Parks and Gardens



The brick path from the Minster to Church Road passes between the Gothic Villas and the Old Palace Preparatory School building



Brick paving and traditional oak benches near the Minster



## 5.2 PERMEABILITY AND CONNECTIVITY

5.2.1 This small area is easy to walk around and navigate. There is a path across the St John's Memorial Garden and a path that cuts between Gothic Villas that leads through the Minster Churchyard to the west door of the Minster. Footpaths generally have a low footfall and are not inviting at night, especially in the churchyard where the lighting is poor.

5.2.2 The Croydon Minster Conservation Area is separated from the area to the west by the scale and design of Roman Way, although the pedestrian crossings have recently been upgraded. Recent public realm improvements at Charles Street have improved connectivity to Exchange Square and Surrey Street with better cycle and walking routes.

5.2.3 Within the conservation area vehicle movement is restricted; Howley Road is blocked off at the Roman Way end and Church Street terminates at the Minster forecourt. The one-way system on Church Road encourages speeding traffic and contributes to the severance effect of the area from its surroundings.

## 5.3 STREET FURNITURE

5.3.1 There are a number of historic lighting columns along Howley Road, at the forecourt to the Minster, Old Palace Road and on the path through the churchyard. They have modern lanterns but are noteworthy survivors that make a positive contribution to the conservation area, as do several early street nameplates in cast iron. Other historic street furniture includes a Victorian granite horse trough, relocated near the St John's Memorial

Garden and now used as a planter.

5.3.2 There is little public seating but there are modern benches on the churchyard path, in the St John's Memorial Garden and near the Minster. The columns on Church Road are taller modern units and there are also wooden telephone poles.



Cast iron road signs contribute to the historic character of the area



Victorian granite horse trough, now used as a planter



An historic lighting column close to the west front of the Minster (see also detail on p.36)



The war memorial was moved to the south side of the Minster when Church Street was widened in 1957.



Paths are bitumen or red brick, or a combination of the two with granite kerbs and are generally in fair condition.

5.3.3 There are lockable bollards at the Minster and reproduction cast iron nailhead bollards in Old Palace Road. Traffic and information signs are generally well positioned and there is a Legible London column near the Minster that has a map of the area and further way-finding information.

## 5.4 GREENERY AND TREES

5.4.1 Trees within and to the west of the St John's Memorial Gardens play an important role in screening the sight, pollution and noise of the traffic on Roman Way (see Map 15 on p.22).

5.4.2 The canopies of trees within the walls of Old Palace School overhang the footway and soften the streetscape. Landscaped gardens are also visible from the street through school gates. Trees and greenery in private front gardens also have a positive impact on the streetscape, notably at 16 Old Palace Road and 134 Church Street.

5.4.3 There are mature trees in the areas of open space around the Minster, which include horse chestnut, sweet chestnut and yew, as well as ornamental specimens. Yew trees were traditionally planted in churchyards and therefore relate to the present and historic land use.



Old Palace Road: horse chestnuts in the school grounds make an important contribution to the quality of the streetscene



Well maintained private gardens at Old Palace School contribute to the setting of the historic buildings. The gardens are laid out in a style that incorporates elements of 16th century garden design.



## 6.0 ARCHITECTURAL CHARACTER

### 6.1 GENERAL ARCHITECTURAL CHARACTER

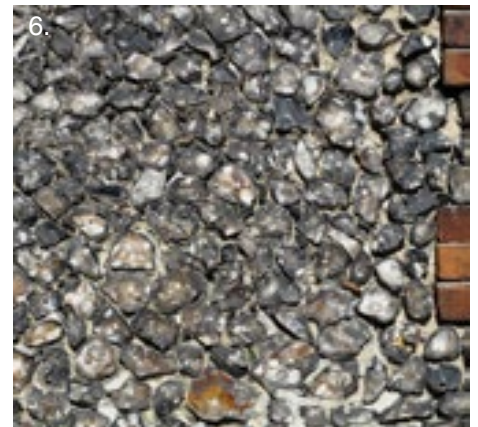
6.1.1 There is no predominant architectural style in the Croydon Minster Conservation Area due to the long history of the Old Town. Its overall character is one of diversity rather than uniformity, with many buildings of a high architectural quality. The character is dominated by the presence of St John's Church (the Minster) and the Old Palace precincts which together form an ecclesiastical group of Gothic, Tudor and Georgian buildings of outstanding national historic and architectural significance. The complex as a whole can be compared with Lambeth Palace or Maidstone Palace, also associated with the Archbishop of Canterbury.

6.1.2 The setting of these prime assets is enhanced by the complementary relationship with the Georgian and Victorian buildings on Church Street, Old Palace Road and Church Road. Howley Road and its immediate neighbours are notable for a consistency of scale and architectural language, complementing the character of the principal buildings in the conservation area. Further information about individual buildings and groups is set out in section 6.2.

6.1.3 The richness, texture, colour and detail of building materials and their components are an important part of the architectural character of the Croydon Minster Conservation Area.

### 6.2 HISTORIC AND ARCHITECTURAL SIGNIFICANCE OF BUILDINGS

6.2.1 Designations and an assessment of the level of contribution individual buildings



An overview of the rich and varied architectural character of the Croydon Minster Conservation Area: 1) 18th century roof and dormer window 2) Tudor brick and stonework 3) Victorian ironwork 4) 1880s red brick with stone dressing 5) Vermiculated stucco quoins 6) Knapped flintwork 7) Victorian shop front detail 8) Victorian applied timberwork



make to the special character of the Croydon Minster Conservation Area are shown on Map 16.

**A) STATUTORILY LISTED BUILDINGS**

6.2.2 The Croydon Minster Conservation Area contains the statutorily listed buildings discussed below. Two of these buildings at Grade I listed and are therefore of outstanding national importance. Please see section 11.1 for further information about the implications of this designation. Full list descriptions are available from English Heritage (see Appendix 1).

**ST JOHN'S CHURCH, CROYDON MINSTER (GRADE I)**

6.2.3 In the 1867 rebuilding Gilbert Scott adhered to the Perpendicular Gothic style of the original 15th century church, with the outside walls faced in flint with limestone dressings. The silhouette of the tower, consistency of its style and quality of its craftsmanship and materials mark the Minster as a major architectural asset.

6.2.4 Notable internal features are the timber roofs to the nave and chancel, the alabaster reredos and the restored tombs of Archbishops Whitgift and Sheldon.

**OLD PALACE SCHOOL (GRADE I)**

6.2.5 Old Palace School is a building of outstanding significance for its historical associations but also for the exceptional survival of historic fabric from the 14th century onwards. The 15th century Great Hall and the Chapel are of particular note, but so too are the lower ranges and the staircases.



- Statutory listed buildings
- Locally listed buildings
- Neutral contribution
- Positive contribution
- Deduct from special character
- M Scheduled Monument

Map 16: Designations and level of contribution buildings within the Croydon Minster Conservation Area make to its special character



Croydon Old Palace and the Minster are the most significant heritage assets in the Croydon Minster Conservation Area



**2-8 CHURCH ROAD, GOTHIC VILLAS (GRADE II)**

6.2.6 Gothic Villas is a run of four houses at 2-8 Church Road. Their ornate and picturesque details – steep pitch roofs, clustered diamond-plan chimney stacks, decorative clay tiles, bargeboards, gables and flint facing – are characteristic of their early Victorian date. The open brick balustrade to the boundary wall is an integral part of the composition.



Gothic Villas, Church Road The arcaded brick boundary wall is an integral part of the composition. (Grade II listed)

**122 CHURCH STREET, RAMSEY COURT, FORMER ELIS DAVID ALMSHOUSES (GRADE II)**

6.2.7 These buildings are Victorian including the railings and gate, with the north range dating from 1875 and the taller southern range being added in 1887. They run at right angles to the street, enclosed by fine wrought iron railings and gates, and are now in use by charitable organisations. The red brick, railings, chimneys, steeply pitched roofs and gable ends make an attractive composition in the neo-Tudor style.



Ramsey Court, Church Street (Grade II listed)

**124 CHURCH STREET, FORMER ROSE & CROWN PUBLIC HOUSE (GRADE II)**

6.2.8 The former Rose & Crown has a three storey 19th century Italianate stucco façade but it is believed to have a much earlier core. The upper floors are now flats but the well preserved public house interior has been retained, including its painted and stained glass windows.



The former Rose & Crown public house (Grade II listed)

**120 CHURCH STREET (GRADE II)**

6.2.9 Number 120 Church Street is an early 18th century three and a half storey town house, now in commercial use. It is distinguished by its steep plain tiled roof, chimneys, box cornice and dormers with



120 Church Street (Grade II listed),

hipped roofs. The building has a well preserved interior and is rendered with quoining. It forms the southernmost part of the Reeves furniture store, the rest of which is accommodated in the adjacent locally listed Victorian building (numbers 114-118).

**B) LOCALLY LISTED BUILDINGS**

6.2.10 Thirteen buildings in the conservation area are on Croydon's Local List of Buildings of Architectural or Historic Interest, all of which are of group value with their neighbours as well as being of individual merit:

- 3-5 Old Palace Road
- 12-26 (even) Church Road
- 114-118, 130, 132 Church Street

6.2.11 Number 3 Old Palace Road is a three-storey (fifteen bay) former Victorian warehouse (see photo on p.16) in yellow brick with contrasting red brick detailing. It was built in three phases from 1880 and was formerly occupied by Pickfords Removals; it has since been remodelled to the rear for use by Old Palace School. Numbers 4-5 are a pair of three storey late Georgian houses (see photo on p.16), of a high architectural quality.

6.2.12 Numbers 12-24 Church Road are a terrace of mid-19th century houses, mostly built as pairs with slate roofs stock brick and red dressings. They form a group with number 26, a former Wesleyan Chapel (see photo on p.29), dated 1851, which has a symmetrical facade with central door and two round headed windows beneath a pediment.

6.2.13 The two-storey 19th century building at 114-118 Church Street has slender tripartite sash windows to the

first floor. It is conjoined with its Grade II listed neighbour at number 120 to form the Reeves furniture store. The Victorian shopfront (possibly relocated) is a rare survivor in Croydon's town centre (see photo).

6.2.14 Numbers 126-132 Church Street are Victorian buildings that form a group with adjacent statutorily listed buildings. Number 126 is three storeys with decorative relief brickwork, now painted. Number 130 is of a similar height, scale and proportion to the Rose & Crown, with some classical mouldings retained around the upper windows. Number 132 has been re-worked at ground floor level but retains sash windows, stucco rendering, vermiculated quoins and other Italianate detail at upper floors (see photo).

**C) POSITIVE UNLISTED BUILDINGS**

6.2.15 Many other buildings positively contribute to the special character of the Croydon Minster Conservation Area (see Map 16 on p.27). These include almost all of the houses in the Victorian Terraces Character Area (see section 3.2), which although in varying states of preservation have an overall unity and collective value.

**D) NEUTRAL BUILDINGS**

6.2.16 There are several buildings that neither contribute to, nor detract from, the character of the conservation area. These buildings may have merit in their own right.

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

6.2.17 The corrugated iron structure at 2A Howley Road detracts from the quality and appearance of the street.

**6.3 KEY ARCHITECTURAL**



Victorian shopfront at the Reeves furniture store, 114-118 Church Street



Former Wesleyan Chapel, locally listed, 26 Church Road



Locally listed Victorian buildings on Church Road (numbers 126-132) to the left of the Grade II listed former Rose & Crown public house



2A Howley Road, which detracts from the character of the conservation area



## FEATURES AND BUILDING MATERIALS

6.3.1 There are many high quality buildings in the conservation area which collectively offer a rich mix of architectural features and traditional building materials.

### A) MINSTER AND OLD PALACE CHARACTER AREA

6.3.2 Most buildings in this character area (please see section 6.2) are unique, due to the variety of building ages and types. Important architectural features<sup>1</sup> found on buildings in this character area include:

- Steeply pitched roofs
- Chimney stacks
- Parapets
- Sliding sash windows
- Panelled doors
- Round-headed windows
- Classical mouldings including quoins and labels

6.3.3 Similarly there is a variety of traditional building materials (see photos) displayed in this character area, including:

- Flint
- Red brick
- Yellow stock brick
- Ironwork
- Natural slate or clay roof tiles

6.3.4 St. John's Church (The



Materials and texture in the Minster and Old Palace Character Area

<sup>1</sup> Please see glossary of relevant architectural terms in the *Conservation Area General Guidance SPD*

Minster) is faced with flint, which is also deployed in the 19th century Gothic Villas, a conscious revival of earlier vernacular motifs. Limestone is present at the Old Palace and the Minster, reserved for dressings and carvings, as it was a prestigious and expensive material. Tudor diaper brickwork can still be seen at Old Palace, and other uses of red brick are present, for example at the former Elis David Almshouses (Ramsey Court). Later Victorian buildings are generally constructed of yellow London stock bricks. Roof coverings are either natural slate or plain clay tiles. Stucco render is also present on some buildings in Church Street.

### B) VICTORIAN TERRACES CHARACTER AREA

6.3.5 This character area is notable for the common scale and pattern of the predominantly two storey houses and the rhythm of bay windows and other architectural elements. Architectural features present include:

- Recessed door openings sometimes with paired, round headed arches
- Decorative keystones
- Pilasters and capitals
- Bay windows
- Glazed and panelled doors
- Decorative brickwork
- Ornate bargeboards

6.3.6 Common building materials include:

- Red and yellow stock brickwork
- Timber (windows, doors barge boards)
- Natural slate or clay roof tiles
- Stone / stucco detailing



Howley Road Terraces have a consistent frontage with shallow front gardens



(Above) Victorian Terraces Character Area: Some examples of material and architectural details present



## 7.0 CONDITION AND THREATS

### 7.1 CURRENT CONDITION

7.1.1 The Croydon Minster conservation area is not under any great pressure for major change. The overall condition of buildings in the Croydon Minster Conservation Area is good. The principal heritage assets (the Minster and the Old Palace School of John Whitgift) are in full use and well cared for. There are currently no wholly vacant buildings and most buildings, with some exceptions, appear to be well maintained.



St John's Memorial Garden is under-used and often subject to vandalism and littering



Oversized concrete bollards and rails outside the Church Hall which cause visual clutter in the street scene

7.1.2 The condition of the public realm is fair overall but variable, with some damaged or worn areas around the forecourt of the Minster, in the churchyard and in St John's Memorial Garden. The condition of the remaining boundary walls on Howley Road is fair. The conservation area is reasonably clear of street clutter, however there are some redundant street and traffic signs present.



Damage to paving stones at St John's Memorial Garden

7.1.3 Vandalism to the St John's Memorial Garden has been a long-running problem, compounded by poor lighting, poor access, overgrown planting and over-dense planting resulting in poor visibility from within and into the small park.

7.1.4 The older lighting columns in the conservation area are in need of maintenance and repair.

7.1.5 The setting of the area is compromised at present by the dominance of Ryland House and Roman Way.



Cars parked in front of the Minster make it hard to appreciate the quality of the place

## 7.2 HERITAGE ASSETS AT RISK

The following assets are could potentially be at risk:

### A) TUDOR ARCH (ST JOHN'S GATEWAY)

7.2.1 This scheduled monument (see photos on pp.15 and 41) is at risk from irregular maintenance and vandalism. English Heritage has recommended a programme of measures: repairing the wooden gate, cutting the hedges, inspecting and monitoring cracks in the stonework and repairing it if needed. English Heritage has also suggested a management agreement with the Council to ensure that the arch is kept in good condition.

### B) 124 CHURCH STREET, FORMER ROSE & CROWN PUBLIC HOUSE

7.2.2 The ground floor windows of the former Rose & Crown public house (see photo on p.28) are currently boarded up and does not have a designated use.

## 7.3 KEY THREATS AND ISSUES

7.3.1 Key threats to the area include the further decline of vulnerable buildings and the impact of new development on its setting. Please see the list opposite for further threats affecting the area.

7.3.2 There are risks of loss of original fabric and thus the loss of authenticity of the area, through the cumulative impact of minor change.



## SUMMARY OF THREATS AND ISSUES AFFECTING THE CONSERVATION AREA'S SPECIAL CHARACTER

1. Loss of historic architectural features, notably bay windows, columns and pilasters
2. Introduction of unsympathetic new features and / or materials, including uPVC and aluminium doors and windows
3. Impacts of tall buildings in Croydon's town centre on the conservation areas's setting
4. Negative impact on the setting of the Minster from Roman Way
5. Painting or rendering of exposed brick walls
6. Installation of poorly-sited renewable energy technologies and other building services Loss of permeability
7. Loss of front boundary walls
8. Harsh visual, noise and pollution impact of Roman Way on the character of the area
9. Fast moving traffic/one way system harming ambience
10. Lack of screened bin storage
11. Vandalism, litter and graffiti
12. Lack of maintenance of road surfaces, footways and street furniture
13. Poor connections with the surrounding area and severance effect of Roman Way



(Above) Alterations to properties on Howley Road, including the removal of an original bay window and unsympathetic uPVC window replacements. This photograph also illustrates the harmful impact of Ryland House on the conservation area's setting. (Left) Cast Iron street sign in need of maintenance and painting.



# MANAGEMENT PLAN





This Management Plan supplements and should be read in conjunction with Croydon's *Conservation Area General Guidance SPD*.

This Management Plan provides area-specific guidelines for development, maintenance and enhancement of the Croydon Minster Conservation Area.

For advice on whether planning permission is required for works please contact the Council (see Appendix 2).

Please note that 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.

Previous page: Late medieval doorway, Old Palace School

## 8.0 DEVELOPMENT GUIDELINES

8.0.1 This section of the document supplements the general guidance for development in conservation areas provided in the *Conservation Area General Guidance SPD*. The information below provides area-specific principles that respond to the particular challenges and opportunities for proposed development in the Croydon Minster Conservation Area. All development proposals should preserve or enhance the conservation area's character and appearance and conform to the Croydon Local Plan.

### 8.1 DEMOLITION

8.1.1 Permission from the Council is required to demolish buildings within the conservation area.

8.1.2 The council will resist demolition of statutorily listed buildings, locally listed buildings and buildings that make a positive contribution to the special character of the Croydon Minster Conservation Area, as detailed in Section 6.2 of this document.

8.1.3 Demolition of buildings identified in this document as

making a neutral contribution to, or detracting from, the conservation area's special character (see Map 16 on p.27) will only be supported where there are acceptable plans for the site following demolition. For further advice please see section 5.1 of the *Conservation Area General Guidance SPD*.

### 8.2 NEW DEVELOPMENT

8.2.1 There are some sites within or near the Croydon Minster Conservation Area that would be suitable for new development that could enhance the character or setting of the conservation area. There may also be opportunities resulting from the redevelopment of sites containing buildings that make either a neutral contribution to or detract from the conservation area's special character. The tight-knit plan form of this conservation area provides little scope for new development behind existing properties. Please see paragraphs 8.2.4 and 8.2.5 below and the Old Town Masterplan for further information regarding specific sites.



The Old Palace Preparatory School building, built in 2001 on the corner of Church Road and Old Palace Road, is a high quality modern development of a contemporary design by Porphyrios Architects in a Tudor style. Built in red brick with crisp limestone dressings, it is. It respects and complements its important historic context and is a valuable addition to the Old Town area.



8.2.2 All proposed development within the Croydon Minster Conservation Area should respect the established plot layout and historic building lines, as well as the height, scale, massing and materials of nearby buildings. Please see section 5.2 of the *Conservation Area General Guidance SPD* for further information.

8.2.3 All development proposals should carefully consider the relationship with nearby listed and locally listed buildings, the setting of which should be preserved or enhanced. Important local views of the Minster Tower should be preserved. New development should complement existing uses in the area. The key pedestrian route through the Minster churchyard should be retained.

#### CHURCH HALL SITE

8.2.4 The key site for potential redevelopment within the conservation area is the Church Hall site. A new building on this site could help to improve the setting of the Minster and Minster Green. Guidance for this site is set out in the Old Town Masterplan.

#### GAP SITES ON HOWLEY ROAD AND CHURCH ROAD

8.2.5 The gap sites on Church Road and the south side of Howley Road could be improved, either through new buildings, screening or planting.

#### 8.3 DEVELOPMENT AFFECTING THE SETTING OF THE CONSERVATION AREA

8.3.1 As development sites in and around Croydon's town centre come forward, it is likely that the wider setting of the Croydon Minster Conservation Area will change. For example future development at Reeves Corner will have a direct impact

on the area's immediate setting and proposed tall buildings in the town centre may impact on the conservation area's wider setting.

8.3.2 All development that affects the setting of the Croydon Minster Conservation Area must carefully assess all resultant impacts to ensure that the significance of the conservation area and important historic buildings within its boundary is not harmed. Opportunities for enhancement of the existing setting through development should be sought. The design of a development affecting the setting of the conservation area, including layout, height, scale, massing proportions, materials and detailing, will play an important role in the level of its impact.

8.3.3 Development within the setting of the conservation area should not prejudice the Minster tower as the principle landmark in the local area and should be of an appropriate scale that does not disrupt the area's predominantly low-rise character.

8.3.3 All development proposals affecting the setting of the conservation area will be assessed against the English Heritage guidance document *The Setting of Heritage Assets*.

#### 8.4 EXTENSIONS

8.4.1 The intimate scale, shallow front gardens and urban character of the Croydon Minster Conservation Area leaves very limited scope for side or front extensions.

8.4.2 Roof extensions to buildings three or four storeys in height will generally not be permitted due to the resultant additional massing. Large roof extensions including dormer windows that are visible from a public highway are generally not considered appropriate due to the disruption of the predominant rhythm and proportions of the prominent roofscapes. Roof extensions should not unduly dominate the roof of the main building.

8.4.3 All proposals for residential extensions should be in line with the requirements of Croydon's *Residential Extensions and*



Gap site on Howley Road, as a result of World War II bombing, viewed from Old Palace Road. This site could be improved through new buildings or the frontage improved by better screening or planting.

*Alterations SPD and section 5.3 of the Conservation Area General Guidance SPD. Special care and attention must be paid to preserving and enhancing the special character of the conservation area.*

#### 8.5 WINDOW REPLACEMENT

8.5.1 Many properties in the conservation area contain timber sash or casement windows. Original or replica windows should be retained and repaired if at all possible.

8.5.2 Where there are existing original or replica windows, proposed replacements should be on a like-for-like basis in terms of design and materials. Where unsympathetic window replacements have occurred, for example uPVC units, these should be replaced to match the original design and materials, unless replacement windows of a different design are considered to result in an enhancement to the building's appearance.

8.5.3 To improve the thermal performance of windows the Council recommends that all replacement window units should be double glazed. Alternatively internal secondary glazing could be installed, which does not require planning permission.

#### 8.6 BAY WINDOWS

8.6.1 As stated in the Appraisal many houses in the Victorian Terraces character area have feature bay windows, which create rhythm and character in the streetscene. Some bay windows have been removed which has had a detrimental impact on the streetscene. Bay windows, with associated columns and pilasters, should be retained and repaired, or, where lost, reinstated.

#### 8.7 CLADDING, RENDERING OR PAINTING OF WALLS

8.7.1 Originally exposed brick walls should not be clad, rendered or painted as the exposed brick walls of properties are often part of their original design and contribute towards the special character of the conservation area. External cladding or rendering of buildings in conservation areas requires planning permission, which is unlikely to be granted. It is also strongly recommended that brick walls are not painted due to the negative impact on the appearance of buildings and problems of damp that non-breathable paint can cause. The removal of existing paint, modern render and cladding is encouraged.

#### 8.8 SHOPFRONTS

8.8.1 The existing historic Victorian shopfront at the House of Reeves (see photo on p.29) makes a particularly positive contribution to the character and appearance of the area and should be retained. For advice on shopfront design please see the *Shopfronts and Signs Supplementary Planning Guidance SPG* and section 5.15 of the *Conservation Area General Guidance SPD*.

#### 8.9 ADVERTISING AND SIGNAGE

8.9.1 The Croydon Minster Conservation Area is principally in institutional or residential use. Any new signs for commercial properties should respect the character and scale of the area, avoiding oversized or poorly designed signs or fascias. For further advice please see section 5.15 of the *Conservation Area General Guidance SPD* and the *Advertisement Hoardings and Other Advertisements SPG*.

#### 8.10 FRONT GARDENS AND BOUNDARY TREATMENTS

8.10.1 All development proposals should contain landscaping proposals for the design of gardens and private external space, including:

- The retention of existing attractive boundary treatments and original materials where possible
- Soft landscape elements in keeping with the character of the area
- Provision for the storage and screening of refuse and recycling bins

#### 8.11 PUBLIC REALM WORKS

8.11.1 All proposals to enhance the conservation area's public realm should be in accordance with the *Croydon Public Realm Design Guide*. Historic street furniture should be preserved and all temporary signage removed after its relevant period of display. All existing cast-iron street signs should be retained and repaired.



Historic street furniture in the Croydon Minster Conservation Area: detail of historic lamp column (see also p.24)



# 9.0 BUILDING MAINTENANCE, REPAIR AND IMPROVEMENT

9.0.1 Property owners are encouraged to maintain and repair buildings, which will have a wider positive impact on the conservation area.

## 9.1 BUILDING MAINTENANCE

9.1.1 Regular maintenance and repair of historic buildings is important to ensure the survival of valued architectural features in the conservation area. Some advice on repair and maintenance of buildings is provided below. Please see section 7 of the *Conservation Area General Guidance SPD* or consult the Building Conservation Directory website (see Appendix) for further information.

### EXTERNAL WALLS

9.1.2 All re-pointing works to traditional brick walls should be carried out in a lime mortar rather than hard cement which can result in structural problems.

9.1.3 All repairs to tile hung walls should use original clay tiles wherever possible. Care should be taken to reinstate any tile patterns.

9.1.4 Knapped flint is present on some buildings within the conservation area. The repair and maintenance of flint walls is skilled work that should be carried out by a specialist contractor.

### ROOFS

9.1.5 Loose roof tiles or slates should be re-fixed as soon as possible to prevent damage to the interior of a building. All repair and re-roofing works should re-use original materials wherever possible or use appropriate hand made clay tiles or natural slate tiles to match existing.

9.1.6 Roofs may incorporate decorative ridge tiles or patterns from cut tiles as at 2-8 Church Road. Some properties also have decorative timber barge boards. All original detailing should be retained or reinstated as part of any repair work.

### WINDOWS AND DOORS

9.1.7 Original window frames, window surrounds, bay windows and doors are important features of a historic building and should be retained or reinstated wherever possible.

9.1.8 Timber window frames should be regularly painted and inspected for dry rot.

9.1.9 The replacement of timber window frames and doors with uPVC alternatives has a negative impact on the character of the conservation area and should be avoided.

### CHIMNEY STACKS AND POTS

9.1.10 Brick chimney stacks and pots are important features of historic buildings in this conservation area and should be retained. Even redundant chimney stacks will play an important role in the ventilation of traditional buildings.

### RAINWATER GOODS

9.1.11 Debris and vegetation in gutters and rainwater pipes should be regularly cleared to prevent water damage to buildings.

## 9.2 REPAIRING, RESTORING AND REINSTATING ARCHITECTURAL FEATURES

9.2.1 Historic buildings within the conservation area could be enhanced through the repair, restoration or reinstatement of any damaged or lost architectural features.

9.2.2 Advice should be sought from the Council to determine whether planning permission, listed building consent or a certificate of lawful development is required for any such works.

## 9.3 ENERGY EFFICIENCY IMPROVEMENTS

9.3.1 The Council supports the principle of works to buildings to improve their energy efficiency, provided that the original character of the building is not harmed. Please see section 9 of the *Conservation Area General Guidance SPD*. Practical guidance can also be found in *Old Houses Eco Handbook: A Practical Guide to Retrofitting for Energy-Efficiency and Sustainability* by Marianne Suhr and Roger Hunt.

9.3.2 Some retrofitting measures may require planning permission and if proposed to a statutorily listed building may also require listed building consent.

# 10.0 ENHANCEMENT PROPOSALS

10.0.1 The Croydon Minster Conservation Area is located within the Croydon Opportunity Area, which is a focus for significant public and private investment in future decades that is likely to result in enhancements to the conservation area and its setting. Other opportunities for enhancement of the area may come forward from other stakeholders. The Council will work with these stakeholders through the planning process.

10.0.2 The Council welcomes and supports enhancement schemes proposed for the wider conservation area by property owners and the local community.

## 10.1 PUBLIC REALM IMPROVEMENTS

10.1.1 Routine maintenance of the public realm occurs as part of the Council's programme for the borough. In addition a range of public realm projects are being identified through the Connected Croydon programme, a public programme to improve Croydon's streets, squares and open spaces.

10.1.2 Public realm improvements will play an important part in enhancing the conservation area and its setting. Recent improvements to the public realm in and around the conservation area include the upgrade of crossings on Roman Way, the installation of the Legible London wayfinding scheme (see photos) and the new cycle route that runs along Charles Street and Howley Road. Opportunities for further improvements, which will be delivered as funding comes forward, will be identified through the Old Town Masterplan (see section 11.4)

10.1.3 For more information on the Connected Croydon programme

please contact the Council's Spatial Planning team (see appendix for contact details).

## 10.2 TREE MANAGEMENT IN PUBLIC AREAS

10.2.1 Where predominant tree species are present and considered to be making a positive contribution to the conservation area, the Council will endeavour to ensure that this character is maintained in any new street planting. For further information on trees on private land please see sections 5.14 and 7.3 of the *Conservation Area General Guidance SPD*.

## 10.3 STREET LIGHTING

10.3.1 All street lighting in the borough will be replaced between 2013-2018 as part of the Council's adopted Street Lighting PFI. Replacement



A Legible London wayfinding signpost on Church Street



A Legible London wayfinding signpost near the Minster



street lights in the conservation area will be of a heritage style to complement the area's historic character.

#### 10.4 RELATED COUNCIL-LED INITIATIVES

10.4.1 There are several active initiatives that affect the Croydon Minster Conservation Area (please see below). For more information on any of the below please contact the spatial planning team (see Appendix for contact details).

#### A) OLD TOWN MASTERPLAN

10.4.2 The Croydon Minster Conservation Area is located within the boundary of the Old Town Masterplan. The Masterplan places the Old Town's impressive heritage assets at the heart of the regeneration strategy for this part of Croydon's town centre.

10.4.3 Some of the components in the Old Town Masterplan that directly affect the Croydon Minster Conservation Area are

listed below (please see also the extract from the Old Town Masterplan drawing - Map 17):

- Creating a Minster Quarter to improve the setting of the Minster, Old Palace School and its neighbours.
- Restoring the St John's Memorial Garden (described in greater detail below)
- Creating a new public space between the west front of the Minster and Roman Way
- Potential redevelopment of the Church Hall to improve the



— Croydon Minster Conservation Area boundary

— Old Town Masterplan boundary

Map 17: Extract from the Old Town Masterplan drawing, showing components that would affect the Croydon Minster Conservation Area - please refer to the Old Town Masterplan for further information



setting of Church Street and the approach to Minster Green

- Improving the pedestrian experience, including traffic management measures, encouraging cycling, on Church Street and from Howley Road to Exchange Square.

## B) ST JOHN'S MEMORIAL GARDEN POCKET PARK PROJECT

10.4.4 St John's Memorial Garden is an area of public open space to the south of the Minster owned by Croydon Minster and maintained by the Council. St John's Memorial Garden has recently received funding through the Mayor of London's Pocket Park initiative, which has been matched by the Council.

10.4.5 Overgrown trees are being crown lifted (removal of lower branches to give uniform height from the ground), while others are being felled to make the garden more open and welcoming. Overgrown shrubs will be removed, and the garden will benefit from new planting and a new entrance. Works started in August 2014 and will be completed by March 2015.



The St John's Memorial Garden have recently received funding through the Mayor of London's Pocket Park initiative

## 11.0 ADDITIONAL



# CONSIDERATIONS

11.0.1 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.

## 11.1 STATUTORILY LISTED BUILDINGS

11.1.1 Listed Building consent will be required for all building works, either external or internal, to statutorily listed (see section 6.2) that affect the building's appearance or character. For more information on the implications of statutory listing please see section 4.5 of the *Conservation Area General Guidance SPD* and/or contact the Council's Spatial Planning service (see Appendix).

## 11.2 SCHEDULED MONUMENTS

11.2.1 Scheduled Monument Consent must always be obtained from English Heritage before any work on a scheduled monument can begin. Please see section 4.5 of the *Conservation Area General Guidance SPD* for further information.

## 11.3 LOCALLY LISTED BUILDINGS

11.3.1 Careful consideration must be given towards protecting the character of locally listed buildings (see section 6.2) and any important features present. For further information please see *Croydon's Local List SPD*.

## 11.4 LOCALLY LISTED PARKS

11.4.1 St John's Memorial Garden is included on Croydon's Local List of Parks and Gardens due to its historic connection with the Grade I listed Croydon Minster and its 1957 design by Peter Youngman still in evidence. It also contains the Tudor Arch (St John's Gateway) Scheduled Monument (see section 2.3). All development and landscaping proposals



The Tudor Arch (St John's Gateway), a scheduled monument, photographed soon after repairs carried out in 2006



St John's Memorial Garden is included on Croydon's Local List of Parks and Gardens

that would adversely affect the character and appearance of this locally listed park will be resisted. Please see section 4.5 of the *Conservation Area General Guidance SPD* for further information.

#### 11.5 ARTICLE 4 DIRECTIONS

11.5.1 There is currently no Article 4 Direction in place that applies to this conservation area. The Council maintains the right to serve an Article 4 Direction, if deemed appropriate, to protect the special character of the Conservation Area. For further information please see section 2.5 of the *Conservation Area General Guidance SPD*.

#### 11.6 BUILDING REGULATIONS

11.6.1 All building work must comply with Building Regulations. For further information and guidance please see section 8 of the *Conservation Area General Guidance SPD* and/or contact the Council's Building Control service (see Appendix).

#### 11.7 PLANNING ENFORCEMENT

11.7.1 If you feel that unauthorised development has occurred in the area, including the replacement of windows or the installation of satellite dishes, please report this to the Council's planning enforcement team. For further information please see section 7 of the *Conservation Area General Guidance SPD*.

#### 11.8 ARCHAEOLOGICAL INVESTIGATIONS

11.8.1 The whole of the Croydon Minster Conservation Area is within the Central Croydon Archaeological Priority Zone (see section 2.3). Archaeological investigations may be required for development likely to involve groundworks. Please see section 4.5 of the *Conservation*

*Area General Guidance SPD* for further information.

#### 11.9 FLOOD RISK MITIGATION

11.9.1 The Environment Agency has advised that most of this area has a medium to low risk of flooding and that Howley Road has a high risk of flooding. All property owners should be aware of the importance of flood risk mitigation, through measures such as maintaining or re-instating permeable surfacing for drainage.

11.9.2 All development proposals should avoid aggravating existing or creating new flooding problems, either on the site or elsewhere, and should promote sustainable drainage. Existing soft landscaped areas and any trees and greenery should be preserved, and any increase in impermeable ground surface should be avoided.

11.9.3 For further advice please contact the Environment Agency (please see Appendix 2 for contact details).



# APPENDIX 1: OTHER RELEVANT INFORMATION

## A) USEFUL WEBSITES

- Croydon Council Planning and Conservation web pages:  
[www.croydon.gov.uk/environment/conservation](http://www.croydon.gov.uk/environment/conservation)  
[www.croydon.gov.uk/planningandregeneration](http://www.croydon.gov.uk/planningandregeneration)
- English Heritage web pages:  
[www.english-heritage.org.uk](http://www.english-heritage.org.uk)  
[www.helm.org.uk](http://www.helm.org.uk) - (for access to English Heritage documents  
[www.english-heritage.org.uk/your-property/saving-energy](http://www.english-heritage.org.uk/your-property/saving-energy)
- National Planning Policy Framework and associated guidance:  
[www.gov.uk/government/publications/national-planning-policy-framework--2](http://www.gov.uk/government/publications/national-planning-policy-framework--2)
- The Planning Portal  
[www.planningportal.gov.uk](http://www.planningportal.gov.uk)
- Greater London Historic Environment Record:  
[www.heritagegateway.org.uk](http://www.heritagegateway.org.uk) (managed by English Heritage)
- Greater London Authority (for the London Plan):  
[www.london.gov.uk/thelondonplan](http://www.london.gov.uk/thelondonplan)
- 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)
- Sustainable Traditional Buildings Alliance:  
[www.sdfoundation.org.uk/stba](http://www.sdfoundation.org.uk/stba)

## B) RELEVANT CROYDON COUNCIL DOCUMENTS

(DOWNLOADABLE FROM ABOVE WEBLINK)

- *Croydon Local Plan: Strategic Policies DPD*
- *Croydon Local Plan: Detailed Policies and Proposals DPD*
- *Borough Character Appraisal*
- *Croydon Opportunity Area Planning Framework SPD*
- *Croydon Conservation Area General Guidance SPD*
- *Planning Application Validation Checklist*
- *Local List of Buildings of Architectural or Historic Interest SPD*
- *Residential Extensions and Alterations SPD*
- *Shopfronts and Signage SPG*
- *Public Realm Design Guide*

## C) RELEVANT NATIONAL GUIDANCE DOCUMENTS

(DOWNLOADABLE FROM ABOVE WEBLINKS)

- *Archaeology and Planning in Greater London* (English Heritage 2011)
- *The Setting of Heritage Assets* (English Heritage 2012)
- *Understanding Place: Conservation Area Designation, Appraisal and Management* (English Heritage 2011)
- *Understanding Place: Historic Area Assessments* (English Heritage 2011)
- *Energy Efficiency and Historic Buildings*, which is a series of English Heritage guidance documents available to view and download at [www.helm.org.uk/climatechange](http://www.helm.org.uk/climatechange)
- *By Design: Urban Design in the Planning System* (CABE, 2000)
- *The Urban Design Compendium* (English Partnerships, 2000/2007)
- *Responsible Retrofit of Traditional Buildings* (Sustainable Traditional Buildings Alliance 2012)
- *A Stitch in Time* (IHBC and the Society for the Protection of Ancient Buildings, 2002)

## APPENDIX 2: CONTACTS

Croydon Council, Bernard Weatherill House, 8 Mint Walk,  
Croydon CR0 1EA; [www.croydon.gov.uk](http://www.croydon.gov.uk)  
Tel/Email: 0208 7266000; [contact.thecouncil@croydon.gov.uk](mailto:contact.thecouncil@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;  
Email: [local.studies@croydon.gov.uk](mailto:local.studies@croydon.gov.uk)

English Heritage, London Region  
1 Waterhouse Square, 138-142 Holborn, London EC1N 2ST  
Tel/Email: 0207 9733000; [london@english-heritage.org.uk](mailto:london@english-heritage.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; [info@georgiangroup.org.uk](mailto:info@georgiangroup.org.uk)  
[www.georgiangroup.org](http://www.georgiangroup.org)

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)

Environment Agency  
Tel/Web: 03708 506 506; [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk)

Register of Building Conservation Accredited Architects  
Tel/Web: 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: John Greig (Secretary)  
Email: [greig647@btinternet.com](mailto:greig647@btinternet.com)





