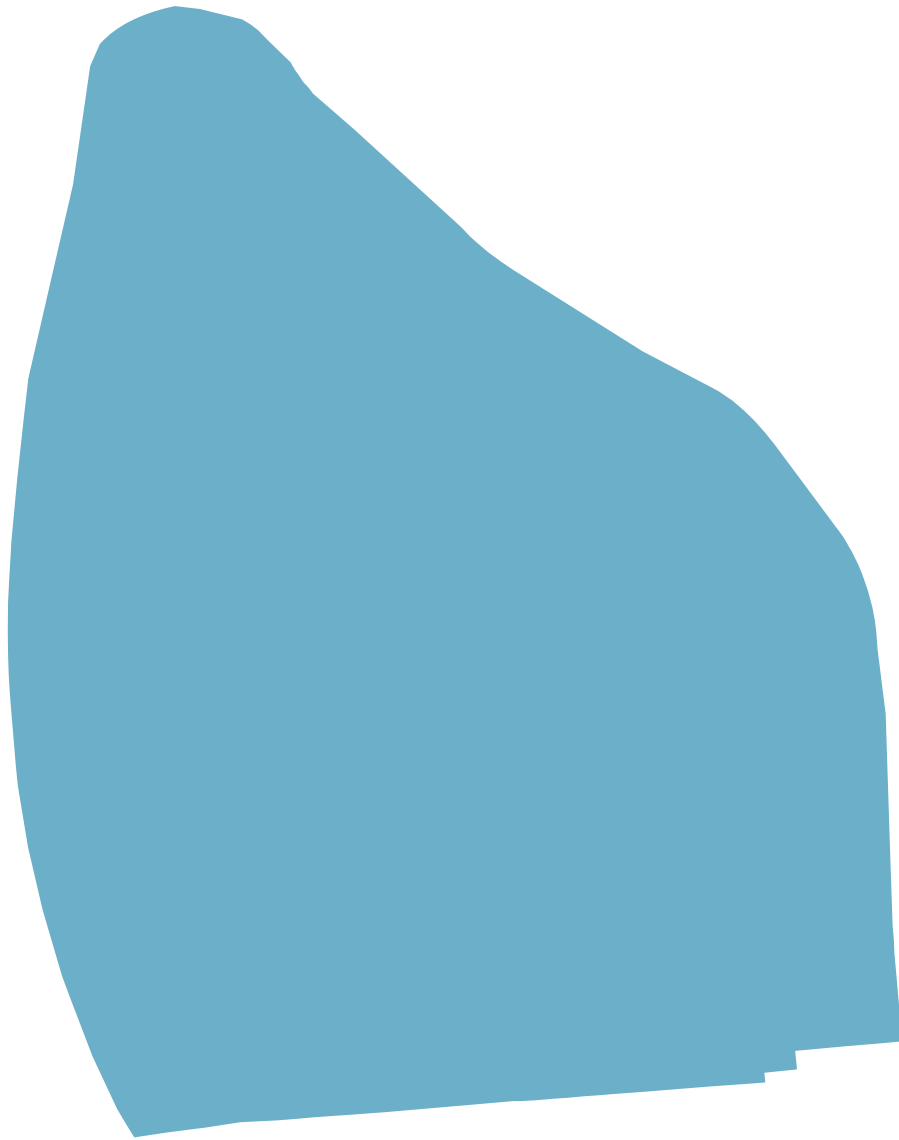


APPENDIX 5:

Draft Croydon Minster (Formerly
Parish Church) Conservation Area
Appraisal and Management Plan

CROYDON MINSTER (FORMERLY PARISH CHURCH) CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN



DRAFT SUPPLEMENTARY PLANNING DOCUMENT

CROYDON COUNCIL

ISSUE

Draft Supplementary Planning Document (SPD) issued at Cabinet 20 January 2014 for public consultation in February - March 2013

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www.croydon.gov.uk/caamps

PUBLISHED BY

Spatial Planning Service, Croydon Council
Zone B, 6 Floor
Bernard Weatherill House,
8 Mint Walk
Croydon CR0 1EA
www.croydon.gov.uk

Email: spatial.planning@croydon.gov.uk
Tel: 0208 4071385

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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

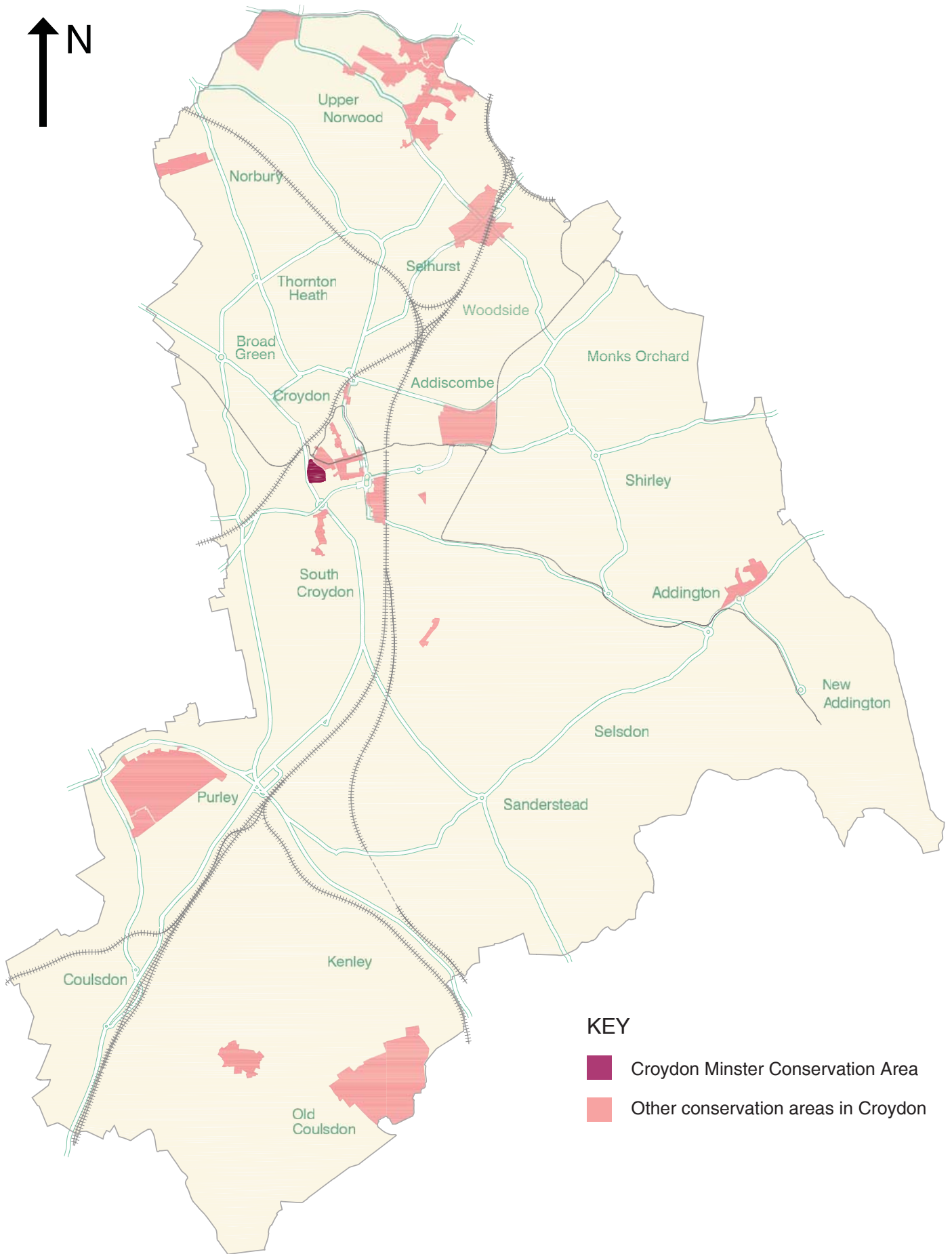
Please read this document alongside the *Croydon Conservation Area General Guidance* SPD (adopted April 2013). This document is available online at:
www.croydon.gov.uk/environment/conservation/conservation-areas

CROYDON LOCAL PLAN

The Croydon Local Plan and other Supplementary Planning Documents are available online at:
<http://www.croydon.gov.uk/planningandregeneration/framework/localplan/>

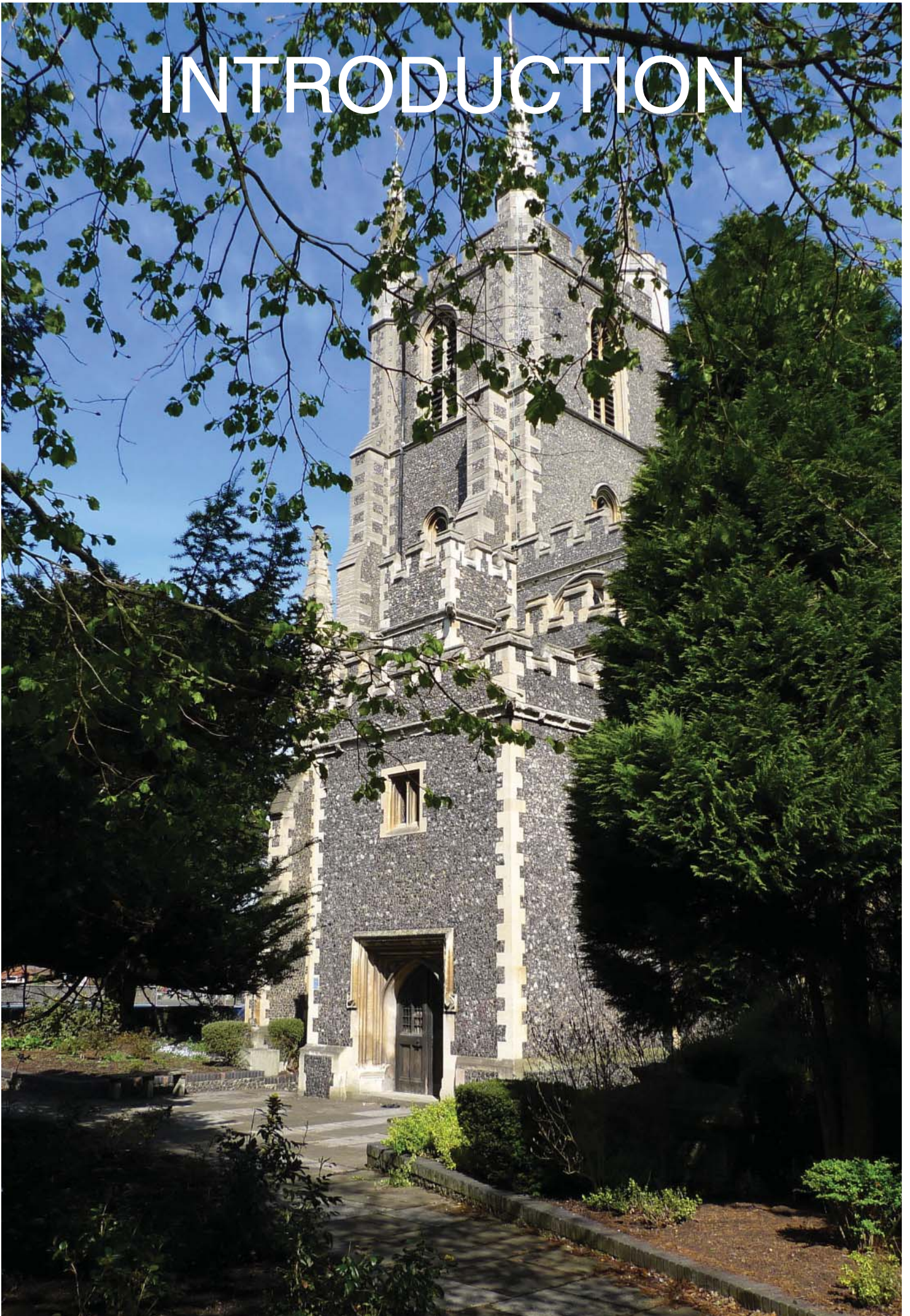
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Map 1. The location of the Croydon Minster Conservation Area and other conservation areas in Croydon

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 An Appraisal defines the principal qualities that constitute the conservation area's special character and identifies threats to this character. An Appraisal is not necessarily exhaustive and other elements of architectural or historic interest may be present within the area.

1.2.3 A Management Plan addresses the issues raised in the Appraisal and provides area-specific development guidelines to supplement those provided in Croydon's *Conservation Area General Guidance SPD*; potential ideas for enhancement are also explored. 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 Document (SPD) to Croydon's Local Plan and be a material consideration when assessing



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

planning applications that affect the conservation area. All planning applications for sites within the Croydon Minster conservation area should be informed by both this document and the *Conservation Area General Guidance SPD*.

1.4 COMMUNITY INVOLVEMENT

1.4.1 The Mid Croydon Conservation Area Advisory Panel (see section 1.5 of the *Conservation Area General Guidance SPD*) were consulted on the production of this document.

1.4.2 Following the publication of this draft document there will be a six week public consultation. The draft document will be available to view on the Council's website (see Appendix) and hard copies will be available to view in all local libraries. Letters will be sent to all properties within the conservation area and an article will be published in the *Croydon Guardian* to inform residents of the consultation and to invite comment.

1.4.3 Following the completion of the consultation period, all responses will be considered and responded to. Where appropriate, the document will be amended before being formally adopted.

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 more than 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 both Grade I listed, the latter described by Pevsner as 'one of the best survivals in England of a medieval archbishop's palace', one of a string of palaces on a processional route from Canterbury to Lambeth.

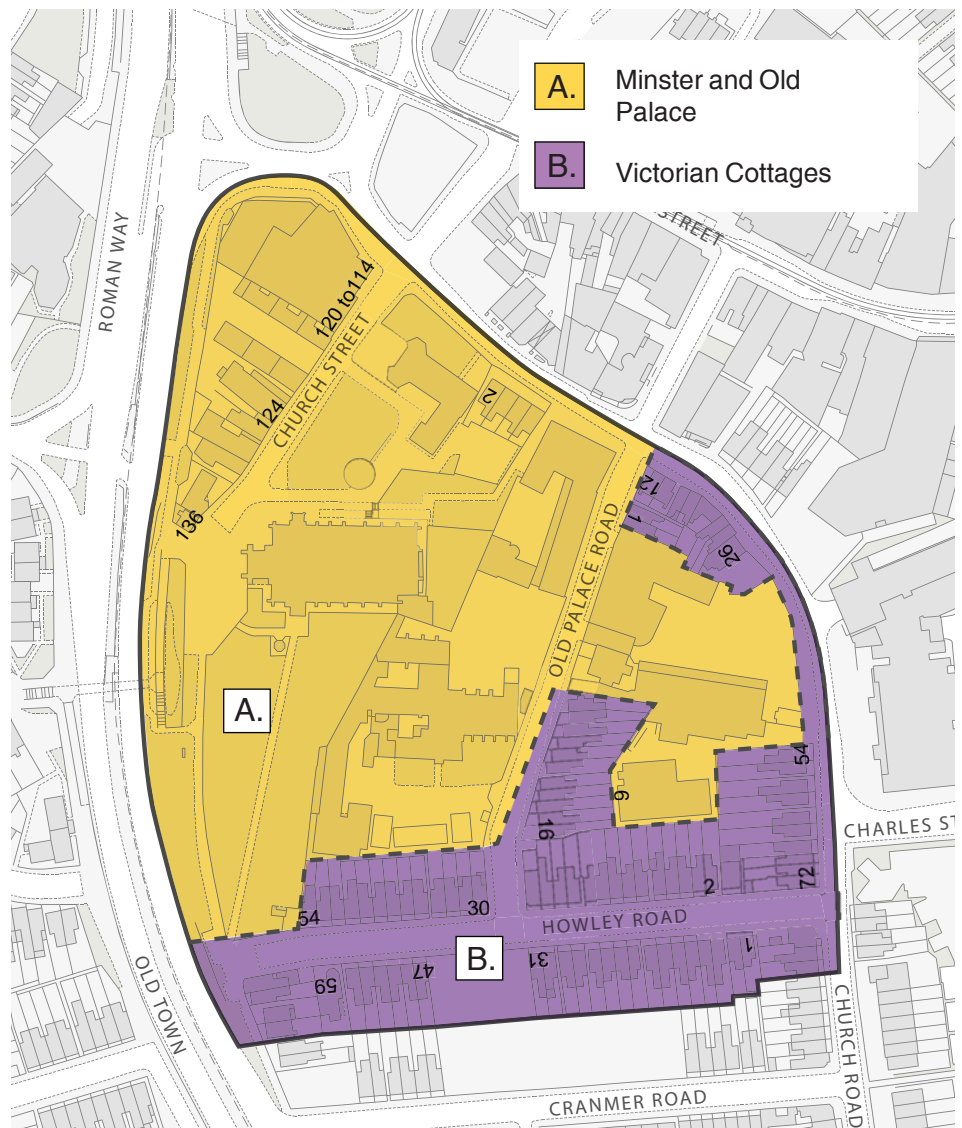
1.6.2 The Croydon Minster Conservation Area contains other buildings of special historic and architectural interest in Church Road and Church Street dating from the 17th to the 19th century, including the Grade II listed Gothic Villas (2-8 Church Road) and the locally listed former Wesleyan Chapel (26 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 boundaries of which are shown in map 3. The character areas are introduced in section 3 below, with more detail provided in sections 4-7.



View from Old Palace Road of Old Palace School and the Minster Church of St John the Baptist (both Grade I listed). There is a longstanding physical and historical relationship between these two buildings. Six former Archbishops of Canterbury are buried at the Minster.



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.

2.0 CONTEXT

2.1. LOCATION AND SETTING

2.1.1 The Croydon Minster Conservation Area is located in Croydon's town centre in the Fairfield Ward. Together with the Church Street Conservation Area and part of the Central Croydon Conservation Area (see map 4) 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 Ryland House lies to the west of the Croydon Minster Conservation Area and has a direct and negative impact on its immediate setting due to its stark contrast in scale to buildings in the conservation area. The building is a 15 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 current setting.

2.1.3 To the south of the area beyond Howley Road there are terraces of historic buildings 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.

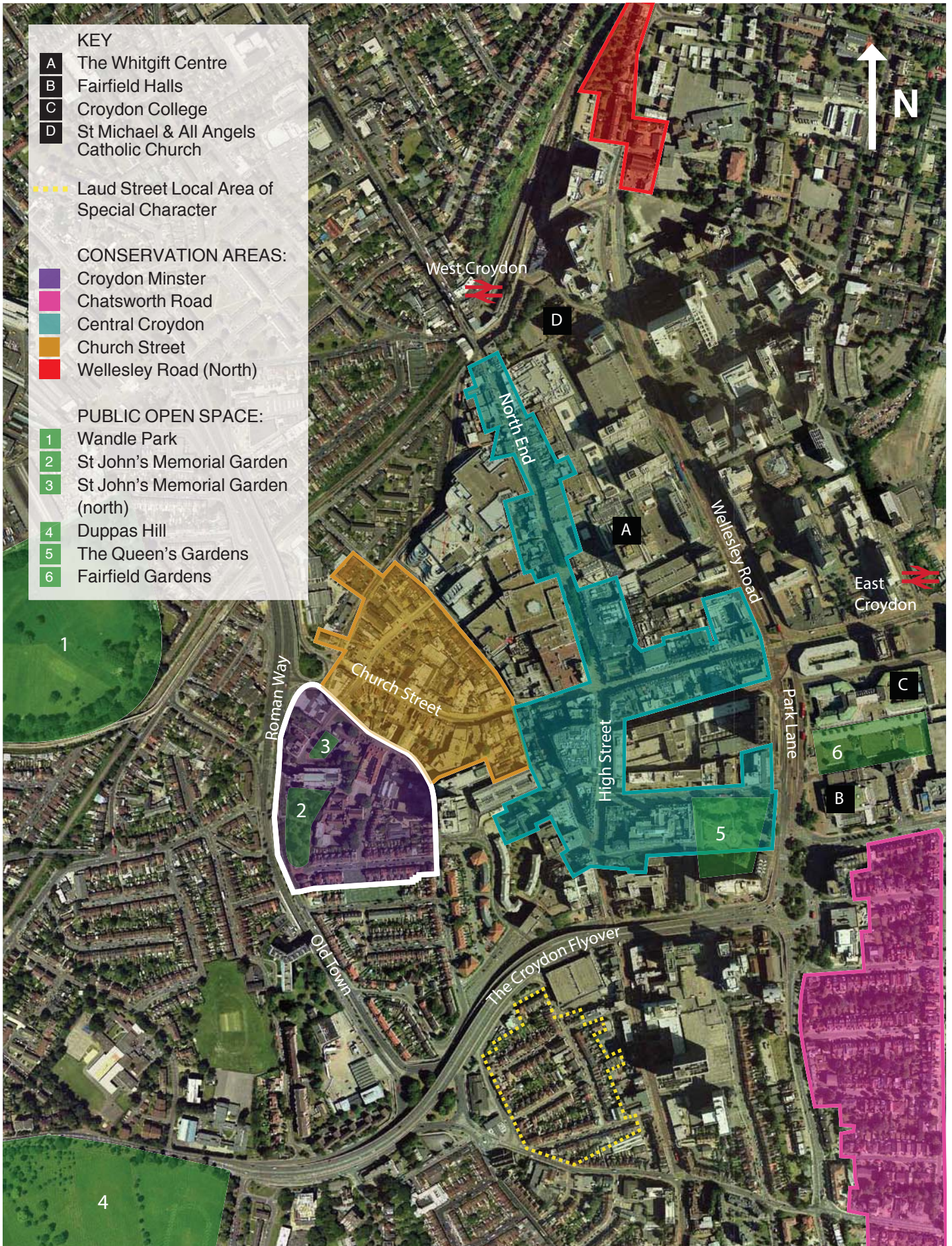
2.1.4 Roman Way is a busy highway located immediately to the west of the Croydon Minster Conservation Area that has a direct impact on its setting, creating a noisy and car-dominated environment. The dual-carriageway cuts across the historic street pattern separating the Minster and its precincts from the Victorian streets and terraces that lie to the west, including St John's Road and Rectory Grove (see photo on p.37). 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.



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

Previous page: Late medieval doorway, Old Palace School



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

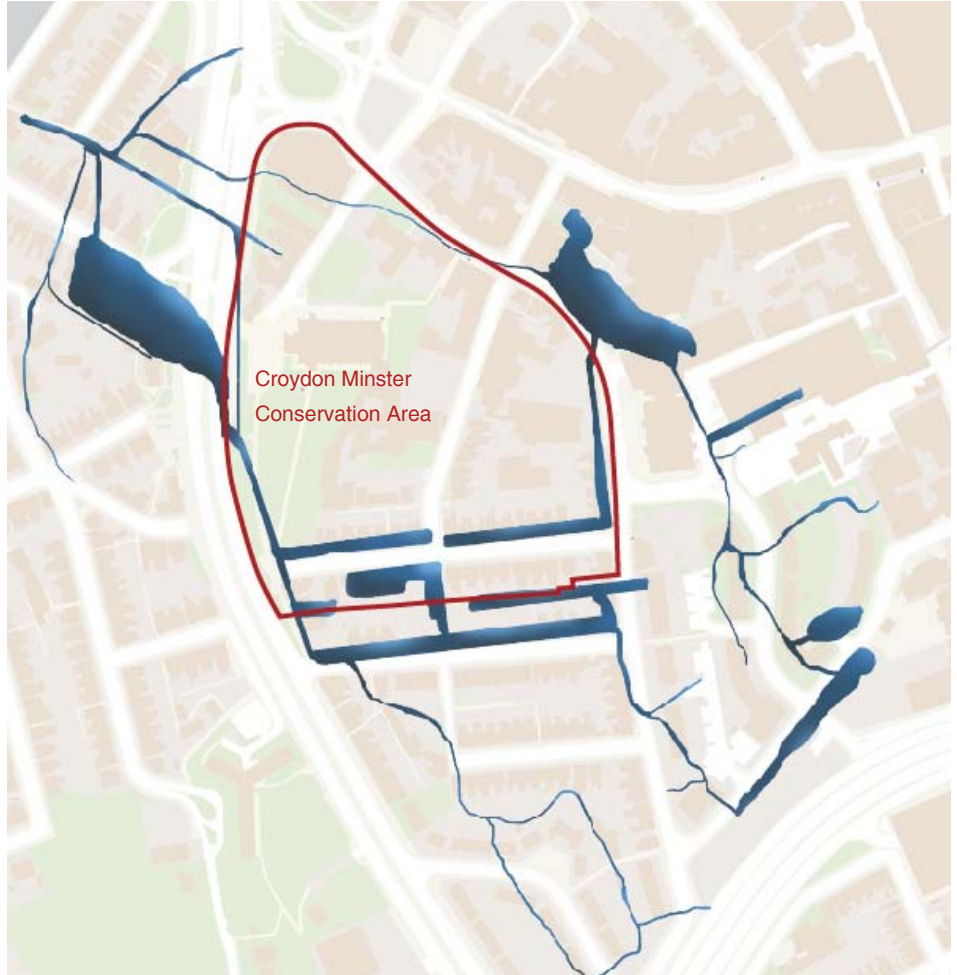
2.2 HISTORIC DEVELOPMENT

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 “saffron 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 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 of this area is likely to be due to the presence of clear springs forming the source of the Wandle in and above St John’s Church (now the Minster). The Minster was located on an island of land between the Wandle and the Scarbrook Mill pond.

2.2.4 This low-lying area was also threaded by a number of streams, one of which can still be traced in the winding

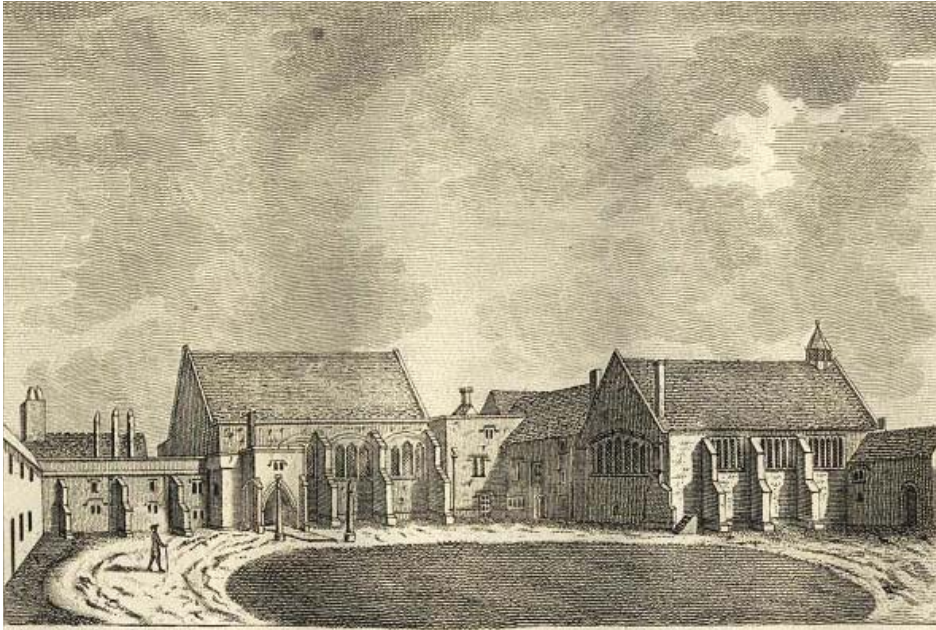


Map 5: Approximate plan of water courses c.1800

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



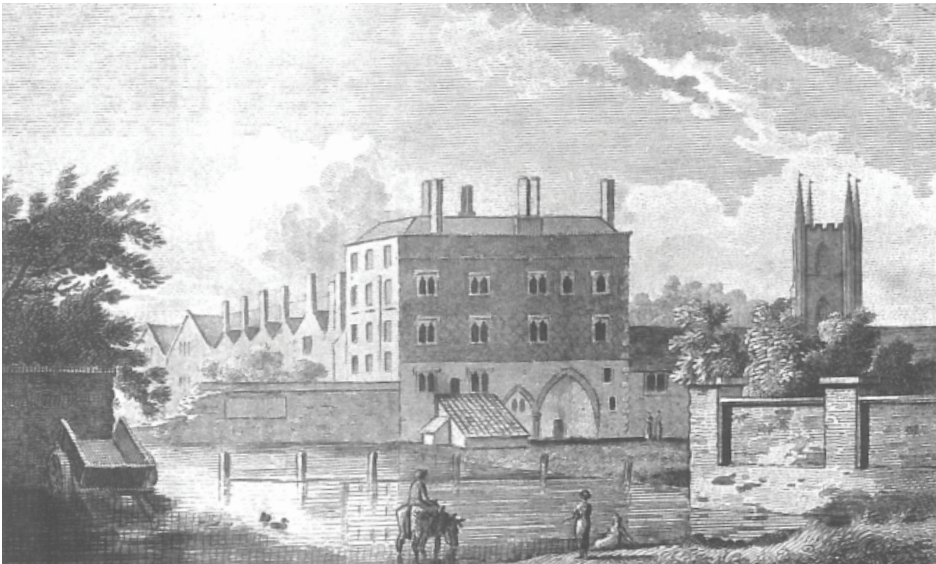
The bend on Church Road follows the line of one of the old water courses and was the boundary to Croydon Palace



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

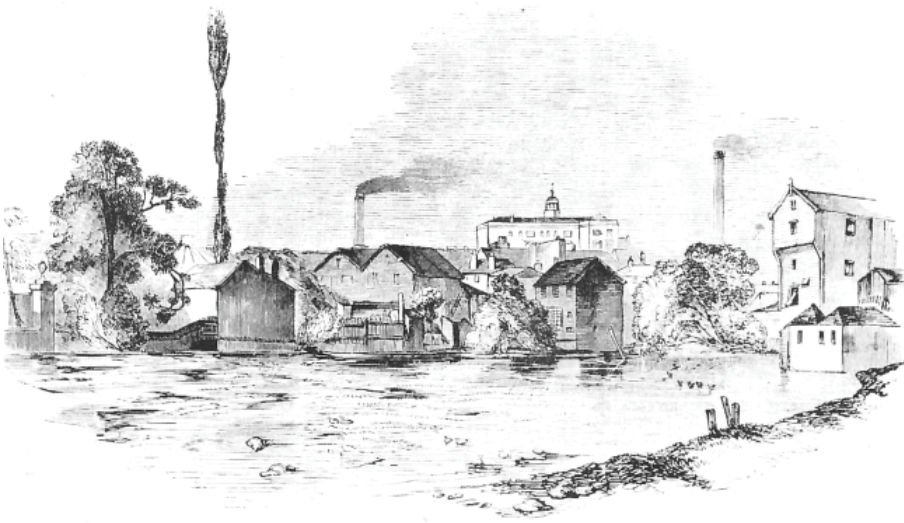
course of Church Road To the west of St John's Church there was a mill pond which survived with its mill until the mid 19th century (Map 8) when the pond was drained and villas laid out on streets radiating from the church.

2.2.5 The Domesday survey of 1086 records a church at Croydon and a population of 365. The small town flourished through its connections with the Archbishop 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

2.2.6 The Manor (now the Old Palace) was the first of several Archbishop's dwellings on the route between Lambeth and Canterbury. The Manor House with its courtyard of lodgings, chapel, hall and outbuildings provided extensive accommodation for the Archbishops, but they also had 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 estate can still be traced in the present day street pattern. St John's Church and Manor continued as the ceremonial and institutional precinct to the small market town serving the surrounding agricultural area.



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

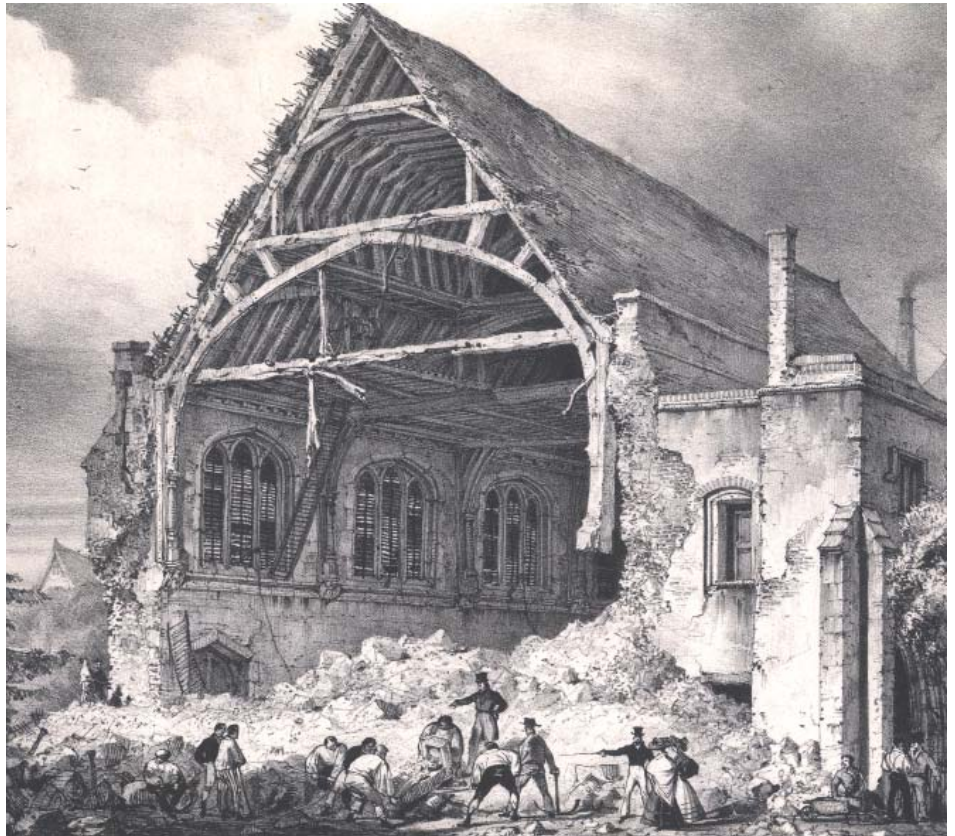
2.2.7 Croydon continued to prosper through the 15th and 16th centuries through its association with the Archbishops of Canterbury and there were

frequent royal visitors, including Henry VII, Henry VIII and Elizabeth I. Six Archbishops are buried in St John's Church (now the Minster), including 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 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,



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

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.

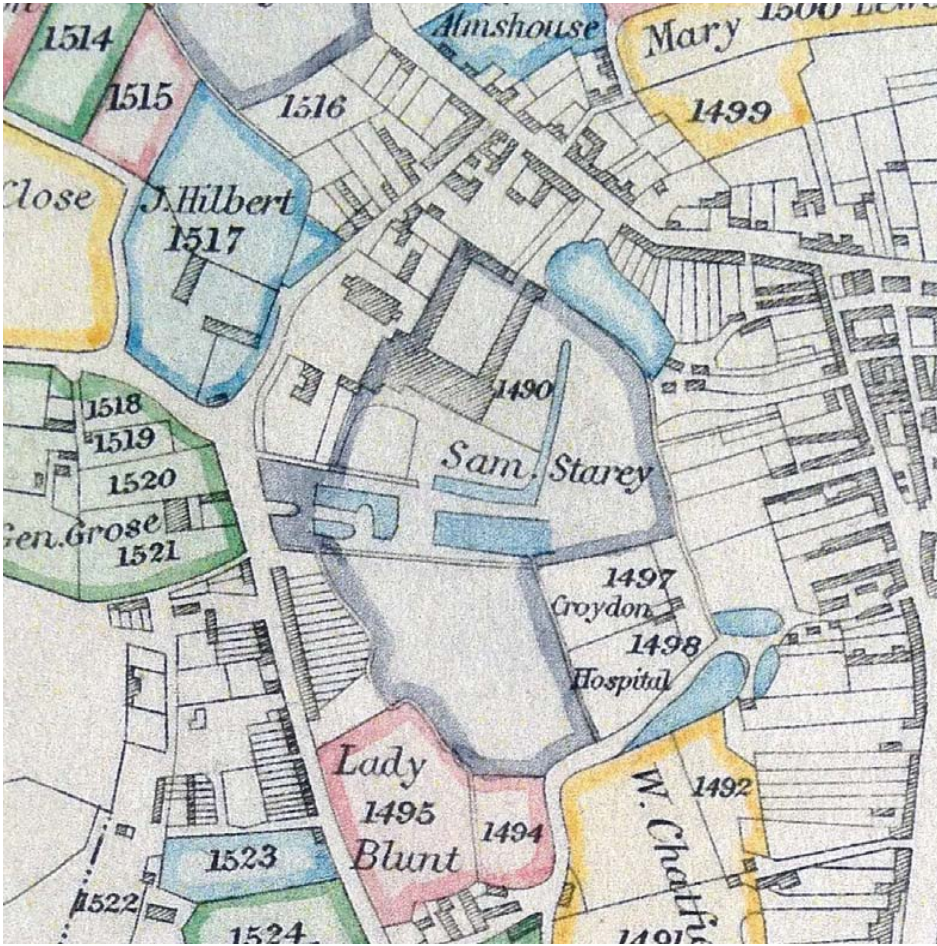
2.2.11 The streams and ditches that characterised the area had become heavily polluted by the mid 19th century and after outbreaks of cholera and typhoid they were filled in or culverted by Croydon's new Board of Health.

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 photo on p.12). The tower, south porch and nave walls were spared but the roof was destroyed.

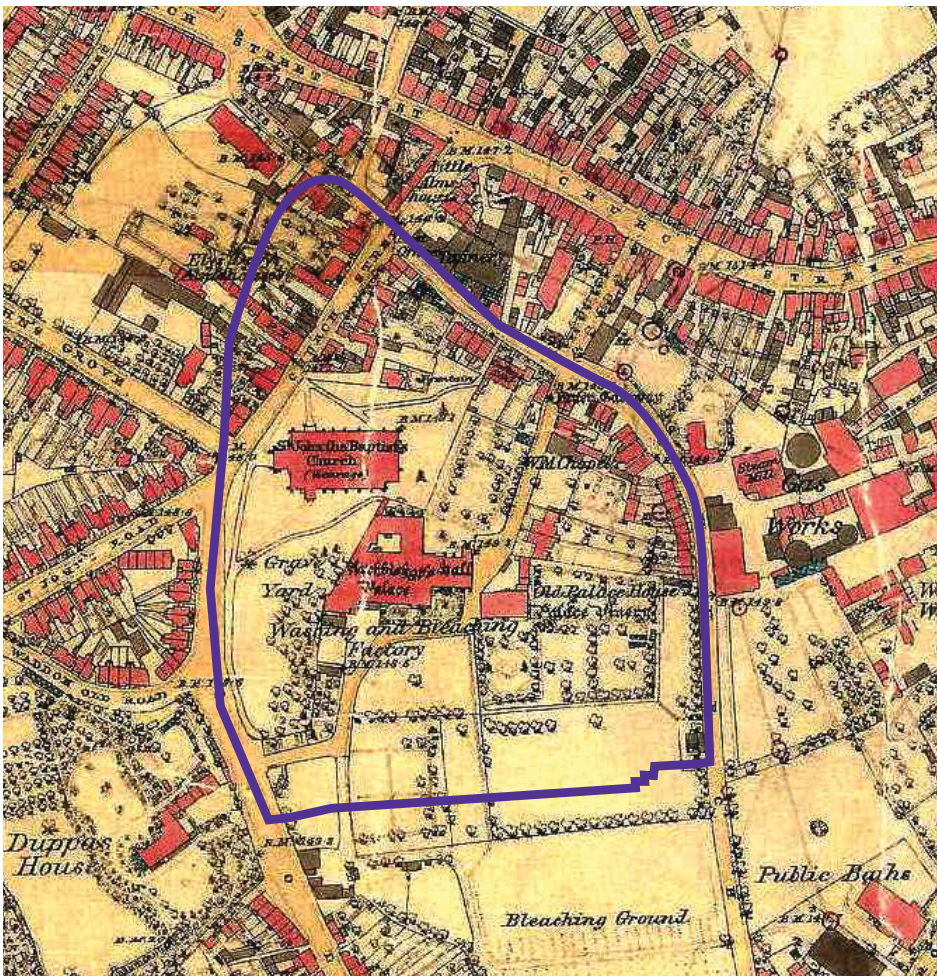
The church was rebuilt under the supervision of Sir George Gilbert Scott. Scott used the records of a local antiquarian J Corbett Anderson to follow the medieval style and appearance; later additions included enlarged turrets and pinnacles to the tower.

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 girls 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 before it was developed in 1880s. Streets were named after former Archbishops 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, the tight-built rows of cottages 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

Canterbury. Terraced housing on Howley Road and Cranmer Road were developed to the south in the 1880s. They take their alignment from the water channels that once served the Palace, along with a nearby fish pond. There was once a Victorian tin chapel on the corner of Cranmer Road.

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 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



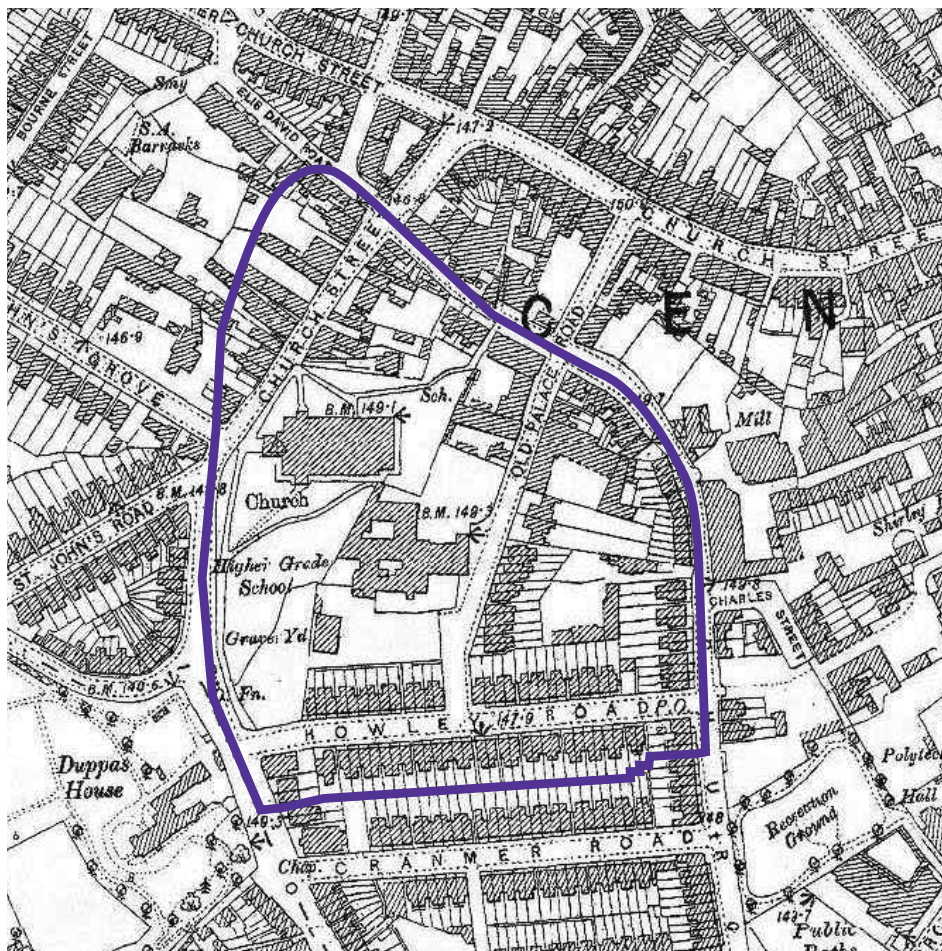
Old Palace Road c.1880 - the Old Palace Archway, demolished 1880s, was located just to the south of the present junction with Church Road (source: *Croydon Past*, John Gent)



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

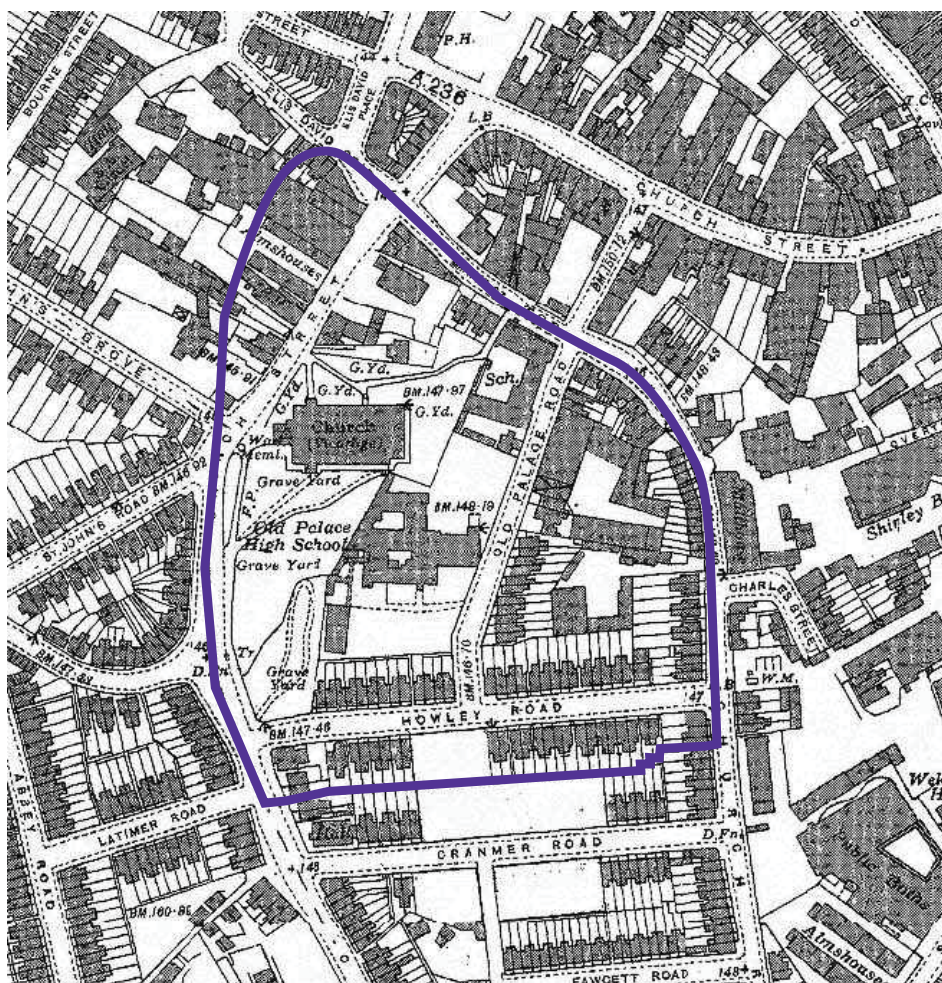


Church Street and the Minster in the 19th century - green space to the north of the Minster and the Church Hall (1960) are now located on the land east of Church Street where these buildings once stood



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 Yard

— 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

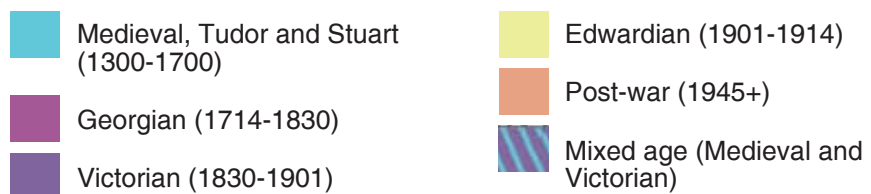
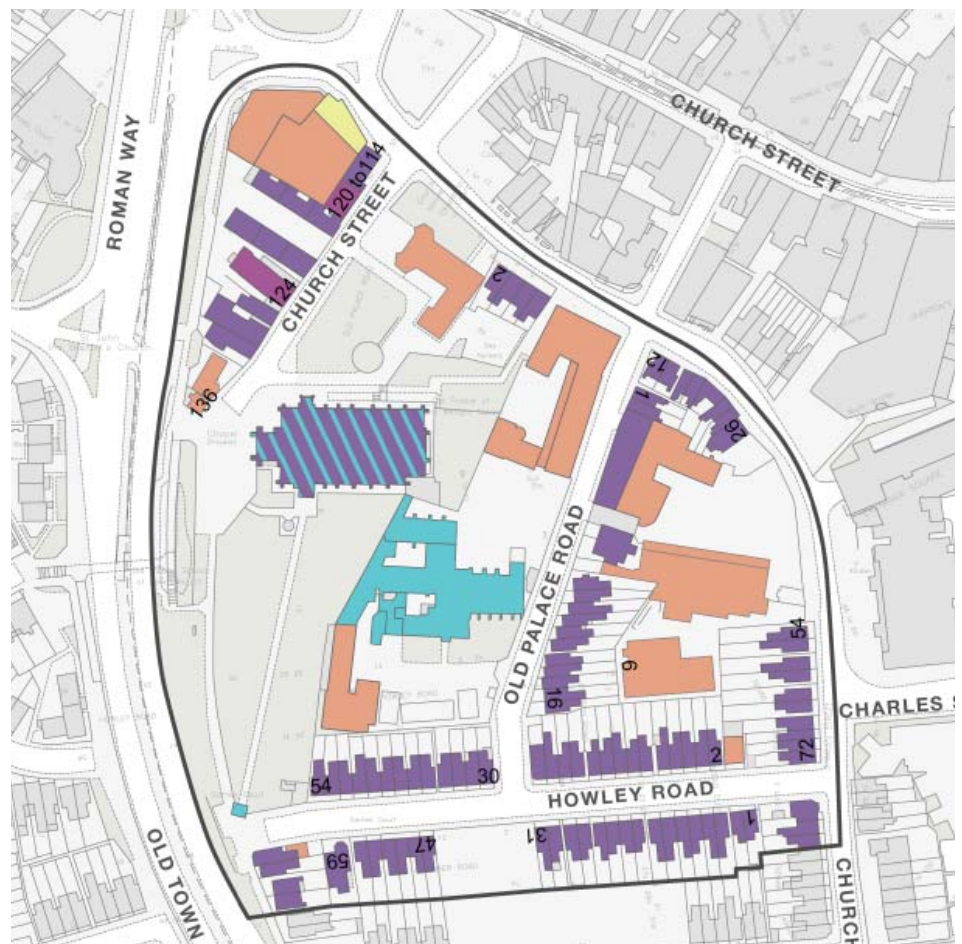
of Wellesley Road and East Croydon, with towers, slab blocks and suburban expansion as the product of the resulting boom. One consequence of this growth was that Croydon's town centre became congested with traffic, prompting the creation of a ring road (that was never completed) in the 1960s consisting 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 has been renamed the 'Croydon Minster Conservation Area' in 2014.

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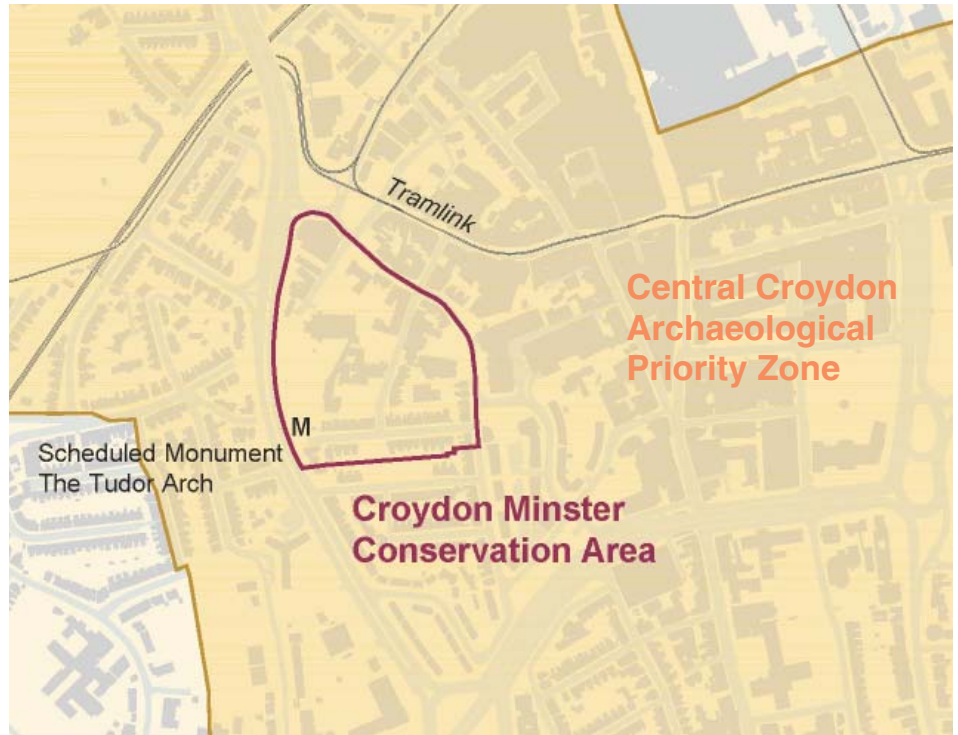
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Map 10: Approximate ages of buildings in the Croydon Minster Conservation Area

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).



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

2.3.2 The Tudor Arch at the entrance to the Memorial Garden is a scheduled monument. 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.



At present the Tudor Arch, located at the west end of Howley Road at the entrance to the St John's Memorial Garden, is 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.4) 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 Scheduled Monument are all of 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 36), which also faces onto Church



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.3)



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

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 COTTAGES CHARACTER AREA

3.2.1 Buildings in this character area are almost all in domestic use, mainly comprising small-scale Victorian Cottages located in close proximity to Old Palace School and the Minster. Cottages 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 cottages 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 Scheduled Monument.

3.2.2 There is a terrace of mid-19th century cottages 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 cottages 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 cottages on parallel plots (number 6-16). These buildings date to the 1880s and have polychromatic brickwork,



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

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 cottages 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 The layout and form of the area have 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 churchyard is laid out over land of an irregular shape to the south of the Old Palace School to the east. Old Palace School is within its own precinct to the south and east of the Minster and backs onto St John's Memorial Garden with a brick boundary wall on Old Palace Road.

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



Buildings on the west side of Church Street form an important group with the Minster and create an interesting skyline



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

width varies from approximately 10m at the north-west end to up to 16m at the setback of Ryland House. The Victorian cottages 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 Cottages 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 Cottages 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.3) 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. Other glimpses of the area can be seen from Roman Way, Crown Hill and from Duppas Hill, with modern high rise buildings often providing the backdrop. 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. There may be other significant views not identified here.



Map 13: Topography surrounding the Croydon Minster Conservation Area



-  Key views
-  Landmark

- Key views:
- 1: Minster (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: Significant views within and outside 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

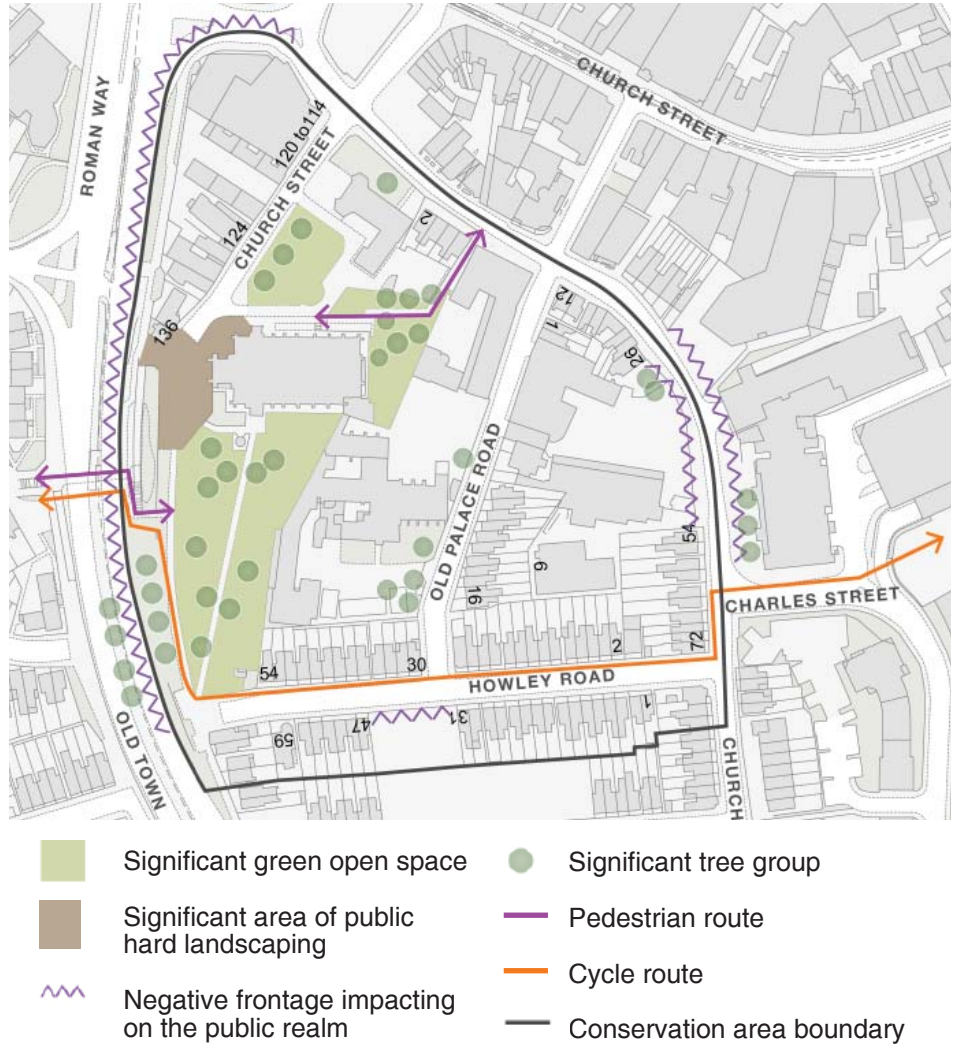
5.0.1 Streetscape is the outward visual appearance and character of a street or locality. For information on standards set for Croydon's public realm please see the *Croydon Public Realm Design Guide (2012)*.

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 the Minster have been surfaced in red brick, supplemented in places with purple paviers. 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 fast moving traffic and is a hostile frontage to the conservation area, from Reeves Corner to Howley Road. Ryland House and the service entrance to Argos have inactive frontages. 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 next to the underpass. When there are services at the Minster the area is tightly jammed with cars. The overall quality of the space is poor and



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



The green area to the north of the Minster - St John's Memorial Garden (north) - is an attractive but underused significant area of open space

it does not enhance the setting of the Minster. The subway has a negative impact in the character of the area.

5.1.4 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.



Croydon Minster Churchyard - a pedestrian route runs through the Churchyard to Church Road

5.1.5 There are two open spaces in the conservation area (see map 15). The St John's Memorial Garden is a public park on Croydon's Local List of Historic Parks and Gardens (see section 8.3), the John's Memorial Garden (north) is an area of public green space to the south of the Church Hall and there is a burial ground to the east of the Minster. These open spaces help to create a sense of tranquility despite the close proximity of Old Town and Roman Way and positively contribute to the setting of the Minster; these spaces are currently under-used.



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

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.

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 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

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 less well connected to its surroundings, being separated by fast moving traffic on 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. Accordingly the streets are quiet, with the only noticeable level of traffic on Church Road, where the one-way system 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. 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



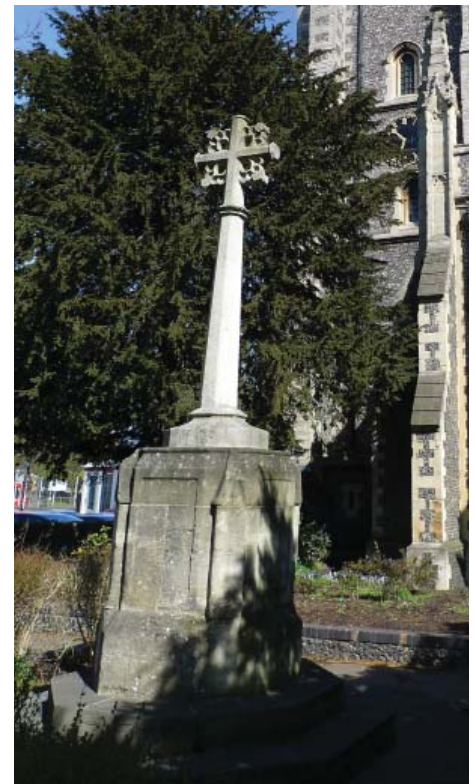
Cast iron road signs contribute to the historic character of the area



Victorian granite horse trough now used as a planter



A historic lighting column in the conservation area close to the west front of the Minster



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

information signs are generally well positioned and there is a Legible London column near the Minster with a map of the area.

5.4 GREENERY AND TREES

5.4.1 Trees in the conservation area help to screen the sight and noise of the traffic on Roman Way (see map 15). 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.

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.



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

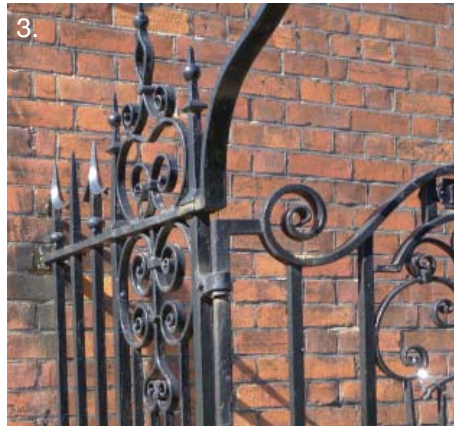
6.1.1 There is no predominant architectural style in the Croydon Minster Conservation Area due to the long history of the Old Town. Its overall character is one of diversity rather than uniformity, with many buildings of a high architectural quality. The character is dominated by the presence of the 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 An assessment of the level of contribution individual buildings make to the special



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

character of the Croydon Minster Conservation Area is shown on map 16.

A) STATUTORILY LISTED BUILDINGS

6.2.2 The conservation area contains nine statutorily listed buildings, two of which are of outstanding national importance:

- Croydon Minster, Grade I
- Old Palace School, Grade I
- 120 Church Street, Grade II
- 122 Church Street (Ramsey Court) Grade II
- 124 Church Street (former Rose & Crown public house) Grade II
- 2-8 Church Road (Gothic Villas) Grade II

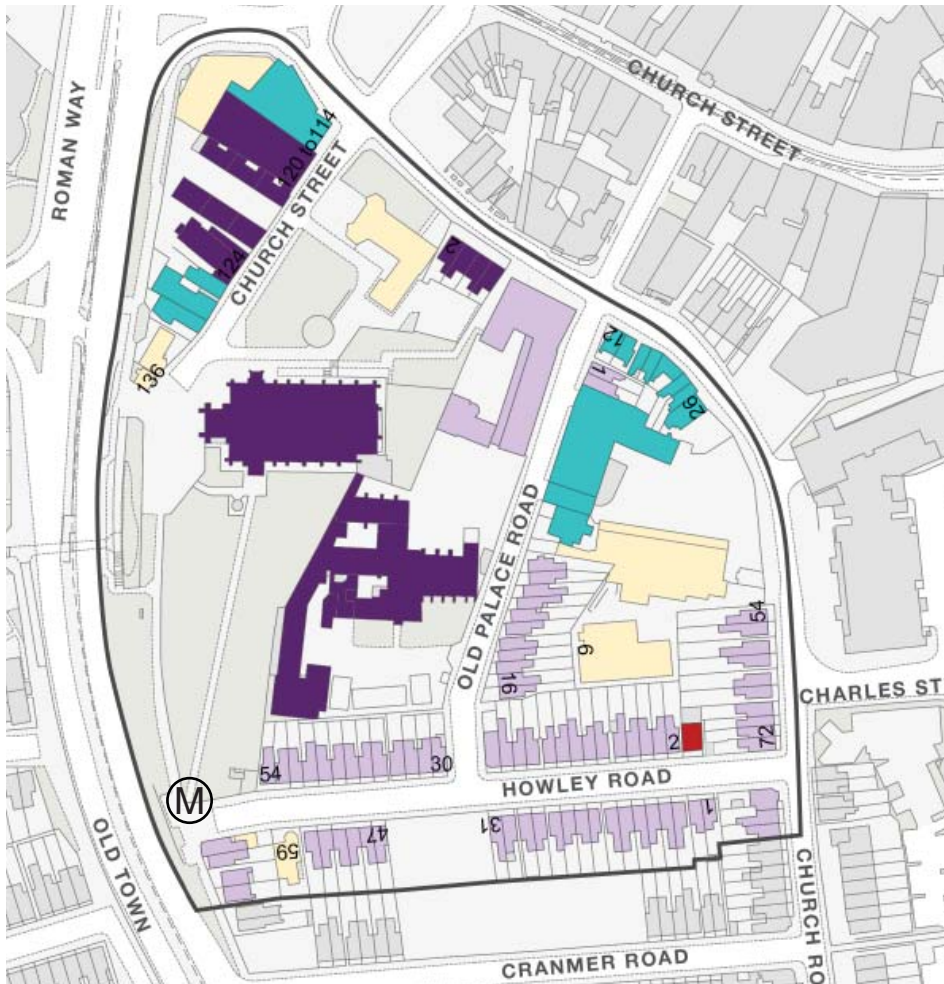
THE MINSTER CHURCH OF ST JOHN THE BAPTIST (GRADE I)







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 prime importance for its historical associations but also for the exceptional survival of historic fabric from the 14th century onwards. The Great Hall and the Chapel are of particular note, but so too are the lower ranges and the staircases.



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

Map 16: Designations and level of contribution buildings make to the character and appearance of the Croydon Minster conservation area



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 cottages 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.

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

6.2.7 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. Adjoining the Rose & Crown is a lofty and narrow house with decorative brickwork in relief, now overpainted, and beyond it another three storey Victorian building with a modern ground floor beneath a deep fascia (see photo page 35).

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

6.2.8 The present 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.

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 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).



120 Church Street (Grade II), early 18th century, with Victorian alterations



Ramsey Court



The former Rose & Crown public house



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

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



Former Wesleyan Chapel, locally listed, 26 Church Road



Victorian shopfront at the Reeves furniture store, 114-118 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, converted for use by Old Palace School.



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

6.2.12 Numbers 12-24 Church Road are a terrace of mid-19th century cottages, 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.17), 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. A Victorian shopfront (possibly relocated) projects from the ground floor to the north and 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 and are indicated on map 16. These include almost all of the houses in the Victorian Cottages 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.

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 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 features¹ 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



Materials and texture in the Minster and Old Palace Character Area

¹ Please see glossary of relevant terms in *Croydon's Conservation Area General Guidance 10.1*

6.3.4 The 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 COTTAGES 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 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 Cottages Character Area: Some examples of material and architectural details present

7.0 CONDITION AND THREATS

7.1 GENERAL CONDITION

7.1.1 The overall condition of building fabric and structure 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 no wholly vacant buildings at the present time (2013) and most buildings appear to be well maintained. The condition of the boundary walls on Howley Road and of the public realm around the Croydon Minster is fair.

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.

7.1.3 Within its boundaries the Croydon Minster conservation area is not under any great pressure to change. Vandalism to the St John's Memorial Garden has been a long-running problem, compounded by poor lighting, overgrown planting and over-dense planting.

7.1.4 The older lighting columns in the conservation area are in need of redecoration and repair. The area is reasonably clear of street clutter but some of the street and traffic signs seem redundant.

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



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



Tree root or damage from vandalism at St John's Memorial Garden



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 considered to be at risk:

A) TUDOR ARCH

7.2.1 The Tudor Arch Scheduled Monument (see photos on pp.15 and 35) 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.33) are currently boarded up and does not have a designated use.

7.3 KEY THREATS AND PROBLEMS

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

A. MINSTER AND OLD PALACE CHARACTER AREA

1. Vandalism and graffiti
2. Loss of permeability
3. Planning blight regarding Reeves Corner
4. Effect of noise and fumes from heavy traffic on Roman Way on the ambience of the area
5. Impacts of tall buildings in Croydon's town centre on the conservation areas's setting
6. Fast moving traffic/one way system harming ambience
7. Litter
8. Cracked footways

B. VICTORIAN COTTAGES CHARACTER AREA

1. Loss of historic architectural features, notably historic bay windows
2. Introduction of inappropriate new features or materials, including uPVC and aluminium doors and windows
3. Painting or rendering of exposed brick walls
4. Lack of screened bin storage
5. Installation of poorly-sited renewable energy technologies and other building services
5. Loss of front boundary walls

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 guidance on development and maintenance in the Croydon Minster Conservation Area. It also outlines opportunities for enhancement of the conservation area and summarises related Council-led initiatives, including the Old Town Masterplan (see section 10.6).

Planning permission will be required for most building work. Please contact the Council for further advice (see Appendix).

8.0 ADDITIONAL CONSIDERATIONS

8.0.1 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.

8.1 STATUTORILY LISTED BUILDINGS

8.1.1 Nine buildings in the Croydon Minster Conservation Area are statutorily listed (see section 6.2). Listed building consent will be required for all building works to listed buildings, either external or internal, that affect the building's 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).

8.2 LOCALLY LISTED BUILDINGS

8.2.1 Thirteen buildings in the Croydon Minster Conservation Area are currently locally listed (see section 6.2). Careful consideration must be given towards protecting these buildings and any important

features present. For further information please see *Croydon's Conservation Area General Guidance SPD*.

8.3 LOCALLY LISTED PARKS

8.3.1 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 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.

8.4 ARTICLE 4 DIRECTIONS

8.4.1 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



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

Conservation Area. For further information please see section 2.5 of the *Conservation Area General Guidance SPD*.

8.5 BUILDING REGULATIONS

8.5.1 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).

8.6 PLANNING ENFORCEMENT

8.6.1 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*.

8.7 ARCHAEOLOGICAL INVESTIGATIONS

8.7.1 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.

8.8 SCHEDULED MONUMENT CONSENT

8.8.1 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.



The Tudor Arch photographed after restoration in 2006

9.0 DEVELOPMENT GUIDELINES

9.0.1 General guidance for development in conservation areas is provided in the *Conservation Area General Guidance SPD*. This section supplements these general guidelines, providing area-specific principles that respond to the particular challenges for proposed development in the Croydon Minster Conservation Area. All development proposals should preserve or enhance the conservation area's character and appearance.

9.1 DEMOLITION

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

9.1.2 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.

9.1.3 Demolition of buildings identified in this document as making a neutral contribution to, or detracting from, the conservation area's special character (see map 15 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*.

9.2 NEW DEVELOPMENT

9.2.1 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 9.2.4 and 9.2.5 below and the Draft Old Town Masterplan for further information regarding specific sites.

9.2.2 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.

9.2.3 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

9.2.4 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 the St John Memorial Garden (north). Guidance for this site is set out in the Draft Old Town Masterplan and proposals will also have to conform with the Development Plan.

GAP SITES ON HOWLEY ROAD AND CHURCH ROAD

9.2.5 The gap sites on Church Road and the south side of Howley Road (see section 3.1) could be improved, either through new buildings, screening or planting.



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

9.3 DEVELOPMENT AFFECTING THE SETTING OF THE CONSERVATION AREA

9.3.1 As development sites in and around Croydon's town centre come forward, it is likely that the 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.



The view from the Minster to Reeves Corner. New development at Reeves Corner will have a direct impact on the immediate setting of the conservation area

9.3.2 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. Development affecting the immediate setting of the conservation area must be of an appropriate scale that does not dominate the low-rise character of the area.



Rectory Grove and St John's Road were built in the 1850s and lined up with the church as can be seen on Map 7. They are part of the setting of the Croydon Minster Conservation Area (see section 2.1)

9.3.3 All development proposals affecting the setting of heritage assets will be assessed against the requirements in the English Heritage guidance document *The Setting of Heritage Assets* and the Development Plan.

9.4 EXTENSIONS

9.4.1 The intimate scale, shallow front gardens and urban character of the Croydon Minster Conservation Area

leaves very limited scope for front extensions to street-facing buildings. There may be opportunities for side extensions to existing buildings. Side extensions should be subservient and should be set back from the front building line so as not to dominate the main building. Contrasting materials may help to achieve differentiation between the main building and extension. Any impact on the symmetry of building groupings is also an important consideration, as are the proposed design and materials.

9.4.2 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 must not unduly dominate the roof of the main building.

9.4.3 All proposals for residential extensions should be in line

with the requirements of Croydon's *Residential Extensions and 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.

9.5 WINDOW REPLACEMENT

9.5.1 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. If replacement (which may require planning permission or listed building consent) is the only viable option this should be on a like-for-like basis in terms of design and materials.

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

9.6 BAY WINDOWS

9.6.1 As stated in the Appraisal many houses in the Victorian Cottages 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 should be retained and repaired, or, where lost, reinstated.

9.7 CLADDING, RENDERING OR PAINTING OF WALLS

9.7.1 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.

9.8 SHOPFRONTS

9.8.1 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*.

9.9 ADVERTISING AND SIGNAGE

9.9.1 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*.

9.10 LANDSCAPING

9.10.1 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

9.11 PUBLIC REALM WORKS

9.11.1 All proposals to enhance the conservation area's public realm must 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.



Historic street furniture in the Croydon Minster Conservation Area: (top) cast iron street name plate (bottom) detail of historic lamp column - see p.24

10.0 BUILDING MAINTENANCE, REPAIR AND IMPROVEMENT

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

10.1 BUILDING MAINTENANCE

10.1.1 Regular maintenance and repair of historic buildings is important to ensure the survival of valued architectural features in the conservation area. 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

10.1.2 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.

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

10.1.4 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

10.1.5 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.

10.1.6 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

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

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

10.1.9 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

10.1.10 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

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

10.2 REPAIRING, RESTORING AND REINSTATING ARCHITECTURAL FEATURES

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

10.2.2 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.

10.3 ENERGY EFFICIENCY IMPROVEMENTS

10.3.1 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.

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

11.0 ENHANCEMENT PROPOSALS

11.0.1 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 major stakeholders.

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

11.1 PUBLIC REALM IMPROVEMENTS

11.1.1 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 Connected Croydon, a public programme to improve Croydon's streets, squares and open spaces.

11.1.2 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)

11.1.3 For more information on the Connected Croydon programme please contact the Council's Spatial Planning team (see appendix for contact details).

11.2 TREE MANAGEMENT IN PUBLIC AREAS

12.2.1 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*.

11.3 STREET LIGHTING

11.3.1 All street lighting in the borough will be replaced between 2013-2018 as part of the Council's adopted Street Lighting PFI. Replacement street lights in the conservation area will be of a heritage style to complement the area's historic character.



A Legible London wayfinding signpost on Church Street



A Legible London wayfinding signpost near the Minster

11.4 RELATED COUNCIL-LED INITIATIVES

11.4.1 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

11.4.2 The Croydon Minster Conservation Area is located within the boundary of the Old Town Masterplan, which has been published for consultation concurrently with this draft document. The Masterplan will place the Old Town's impressive heritage assets at the heart of the regeneration strategy for this part of Croydon's town centre.

11.4.3 Some of the guidelines in the Draft Old Town Masterplan that directly affect the Croydon Minster Conservation Area are listed below. Please see also the extract from the Draft 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 setting of Church Street and the approach to the St John's Memorial Garden (north)
- Improving the pedestrian experience, including traffic management measures, encouraging cycling, on Church Street and from Howley Road to Exchange Square.



	consented and proposed housing		focused hard landscaping improvements
	community use		new or retained trees
	retail / business use		improved or creative lighting
	culture / leisure use		facade improvements to commercial frontage
	mixed use		potential conversion to housing at first floor
	long term mixed use		green boundary treatment
	market stalls		new or improved cycle lanes
	improved green space		new cycle ramp
	new and improved pedestrian crossings		proposed car park improvements
	clear private land boundary		general area of projects for the masterplan
	Surrey Street market gateway		conservation area boundary
	important threshold to Old Town		

Map 17: Extract from the Old Town Masterplan drawing, showing enhancement proposals that would affect the Croydon Minster Conservation Area.

B) HIGH STREETS IMPROVEMENT PROJECT

11.4.4 The High Streets Improvements Project is part of the Mayor of London's investment of over £20m in Croydon to deliver an integrated programme of environmental improvements projects in and around the town centre. A public consultation was held in November 2013 on the proposals, which include improvements to outdoor space, new paving and seating, removal of unnecessary street clutter, and improvements to building frontages to make the most of historic buildings in the area. Works are currently scheduled to begin on site in August 2014 and end in March 2015.



C) ST JOHN'S MEMORIAL GARDEN POCKET PARK PROJECT

11.4.5 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 will be matched by the Council. New paths, planting, play equipment and seating will be designed, following public consultation in November 2013.



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

12.0 APPENDIX

12.1 WEBSITES AND OTHER RELEVANT INFORMATION

A) USEFUL WEBSITES

- Croydon Council Planning and Conservation web pages:
www.croydon.gov.uk/environment/conservation
www.croydon.gov.uk/planningandregeneration
- English Heritage web pages:
www.english-heritage.org.uk
www.helm.org.uk - (for access to English Heritage documents
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
- The Planning Portal
www.planningportal.gov.uk
- Greater London Historic Environment Record:
www.heritagegateway.org.uk (managed by English Heritage)
- Greater London Authority (for the London Plan):
www.london.gov.uk/thelondonplan
- Department for Communities and Local Government
www.communities.gov.uk
- Building Conservation Directory:
www.buildingconservation.com
- Sustainable Traditional Buildings Alliance:
www.sdfoundation.org.uk/stba

B) RELEVANT CROYDON COUNCIL DOCUMENTS

(DOWNLOADABLE FROM ABOVE WEBLINK)

- *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*
- *Landscape Design SPG*
- *Public Realm Design Guide*

C) RELEVANT NATIONAL GUIDANCE DOCUMENTS (WEBLINK ABOVE)

- *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
- *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)

12.2 CONTACTS

Croydon Council, Bernard Weatherill House, 8 Mint Walk,
Croydon CR0 1EA; www.croydon.gov.uk
Tel/Email: 0208 7266000; contact.thecouncil@croydon.gov.uk

- Spatial Planning (including Urban Design and Conservation officers): Tel: 0208 4071385;
Email: spatial.planning@croydon.gov.uk
- Development Management (including Enforcement & Tree Officers): Email: development.management@croydon.gov.uk
- Building Control Team, Croydon Council:
Email: 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 Tel:0208 7266900;
Email: 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

The Victorian Society
Tel/Email: 0208 9941019; admin@victoriansociety.org.uk
www.victoriansociety.org.uk

The Georgian Group
Tel/Email: 0871 7502936; info@georgiangroup.org.uk
www.georgiangroup.org

The Society for the Protection of Ancient Buildings (SPAB)
Tel/Email: 0207 3771644; info@spab.org.uk; www.spab.org.uk
Technical helpline: 0207 456 0916

The Building Conservation Directory
Tel/Web: 01747 871717; www.buildingconservation.com

The Energy Saving Trust
Tel/Web: 0800 512012; www.energysavingtrust.org.uk

Register of Building Conservation Accredited Architects
Tel/Web: 01625 523784; www.aabc-register.co.uk

Royal Institute of British Architects (RIBA)
Tel/Web: 0207 3073700; www.architecture.com

Mid Croydon Conservation Area Advisory Panel
(please contact the Spatial Planning Team for details)

Croydon Natural History and Scientific Society
Contact: Brian Lancaster (Secretary):
Email: brian.lancaster1@btinternet.com

COMMUNITY LANGUAGES

If English is not your first language and you need help to understand the information contained in this brochure, please contact Croydon Council on Tel: 020 8726 6400. We will then arrange for an interpreter to help you.

Nëse Anglishtja nuk është gjuha juaj e parë dhe ju keni nevojë për ndihmë për të kuptuar përmbajtjen e kësaj broshure, ju lutem telefononi Zyrën e Pranimeve (Admission Team) në Departamentin e Edukimit (Education Department) në numrin **0208 726 6400**.
Ne më pas do të gjejmë një perkthyes për t'ju ndihmuar.

Albanian

ইংরেজী যদি আপনার প্রথম বা মাতৃভাষা না হয় এবং এই পুস্তিকার বিষয়বস্তু বুঝবার জন্য আপনি সাহায্য চান, এডুকেশন ডিপার্টমেন্ট বা শিক্ষা বিভাগের অ্যাডমিশনস্ টীম (ভর্তির দায়িত্বপ্রাপ্ত দল)-কে 0208 726 6400 , এক্সটেনশন 1884 - এই নম্বরে টেলিফোন করবেন। আপনাকে সহায়তাদানের জন্য একজন দোভাষীর ব্যবস্থা করা হবে।

Bengali

Jestliže angličtina není Váš první jazyk a potřebovali byste pomoc s porozuměním obsahu této brožury, zatelefonojte, prosím, Přijímací skupinu (Admission Team) ve Školském oddělení (Education Department) na čísle **0208 726 6400**, S pomocí tlumočnicka Vám potom může být poskytnuta pomoc.

Czech

Si l'anglais n'est pas votre première langue et vous avez besoin d'aide afin de comprendre le contenu de cette brochure, téléphonez à l'Équipe des Admissions ("Admissions Team") au Service de l'Enseignement ("Education Department") au **0208 726 6400**.
On demandera ensuite à un interprète de venir vous aider.

French

જો અંગ્રેજી તમારી પ્રથમ ભાષા ન હોય અને આ પુસ્તિકાની વિગતો સમજવામાં તમને મદદની જરૂર હોય તો, કૃપયા એજ્યુકેશન ડિપાર્ટમેન્ટના એડમિશન્સ ટીમને, ટેલિફોન નંબર: **0208 726 6400** , એક્સ્ટેન્શન 1884 પર ફોન કરો. અમે તમારા માટે ગુજરાતી દુભાષિયાની વ્યવસ્થા કરી આપીશું જે તમને મદદ કરશે.

Gujerati

ਜੇਕਰ ਅੰਗਰੇਜ਼ੀ ਤੁਹਾਡੀ ਪਹਿਲੀ ਬੋਲੀ ਨਹੀਂ ਹੈ ਅਤੇ ਤੁਹਾਨੂੰ ਇਸ ਕਿਤਾਬਚੇ ਵਿਚ ਲਿਖੀ ਜਾਣਕਾਰੀ ਸਮਝਣ ਵਿਚ ਮਦਦ ਦੀ ਲੋੜ ਹੈ ਤਾਂ ਕ੍ਰਿਪਾ ਕਰਕੇ ਐਜੂਕੇਸ਼ਨ ਡਿਪਾਰਟਮੈਂਟ ਵਿਚ ਅਡਮਿਸ਼ਨ ਟੀਮ ਨੂੰ ਇਸ ਨੰਬਰ 'ਤੇ ਫੋਨ ਕਰੋ: **0208 726 6400** ਅਸੀਂ ਤੁਹਾਡੇ ਲਈ ਕਿਸੇ ਇੰਟਰਪ੍ਰਿਟਰ ਦਾ ਪ੍ਰਬੰਧ ਕਰਾਂਗੇ।

Panjabi

Haddii af Ingiriisudu aanay ahayn luqadaada koowaad caawimana aad u baahantahay si aad u fahamto waxa uu ka koobanyahay buugyarahani, fadlan kala soo hadal kooxda ogolaanshaha ee qaybta waxbarashada telifoonka **0208 726 6400**. Intaa ka dib waxa lagu diyaarin doonaa inuu ku caawiyoo turjumaan.

Somali

ஆங்கிலம் உங்களுக்கு முதல் மொழியாக இல்லை எனில், மற்றும் இச்சிறு புத்தகத்தில் கொடுக்கப்பட்டுள்ளவற்றை விளங்கிக் கொள்ள உங்களுக்கு உதவி தேவை எனில், தயவு செய்து எஜுகேஷன் டிபார்ட்மென்டிலுள்ள அட்மிஷன்ஸ் டிபுடன் **0208 726 6400** என்ற தொலைபேசி எண்ணுடன் தொடர்பு கொள்ளவும். உங்களுக்கு உதவி செய்ய மொழி பெயர்ப்பாளருக்கு சம்யப்பம்.

Tamil

İngilizce ana diliniz değilse ve bu kitapçığın içeriğini anlamakta yardıma ihtiyacınız varsa lütfen Eğitim Dairesinden (Education Department) Kayıt Ekibine (Admission Team) **0208 726 6400** telefon ediniz. Böylelikle size yardımcı olması için bir tercüman sağlanacaktır.

Turkish

اگر انگریزی آپ کی پہلی زبان نہیں ہے اور اس کتابچے کو سمجھنے کے لئے آپ کو مدد کی ضرورت ہے تو براہ کرم ایجوکیشن ڈیپارٹمنٹ میں "ایڈمیشن ٹیم" کو اس نمبر پر فون کیجئے۔ **0208 726 6400** لئے انٹرپرائیٹر کی سروس کا انتظام کیا جائے گا۔

Urdu

