

APPENDIX 7:

Consultation Log: Central Croydon,
Church Street and Croydon Minster
Conservation Area Appraisal and
Management Plans SPDs

Consultation Log: Central Croydon, Church Street and Croydon Minster Conservation Area Appraisal and Management Plans SPDs

Below is the consultation log for comments received on the draft Conservation Area Appraisal and Management Plans for the Central Croydon, Church Street and Croydon Minster Conservation Areas. Consultation on the documents took place between February 10 - March 24 2014.

Abbreviations:

CAAMP: Conservation Area Appraisal and Management Plan

CAGG: Conservation Area General Guidance SPD

CCCAAMP: draft Central Croydon Conservation Area Appraisal and Management Plan

CMCAAMP: draft Croydon Minster Conservation Area Appraisal and Management Plan

CSCAAMP: draft Church Street Conservation Area Appraisal and Management Plan

OS: Ordnance Survey

SPD: Supplementary Planning Document

SUDS: Sustainable Urban Drainage Systems

NB.

i) Minor changes have been made to the documents for reasons of structure, formatting, legibility, clarity and factual accuracy. These changes are not listed below.

ii) When page numbers are referred to in the below log, these refer to those in the consultation drafts. Section numbers, page numbers and paragraph numbers may change in the revised versions of the document.

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Comments relating to all CAAMPs documents consulted on (draft Central Croydon Conservation Area Appraisal and Management Plan; draft Croydon Minster Conservation Area Appraisal and Management Plan; and the draft Church Street Conservation Area Appraisal and Management Plan):

Section / reference	Pg no.	Para no.	Comment Ref	Consultee name	Comment	Objection (O) / Support (S) / Comment (C)	Response	Amendment (A) / No change (N)
All CAAMPs / general	-	-	4	English Heritage	The structure of the documents is clear and well laid out	S	N/A	N
All CAAMP	-	-	4	English Heritage	Recommendation to consider including a review policy for updating the evidence base	C	It is not considered to be necessary to include a review policy within the	N

s / general					on a relatively regular basis to monitor the efficacy of the management guidelines in relation to the Condition and Threats section or within the Management Plan. The NPPF requires Plans to be kept up to date and this requires monitoring to inform necessary change. Recommendation that it may be useful to state that the Council provides up to date information on Heritage at Risk to English Heritage, which informs the annual production of the Heritage at Risk Register.		documents. This recommendation will be considered for inclusion in the Conservation Area General Guidance SPD that covers all CAs in Croydon, which is due to be reviewed within the next year.	
All CAAMPs / general	-	-	4	English Heritage	Recommendation to consider the sections on 'Additional Considerations' to incorporate reference to Section 215 of the Town and Country Planning Act 1990 which provides the power, in certain circumstances for council's to seek works to address environmental conditions adversely affecting neighbouring land or buildings. This power can be used in conjunction with Article 4 Directions.	C	It is not considered to be necessary to include this information within these documents. This recommendation will be considered for inclusion in the Conservation Area General Guidance SPD that covers all CAs in Croydon, which is due to be reviewed within the next year.	N
All CAAMPs / general	-	-	6	Greater London Authority	The SPDs appear comprehensive and should prove to be a useful tool for both planners and prospective developers	S	N/A	N
All CAAMPs / general	-	-	7	Highways Agency	The Highways Agency reviewed the documents and did not have any comments to make.	C	N/A	N
All	-	-	11	Anonymous response no.1	Excellent analysis of present conditions. Very clear and concise documentation. Perhaps more could be include about future suggested proposals	C	These comments are noted. The CAAMPs have been produced in conjunction with the Draft Old Town Masterplan, which sets out detailed future proposals for the area.	N
All CAAMPs Appendix	-		9	MCCAAP	Croydon Natural History & Scientific Society: Replace Brian Lancaster with John Greig. Email:greig647@btinternet.com	C	Text has been amended as recommended.	A

All CAAMPs / general	-	-	8	E. Levy	Surrey St market, Church St, Reeves Corner, Wandle Park, and fine period Victorian terrace housing on Church Rd, Abbey Rd, Harrison Rise and Borough Hill are contribute to the area's special character. Until these streets are included in the conservation area does not agree that Old Town has a fully explored conservation area.	O	Surrey Street, Church Street, Reeves Corner and parts of Church Road are contained within one of the three conservation areas in Old Town. The subject of this consultation has been the CAAMPs produced for the existing conservation areas, not proposed boundary changes. It is not considered to be appropriate to include Wandle Park, Abbey Road, Harrison Rise and Borough Hill within the Old Town conservation areas boundaries.	N
All CAAMPs / general	-	-	8	E. Levy	The conservation areas need to be changed drastically to include Abbey Rd, Harrison Rise, Borough Hill, Waddon Road, Vicarage Road, Surrey Street etc.	O	The subject of this consultation has been the CAAMPs produced for the existing conservation areas, not proposed boundary changes. It is not considered to be appropriate to include Waddon Road, Vicarage Road, Abbey Road, Harrison Rise and Borough Hill within the Old Town conservation areas boundaries.	N
All CAAMPs / general	-	-	8	E. Levy	Current threats to the conservation areas are that residents are being allowed to destroy period features of late Victorian housing stock in the Old Town area. Feeling that residents should be encouraged to keep original features and that other streets should be designated in the conservation zone.	C	This threat is noted in all CAAMPs. It is hoped that the production of these documents will help to encourage residents to retain and repair original features.	N

Comments relating to the draft Central Croydon CAAMP

Section / reference	Pg no.	Para no.	Comment Ref	Consultee name	Comment	Objection (O) / Support (S) Comment (C)	Response	Amendment (A) / No change (N)
General	-	-	3	Croydon Limited Partnership (CLP)	Overall, CLP is supportive of the Council's approach to the proposals set out within the Draft Central Croydon Conservation Area Appraisal and Management Plan. CLP is supportive of the principles of preserving and enhancing the area's character and appearance where possible and feel that these proposals are in line with the Council's Conservation Area General Guidance SPD. However this guidance will need to be applied on a site by site basis having regard to individual circumstances, and this should be expressly recognised in Section 9 of the Draft SPD.	S	All policy and guidance is applied on a case-by-case basis, which is a well-established planning principle. It is not considered to be necessary to include explicit reference to this in the Management Plan.	N
General	-	-	3	Croydon Limited Partnership (CLP)	It is essential that any emerging policy does not prejudice the successful delivery of CLP's scheme and the associated regenerative benefits for Croydon town centre. CLP feel that the final SPD should clearly stress the importance of the Whitgift Centre's regeneration to the overall successful regeneration of the Retail Core and the CMC. In doing so, the SPD should recognize that a balanced approach should be taken to all development proposals which facilitate comprehensive redevelopment. Without this inclusion (and as currently drafted) the SPD will not be fully aligned with the Croydon Local Plan (Strategic Policies) and, importantly, the Croydon OAPF (particularly Chapter 6).	C	It should be noted that the CAAMP is Supplementary Planning guidance, not policy. The guidelines included in the Management Plan support existing and emerging policies that form part of the Croydon Local Plan, which they are not considered to contradict. It is not considered to be necessary to include explicit reference to the CLP scheme in the CAAMP. However an additional section has been included in the Enhancement section of the Management Plan to reference the regeneration of the retail core in relation to the objectives of the OAPF.	A
General	-	-	1	Alexandra Webster, Andmore	The essence of the Plan appears to conflict with Croydon's aspirations for securing investment, and undermines the work of the	O	The OAPF recognises the sensitivities of development within the CMC. Preserving the historic environment in	N

				Planning	COAPF, especially given its location in Croydon Metropolitan Centre (“an area which is set for major transformation” – as confirmed in the draft Old Town Masterplan). It is therefore confusing that development should be so restricted by the draft policies.		an appropriate manner is not considered to be at odds with the objectives of the O APF. The guidelines included in the Management Plan support existing and emerging policies that form part of the Croydon Local Plan, which they are not considered to contradict.	
General	-	-	1	Alexandra Webster, Andmore Planning	Some buildings should not be included in the conservation area and the boundary needs to be redrawn. Surrey House (1-4 Surrey Street) and the adjoining building currently occupied by Sam 99p (5-7 Surrey Street) should be removed from the Central Croydon Conservation Area. Other buildings on Surrey Street have already been removed and the boundary is drawn along the centre of the road rather than including neutral or negative contributors.	O	The subject of this consultation has been CAAMPs producing for the existing conservation areas, not proposed boundary changes. While the buildings cited in this comment do not make a positive contribution to the character of the conservation area, they are located on Surrey Street, which is an important character area. Positive development on these sites would have an opportunity to enhance the character of the conservation area. It is not proposed to change the existing boundary of the Central Croydon Conservation Area.	N
General	-	-	1	Alexandra Webster, Andmore Planning	The conservation area contains many different character areas but particularly along Surrey Street the variety of building design and age is of interest and further development should be considered. Surrey Street has evolved especially since the road widening in the late 1800s. Therefore the character is less cohesive and can accommodate change especially given the new buildings approved in recent years.	C	Map 15 on p.41 recognises that there are buildings on Surrey Street that either neutrally contribute towards or detract from the area’s special character. The Management Plan makes it clear that buildings under these categorisations can accommodate demolition and redevelopment, subject to the design of the proposed new development respecting the conservation area’s character.	N
General	-	-	14	Anonymous response no.10	Important to the special character of the conservation area is the Victorian architecture and detailing, especially the human scale and proportions and variety of buildings, shapes	C	These comments are noted and are considered to have already been addressed in the CAAMP.	N

					and forms. This part of Croydon is hilly with no straight lines and fall? Of character that needs to be preserved and developed sensitively. Modern massing of structures needs to be contained in its place.			
General	-	-	14	Anonymous response no.10	It is important to educate and inform land owners about the value of appropriate repairs, renewals and redevelopment. Location is important but so is character, heritage and complementary building materials.	S	The production of this CAAMP will help to inform local residents and business owners about the implications of conservation area designation and provide guidance on maintenance and development.	N
Section 2.1	6	2.1.1	9	MCCAAP	As Taberner House is in the process of being demolished could some more appropriate wording be found in paragraph 2.1.1 i.e.the proposed new tower blocks to replace Taberner House	C	Given that the current setting of the Central Croydon CA is set to change following recent planning decisions, the sentence has been amended as follows: <i>'There are tall buildings in the immediate and wider setting of the conservation area. conservation area's immediate setting including St George's House and Taberner House'</i>	A
Section 2.1	6	2.1.2	9	MCCAAP	Either add caps to "old town" if this means the Old Town area or delete "town" if it is not as the current wording is confusing	C	The words 'former strong' and 'old town' have been deleted from this sentence to reduce confusion.	A
Section 2.1	6	2.1.2	9	MCCAAP	Delete "parallel between" and insert "between and parallel to"	C	Document has been amended as suggested.	A
Section 2.1	6	2.1.3	17	Croydon Council Officer	Move reference to the impact of Centre Tower on the setting of the conservation are to a separate paragraph and include further information on the wider setting of the conservation area.	C	Reference to Centre Tower has been moved and included within a new paragraph: <i>2.1.7 The setting of the conservation area is partly defined by the presence of larger scale 20th century development in the town centre, concentrated to the east of the conservation area. Ryland House, located to the west of the conservation area, has a negative impact on its setting. Centre Tower, which rises above the Whitgift Centre, also has a</i>	A

							<i>harmful impact on the setting of the conservation area and the view from within the Whitgift Almshouses courtyard.</i>	
Section 2.1	7	Map 4	9	MCCAAP	The yellow dots do not show up against white page. They are obvious on the map but should be darkened for the Key	C	Map has been amended as suggested	A
Section 2.1	8	Top photo	9	MCCAAP	Add "s" to the word window in the caption	C	There is no reference to windows in either of the captions on this page.	N
Section 2.1	8	2.1.5	9	MCCAAP	This sounds like the High Street turns into Southend immediately after the Flyover. Either delete " <i>to become Southend</i> " or reword to indicate that it eventually becomes South End after the Coombe Road junction.	C	<i>'to become South End'</i> has been deleted as recommended.	A
Section 2.2	9	2.2.3	9	MCCAAP	Insert "forming <i>one of the many</i> sources". Delete " <i>in and above</i> " and replace it with " <i>in close proximity to</i> "	C	Document has been amended as suggested.	A
Section 2.2	10	2.2.7	9	MCCAAP	Delete " <i>near the southern junction with Surrey Street.</i> " Insert " <i>near the Swan & Sugarloaf Public House</i> ". Reference Croydon Old & New, Croydon Natural History & Scientific Society pp 4 & 5 . As far as we know this was the only Toll Gate on this section of the London Road	C	Document has been amended as suggested.	A
Section 2.2	12	2.2.1 1-2.2.1 2	17	Croydon Council Officer	Changes required to these paragraphs to enable better understanding of the historic development of the Central Croydon Station and the construction of the Town Hall.	C	Paragraphs have been amended to enable better understanding of the historic development of the area: <i>2.2.11 The former Central Croydon (Katharine Street) Station was opened in 1868 by the London, Brighton & South Coast Railway, Croydon Central Station (Katharine Street, 1866) was situated on the site of the present Town Hall and the northern part of the Queen's Gardens (see Map 8), as a more central branch spur to East Croydon Station, which had opened in 1841. The sunken part of the Queen's</i>	A

						<p><i>Gardens once formed part of the railway cutting leading into the station. However the Central Croydon branch was not a commercial success and it closed in 1871. It re-opened briefly from 1886-1890, but was finally closed and the land sold to the Croydon Corporation. At the end of a short branch line from East Croydon Station, which was considered too distant to meet the needs of the town. The line closed in 1871.</i></p> <p><i>2.2.12 In the early 1890s the Corporation drew up plans for a new Town Hall, on Katharine Street, which opened in 1896 with a new library Croydon's third Town Hall, designed by the local architect Charles Henman Jr. The former station buildings were demolished and the new building opened in 1896, also including a new library. This town hall it was was much larger and grander than its predecessors and contributed an elegant a tall clock tower to the Croydon skyline. It wasn't until 1895 that the plans for the leftover land included the provision of public space, in the form of the 'Town Hall Gardens'. These were formally opened by the Prince of Wales in 1896. The designed was a local architect, Charles Henman Junior. In 1890 the former Central Croydon station buildings were demolished and public gardens dedicated to Queen Victoria were laid out in the former railway cutting</i></p>		
Section	13	2.2.1	9	MCCAAP	"The new Whitgift School, off, North End, was	C	Document has been amended as	A

2.2		4			<i>designed by A.W. Blomfield and opened in 1871.</i> Sounds better and make more sense in relation to the following sentence		suggested.	
Section 2.2	16	2.2.20	9	MCCAAP	Add <i>“the”</i> after <i>“to”</i> and before <i>“Wellesley Road”</i>	C	Document has been amended as suggested.	A
Section 2.2	17	2.2.22	9	MCCAAP	Delete <i>“was”</i> after <i>“site”</i> and replace with a comma	C	Document has been amended as suggested.	A
Section 2.2	19	Selected References	9	MCCAAP	Delete <i>“John Gent”</i> insert <i>“Croydon Natural History & Scientific Society”</i> in the second bullet point.	C	Document has been amended as suggested.	A
Section 2.3	19	2.3.2	9	MCCAAP	Delete <i>“discovered in 1992”</i> replace with <i>“originally discovered in the late 19th century, during the construction of the houses in Edridge Road, and partially excavated by Wessex Archaeology in 1992.</i>	C	Document has been amended as suggested.	A
Section 3.5	23	3.5.3	9	MCCAAP	Delete <i>“Wellesley Road”</i> and insert <i>“Park Lane”</i>	C	Document has been amended as suggested	A
Section 4.1	25	4.1.6	9	MCCAAP	Insert <i>“and Park Street, both of which run down...”</i> after <i>“Mint Walk”</i> and before <i>“to join...”</i>	C	Document has been amended as suggested	A
Section 4.2	25	4.2.1	9	MCCAAP	Delete <i>“/”</i> from between <i>“little”</i> and <i>“public”</i> and insert it between <i>“public”</i> and <i>“private”</i>	C	Document has been amended as suggested	A
Section 4.2	25	4.2.2	17	Croydon Council Officer	Delete reference to the former Exchange building as this building is not located in the conservation area.	C	Delete last part of last sentence of this paragraph: <i>‘Most recently, there have been new residential developments at Bridge House and Exchange Square and the conversion of the former Exchange building.’</i>	
Section 4.3	27	Lower Photo	9	MCCAAP	It would seem this view is to the South West and not South East as stated.	C	Caption has been amended as suggested	A
Section 5.1	30	5.1.2	4	English Heritage	Recommendation to include reference to the focus of the square being the grade II listed Surrey Street Pumping Station which sits in an	C	Paragraph has been amended to read: <i>‘Exchange Square is an area of</i>	A

					attractive, setted, public realm.		<i>attractive open space focussed around the Grade II listed Pumping Station (see section 6.2) and enclosed by surrounding buildings. It has been consistently paved in small granite paviors. There is a pedestrian route through the square from Surrey Street to Scarbrook Road and Charles Street. The cafe at Matthews Yard spills out onto part of Exchange Square.'</i>	
Section 5.1	31	5.1.5	9	MCCAAP	Add "s" to "St. George" before "Walk".	C	Document has been amended as suggested	A
Section 5.1	31	5.1.7	9	MCCAAP	Delete "park" insert "part".	C	Document has been amended as suggested	A
Section 5.2	31	5.2.1	9	MCCAAP	Delete "centres" insert "Centre".	C	Document has been amended as suggested	A
Section 5.4	33	Middle photo	9	MCCAAP	Delete "park" insert "part" after "sunken Victorian.."	C	Caption has been amended as suggested	A
Section 5.4	33	5.4.1	9	MCCAAP	Should read "...greenery that are present..."	C	Document has been amended as suggested	A
Section 6.1	34	6.1.2	17	Croydon Council Officer	This paragraph should introduce the variety of buildings and should explain that the large scale and massing of Bridge House and the rear of the Grants Complex is out of keeping with the rest of the street's character.	A	Text has been amended to introduce the variety of buildings that are explained in the following paragraphs, and to explain that Surrey House and the rear of the Grants Complex have a harmful impact on the conservation area's character: 6.1.2 <i>The architectural character of Surrey Street is defined by the variety of buildings of greatly contrasting varied, with buildings of differing scale, form, age and appearance. The large scale and massing of Bridge House and the rear of the Grants Complex</i>	

							<i>dominate the central part of the street, creating a canyon-like effect and as a result have a harmful impact on its character.</i>	
Section 6.1	34	6.1.3	9	MCCAAP	Delete “date”insert “dates”. Not sure about the word “oversailing” not in OED more usually “overhanging” is more commonly used.	C	Document has been amended as suggested	A
Section 6.1	36	6.1.1 2	9	MCCAAP	Delete “p.22”insert “p 24”.	C	Document has been amended as suggested	A
Section 6.1	38	6.1.1 8 and 6.1.1 9	9	MCCAAP	These are misnumbered as 5.3.18 and 5.1.19 and should be corrected	C	Document has been amended as suggested	A
Section 6.1	38	6.1.1 8	9	MCCAAP	Delete “is”insert “are” after “Numbers 42-44”	C	Document has been amended as suggested	A
Section 6.1	39	6.1.2 2	9	MCCAAP	Should read either “Numbers 3-5 are” or “Number 3-5 is...”. The same applies below referring to “numbers 7-11 is” in this case the singular “number” would be more appropriate in this context.	C	Text has been amended to read: <i>‘Numbers 3-5 are a domestic scale Victorian building with gable dormers. Numbers 7-11 are a locally listed three-bay group of brick and stone faced Victorian commercial buildings’</i>	A
Section 6.1	39	6.1.2 4	9	MCCAAP	A comma should be added after the closing bracket and after “High Street”	C	Commas have been included as suggested.	A
Section 6.2	40	6.2.3	4	English Heritage	Recommendation that it would be beneficial to add that the visibility of bulky C20th buildings from within the courtyard of the Whitgift Almshouses must be considered to harm the setting of this important group of buildings.	C	New paragraph has been included in section 2.1 to reflect this comment: <i>‘2.1.7 The setting of the conservation area is partly defined by the presence of larger scale 20th century development in the town centre, concentrated to the east of the conservation area. Where bulky 20th century buildings are visible from within the courtyard of the Whitgift Almshouses (see section 6.2) they are considered to harm the setting of this</i>	A

Section 6.2	41	Map 15	17	Croydon Council Officer	Following further assessment of buildings within the conservation area update map to change 73 North End (a modern building) from lilac (positive contribution) to yellow (neutral contribution) and change numbers 108-110 North End from yellow (neutral contribution) to red (detracts from the character of the conservation area)	C	<i>important group of buildings.'</i> Map has been amended to reflect these comments	A
Section 6.2	41	Map 15	17	Croydon Council Officer	Change 12-19 Surrey Street (Bridge House) from yellow (neutral contribution) to red (detracts from the character of the conservation area) to reflect the text in paragraph 6.2.19 of the CCCAAMP	C	Map has been amended to reflect these comments	A
Section 6.2	43	6.2.1 2	9	MCCAAP	Does this final sentence mean that Paul Montford was the sculptor or the official unveilor of the war memorial. This is not clear from the text.	C	Paragraph has been amended to make this distinction clear: WAR MEMORIAL, KATHARINE STREET (GRADE II) 6.2.11 This structure (see photo on p.23) is a thirty feet high pylon of Portland stone with sarcophagus on top, designed by the architect James Burford. There is a seated bronze figures either side, sculpted by Paul Montford, were unveiled in 1921. by Paul Montford to each side.	A
Section 6.2	44	6.2.1 7-6.2.1 9	4; 9	English Heritage / MCCAAP	Map 15 is on page 41 not 40.	C	Document has been amended as suggested	A
Section 6.2	44	6.2.1 7 and 6.2.1 8	17	Croydon Council Officer	Buildings that make a neutral contribution or detract from the character of the conservation area may be of merit in their own right	C	Document has been amended to include additional sentence at the end of parts C and D of Section 6.2 to reflect this comment: <i>'These buildings may have merit in their own right.'</i>	A

Section 6.3	45	6.3.5	17	Croydon Council Officer	Updates are required to the key features and building materials section to ensure all features are covered.	C	<p>6.2.5 <i>The following pages record key architectural features and buildings materials in the Surrey Street, North End, George Street and High Street Character Areas. The Katharine Street Character Area is not covered as it only contains Segas House and the Town Hall and Library Complex, both of which are Grade II listed and contain many distinctive architectural features (please see section 6.2). The list opposite records those features and materials that are highly characteristic of the Central Croydon Conservation Area and which contribute to its special interest. Please also refer to the photographs on the following page.</i></p> <p>KEY ARCHITECTURAL FEATURES AND BUILDING MATERIALS <i>IN THE SURREY STREET, NORTH END, GEORGE STREET AND HIGH STREET CHARACTER AREAS</i></p> <ol style="list-style-type: none"> 1. Red / yellow (London Stock) brick 2. Decorative shallow brickwork moulding details 3. Stone cladding and stone / stucco moulding details 4. Clay roof and hanging tiles 5. Natural slate roof tiles 6. Terracotta cladding and detailing 7. Patterned brickwork 8. Brick chimney stacks, often with clay chimney pots 	A
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						<p>9. Dutch gables, often with decorative scrolls</p> <p>10. Corner turrets and cupolas</p> <p>11. Stone balconies</p> <p>12. Cast iron downpipes and hoppers</p> <p>13. Relief letting and date plaques</p> <p>14. Bespoke designed dormer windows</p> <p>15. Shallow bay windows</p> <p>16. Timber sash or casement windows, often of a bespoke design</p> <p>17. Steel / Crittall casement windows</p> <p>18. Oriel windows, topped with lead roofs</p> <p>19. Architraves around windows</p> <p>20. Ironwork balconies</p> <p>21. Decorative keystones</p> <p>22. Decorative brackets</p> <p>23. Parapets</p> <p>24. Balustrades at parapet level</p> <p>25. Cornices</p> <p>26. Quoins</p> <p>27. Swags</p> <p>28. String courses or banding</p> <p>29. Dentils</p> <p>30. Corbels (shopfronts)</p> <p>31. Pilasters (shopfronts)</p> <p>32. Stallrisers (shopfronts)</p> <p>33. Moderne / Art Deco detailing</p> <p>33. Clock on the façade of number 51 North End</p> <p>KEY ARCHITECTURAL FEATURES</p> <p>1. Patterned brickwork</p>	
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							<p>2. Stone or stucco mouldings</p> <p>3. Classical, Arts and Crafts and Gothic motifs</p> <p>4. Moderne and art deco detailing</p> <p>5. Relief lettering and dates</p> <p>6. Corner turrets and cupolas</p> <p>7. Chimneys</p> <p>8. Quoins</p> <p>9. Decorative brickwork</p> <p>10. Dutch gables</p> <p>11. Oriel windows</p> <p>12. Sash windows</p> <p>13. Corbels, pilasters and other shopfront elements</p> <p>CHARACTERISTIC MATERIALS</p> <p>14. Red brick and yellow (London Stock) brick</p> <p>15. Stone cladding and dressings</p> <p>16. Terracotta</p> <p>17. Timber windows, doors and shopfronts</p> <p>18. Wrought and cast iron</p> <p>19. Natural slate</p> <p>20. Hand made plain clay tiles</p> <p>21. Stucco</p> <p>22. Bronze or painted steel windows</p>	
Section 7.1	47	7.1.1	17	Croydon Council Officer	The text on the former Allders store does not make sense in this paragraph.	C	Delete sentence regarding the former Allders store.	A
Section 7.1	47	7.1.2	4	English Heritage	It may be worth noting the lack of activity in Exchange Square is due to the slow occupation of new shop units and lack of use for Surrey Street Pumping Station, which detracts from what is a potentially attractive	C	Additional sentence has been inserted: <i>'There is a lack of activity in Exchange Square, largely due to the incompleteness of the shop units around the outside of the square and the Pumping Station</i>	A

					public space.		<i>being out of use (see section 7.2).</i>	
Section 7.1	47	7.1.5	4	English Heritage	The redevelopment of Taberner House will present a new context to the setting of the gardens and the Council should actively seek to ensure that this has a positive impact on amenity and does not overshadow the gardens.	C	Guidance on the setting of the conservation area, which would include development on the Taberner House site, is included in the Management Plan	N
Section 7.3	48	7.3.2	4	English Heritage	The conservation area sits in close proximity to an area considered appropriate for tall buildings and intensification. Careful management of the scale and location of such taller buildings is required to ensure that these do not have a negative impact on the setting of the conservation area and designated heritage assets.	C	Paragraph 7.3.2 has been amended to read: ' <i>Insensitive development proposals, in terms of their siting, height, massing or design, could harm the character and setting of the conservation area and / or designated heritage assets located within the area.</i> ' This issue is also covered in the Management Plan where additional guidance on development affecting the setting of heritage assets is provided.	A
Section 7.3	48	-	14	Anonymous response no.10	Threats affecting the area include congestion, traffic chaos, parking concerns, signage, loss of public rights of light, overlooking and insensitive development by aggressive developers.	C	New development that is out of keeping with the character of the conservation area and street clutter from unnecessary signage have been cited in the list of threats. Parking and traffic issues are not direct threats to the significance of the conservation area, but have been considered through the Draft Old Town Masterplan.	N
Section 9	51-54	-	1	Alexandra Webster, Andmore Planning	The southern end of Surrey Street requires attention, Surrey House and Sam 99p store should be redeveloped and heights increased to better relate to the buildings surrounding them. A blanket policy on increase in heights in this part of the conservation area will pose a threat to the area by being unnecessarily restrictive.	O	Both Surrey House and numbers 5-9 Surrey Street are assessed as making either a negative or a neutral contribution towards the conservation area's special character, and are therefore potential redevelopment where positive new development has the opportunity to enhance the	N

							conservation area. The appropriate height, scale and massing for new development on these sites should be assessed against a detailed analysis of the surrounding context and should not result in further deterioration of the historic character of Surrey Street. Both sites are landmark sites that mark the entrance to Surrey Street from the south.	
Section 9	51-54	-	1	Alexandra Webster, Andmore Planning	The development guidelines are aspirational but the Plan fails to provide enough flexibility understanding that there are areas that require development. The Appraisal and Plan is too restrictive meaning improvements to the conservation area are difficult to deliver. One example is that windows when replaced should be the same as the original; this is too prescriptive and fails to recognise that replacement windows of different design can enhance and improve buildings.	O	It is not considered that the Management Plan will restrict positive development that will enhance the character of the conservation area.	N
Section 9	51-54	-	14	Anonymous response no.10	Good guidelines which need to be monitored and followed up. Update landowners of works in progress to improve the nearby buildings to encourage others to follow suit.	S	These comments are noted.	N
Section 9.1	51	9.2.1	3	Croydon Limited Partnership (CLP)	It is important that any such redevelopment proposals which come forward successfully demonstrate that they comply with the national and Development Plan policy on heritage and conservation and, importantly, do not prejudice the ability for the Retail Core to undergo comprehensive redevelopment (as required by the Croydon OAPF). The final SPD should clearly make this point.	C	The Croydon Opportunity Area Planning Framework (OAPF) recognises the sensitivities of development within the Croydon Metropolitan Centre. Preserving the historic environment in an appropriate manner is not considered to be at odds with the objectives of the OAPF. The guidelines included in the Management Plan support existing and emerging policies that form part of the Croydon Local Plan, which they are not considered to contradict. To ensure consistency with the OAPF	A

							<p>an additional paragraph has been included in the 'Enhancement' section of the CAAMP to recognise that the OAPF supports comprehensive redevelopment of the retail core:</p> <p><i>'The OAPF strongly supports the potential for a renewed and expanded retail offer. In particular, the refurbishment and/or redevelopment of the retail core area would offer residents, visitors, shoppers and employees a significant retail destination for both south London and the south-east of England. The OAPF recognises that the North End and George Street both contain fine grain buildings and heritage assets and are both located within the Central Croydon Conservation Area. The OAPF states that 'The Retail Core should become a mixed-use, retail-led destination with new homes, leisure and other work space forming an integral part of the area's make-up. These uses should sit alongside a new quality physical environment of streets, spaces, enhanced heritage assets and transport connections. This complementary approach should help attract more people into the area, in turn generating a vibrancy to support new and existing uses.'</i> The guidance contained within this Management Plan supports this vision.</p>	
Section 9.1 and 9.2	51	9.1.4 and 9.2.1		MCCAAP	Delete "p.40" insert "p 41".	C	Document has been amended as suggested	A
Section	52	9.3.2		Croydon	Whilst CLP supports the approach set out in	C	All policy and guidance is applied on a	N

9.3				Limited Partnership (CLP)	general terms, it should be noted that the Council should, when making decisions on planning applications, take a balanced approach to Development Plan policy and assess each proposal on its merits taking into account the clear policy aspiration for the Retail Core to be significantly redeveloped and regenerated.		case-by-case basis, which is a well-established planning principle. It is not considered to be necessary to include explicit reference to this in the Management Plan.	
Section 9.4	52	9.4.1 - 9.4.3		Alexandra Webster, Andmore Planning	The extensions section is too simplistic and seemingly a type of comment related to residential dwellings rather than town centre commercial buildings. There have been numerous extensions to the buildings on top of existing roofs which are becoming commonplace in the town centre. Every application should be based on its merits and overly simplistic comments in an SPD can unduly stifle development.	C	Development guidance supplied in the CAAMPs is intended to be at a general level to that they do not stifle creative design solutions. The design guidelines on extensions included in the Management Plan are considered to be relevant to this urban area and not aimed at residential dwellings.	N
Section 9.4	52	9.4.2	17	Croydon Council Officer	Document should include recommendation for roof extensions to be set back from the main building line to reduce the impact of their massing.	C	8.4.2 Roof extensions must should not unduly dominate the roof of the main building and should be set back from the main building line.	A
Section 9.7	53	9.7.1	17	Croydon Council Officer	Further clarity is required to differentiate between the need to replicate historic timber / metal windows on a like-for-like basis and the desire to replace existing unsympathetic window units with a more appropriate material, for example uPVC windows in historic buildings should be replaced with a material more appropriate to the design of the building.	C	Proposed amendments to text to make it clear that that like-for-like refers to windows that make a positive contribution to the conservation area and to include a recommendation that where unsympathetic replacements have occurred these should be replaced with a more appropriate material: '8.7.2 Where there are existing original or replica windows, proposed replacements is the only viable option this should be on a like-for-like basis in terms of design and materials. Where unsympathetic window replacements have occurred, for example uPVC	A

							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. Window replacements should also explore options for double glazing.	
Section 9.7	53	9.7.1	1	Alexandra Webster, Andmore Planning	The Appraisal and Plan is too restrictive meaning improvements to the conservation area are difficult to deliver. One example is that windows when replaced should be the same as the original; this is too prescriptive and fails to recognise that replacement windows of different design can enhance and improve buildings.	O	Where windows contribute to the character of the conservation area and replacements are required, these should be to match existing. Where enhancements and improvements can be secured through the replacement of poor quality windows with a different this should be encouraged. Text has been amended as follows to reflect this: '8.7.2 Where there are existing original or replica windows, proposed replacements is the only viable option this 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. Window replacements should also explore options for double glazing.	A
Section 9.7	53	9.7.2	17	Croydon Council Officer	Further guidance should be included to state that all new window units should be double glazed to improve their thermal performance.	C	Paragraph has been amended as follows ' <i>to improve the thermal performance of windows the Council</i>	A

							<i>recommends that all replacement window units should be double glazed. Alternatively internal secondary glazing could be installed, which does not require planning permission.'</i>	
Section 9.11	54	9.11.4		Croydon Limited Partnership (CLP)	CLP is supportive of the approach to North End and welcomes the continued development of North End as an attractive, active environment for local residents and pedestrians to use.	S	These comments are noted and welcomed.	N
Section 9.11	54	9.11.8		Croydon Limited Partnership (CLP)	CLP agrees that public access to North End should remain unimpeded to enable easy access through the Retail Core, conservation area and beyond.	S	These comments are noted and welcomed.	N

Comments relating to the draft Church Street CAAMP:

Section / reference	Pg no.	Para no.	Comment Ref	Consultee name	Comment	Objection (O) / Support (S) / Comment (C)	Response	Amendment (A) / No change (N)
Section 1.6	4	1.6.1 - 1.6.2	2	Cairo Properties LTD	There is no uniformity or consistency of character to this Conservation Area. Church Street is clearly the core of the Conservation Area, and the significance of the Conservation Area is derived principally from the built environment here. Even this street however, is characterised by a lack of real uniformity or consistency. This reflects the organic historic development of the street and surrounding area. This organic historic development has led to contrasts in the scale, character and appearance of the built environment. This should not be viewed as a negative. Rather, it should be celebrated. The Croydon Opportunity Area Planning Framework has highlighted <i>"the dramatic juxtaposition of scale, character and appearance"</i> as one of the	C	The text in the OAPF has been taken out of context in these comments. The references to the 'dramatic juxtaposition of scale, character and appearance' are made in relation to the whole of the COA, and largely refer to the contrast between the differences in scale and character between the New Town area, the retail core and the Old Town area. It is recognised in the CSCAAMP that there is variety within the conservation area, partly reflected by the three character areas identified. However the collective value of the conservation area is considered to extend beyond just Church Street, reflecting the organic development of Church Street and the surrounding area. Section 1.6 has	A

				<p>COA's most defining characteristics, which adds to its <i>“rich and dynamic character”</i> and states that <i>“in the future this design characteristic can be supported where it achieves a high quality design”¹</i>.</p>	<p>been amended as follows to better explain the variety within the conservation area.</p> <p><i>‘1.6.1 The Church Street Conservation Area marks a transition from the historic core of Old Town around the Croydon Minster and Old Palace to the Victorian retail core to the east. Church Street is a traditional shopping street, its route medieval in origin, and contains several surviving buildings of 17th and 18th century origin that have been converted into retail premises. Along with the rest of Croydon town centre, the area around Church Street saw much development in the 19th century, including commercial development along Church Street itself. Several rows of Victorian terraces survive on Frith Road and Church Road, as well as a cluster Victorian and Edwardian community facilities of notable architectural and historic interest on Tamworth Road – two Chapels, a public house and a school.</i></p> <p><i>1.6.2 Church Street and the surrounding area has continued to develop in the inter-war and post-war periods and, as a result, the conservation area’s character is largely defined by a mix of buildings of a range of ages and styles, many of which are of architectural and historic interest, reflective of the organic development of this part of the town centre. The conservation area also includes former industrial yards located to the west of Surrey Street and the former granary building of Page &</i></p>
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¹ Croydon OAPF, paragraph 3.24

							<i>Overton's brewery, built in 1880, some of the last vestiges of the industry that once colonised the area behind Surrey Street and Church Street.'</i>	
Section 2.1	7	Map 4	9	MCCAAP	The yellow dots do not show up against white page. They are obvious on the map but should be darkened for the Key	C	Map has been amended as suggested.	A
Section 2.2	13	2.2.13	2	Cairo Properties LTD	This paragraph outlines the history of some of the 20th century development that has affected the area. It refers to <i>"piecemeal redevelopment on Church Road, mainly for new housing, and on the west side of Tamworth Road"</i> . 20th century development affecting the west side of Tamworth Road has been more than just 'piecemeal' in nature. Post-war development, including site clearance at Cairo New Road and the introduction of a new road layout, dramatically changed the character of the area. Many 19th century buildings on the western side of Tamworth Road were demolished, resulting in a disjointed feel, with the western side of Tamworth Road feeling cut off from the core of the Church Street area. The text of this paragraph should be amended accordingly: <i>"piecemeal. The west side of Tamworth Road has been significantly affected by post-war development, including site clearance at Cairo New Road and the introduction of a new road layout. This dramatically changed the character of this area, with many 19th century buildings being demolished. It has resulted in a disjointed feel, with the western side of Tamworth Road feeling cut off from the core of the Church Street area"</i>	C	It is acknowledged that there have been changes to Tamworth Road as a result of 20th century development. To clarify this text has been amended to read: <i>'2.2.14 Further change in the area has been in the form of piecemeal post-war development, mainly for new housing. Comprehensive redevelopment took place on Tamworth Road north of the junction with Frith Road. To the south of this junction some redevelopment also occurred on the west side of Tamworth Road between numbers 37 and 44.'</i> It has not been considered appropriate to analyse the current character of the conservation area in this section of the CAAMP, which is focussed on describing the historic development of the area.	A
Section 2.1	8	2.1.5	9	MCCAAP	<i>"see photo on page 14"</i> should read <i>"See photo on page 15"</i>	C	Document has been amended as suggested	A

Section 3.1	16	3.1.8	9	MCCAAP	Numbers 92-94 are referenced correctly in the text but incorrectly titled under the adjacent photo. Delete “90 –92” and replace with “92 – 94”	C	Document has been amended as suggested	A
Section 3.2	17	3.2.3	9	MCCAAP	Replace (see photo on p.15) with (see photo on P23)	C	Document has been amended as suggested	A
Section 3.3	18	3.3.1	2	Cairo Properties LTD	<p>This paragraph begins by pointing to the “somewhat fragmented” form of Tamworth Road. A comprehensive heritage appraisal has been carried out on behalf of our client by KM Heritage, which has also found the area to be fragmented. It concludes that, overall, Tamworth Road “is very mixed, with no underlying special character”. As such, it cannot be described as characterised by the “group value” of a small number of dispersed Victorian buildings. While these buildings may be of interest in their own right (to varying extents), they do not define the character of the street as a whole. The text of this paragraph should therefore be amended accordingly:</p> <p>“Although Tamworth Road is somewhat fragmented in form, with inconsistent building lines and buildings between 1 – 4 storeys in height. It has with no underlying special character. There are, however, a number of # is characterised by the group value of several historic Victorian buildings on the street – the former school at number 37...”</p>	C	<p>It is not accepted that Tamworth Road has no underlying character, rather it is considered that the street’s historic form has been undermined by the introduction of unsympathetic 20th century development that has resulted in a partly fragmented character. To clarify this the text has been amended as follows:</p> <p>‘3.3.1 Although Tamworth Road is somewhat fragmented in form, with inconsistent building lines and buildings between 1-4 storeys in height. The streetscape has no trees present and is dominated by the road markings and tram infrastructure.</p> <p><i>It’s unified historic form and layout has been undermined by the introduction of some unsympathetic 20th century development, largely outside of the present conservation area boundary. There is, however, a group of distinctive Victorian buildings that make a positive contribution to the conservation area and are important remnants of the street’s historic fabric. This group of buildings comprises, it is characterised by the group value of several historic Victorian buildings– the former school at number 37 (currently in use as a Croydon Council Resource Centre),</i></p>	A

							<i>Tamworth Arms, Baptist Chapel (all locally listed, see section 6.2) and the former Mission Chapel and former Eagle Public House, both located close to Reeves Corner at the south-western end of the street.'</i>	
Section 3.3	18	3.3.2	9	MCCAAP	Delete "...has have..." and replace with "...has had.."	C	Document has been amended as suggested	A
Section 3.3	18	3.3.2	2	Cairo Properties LTD	It is stated in this paragraph that the 'former mission chapel' at no. 47 Tamworth Road <i>"largely retains its historic architectural character"</i> . In architectural terms, this building is essentially a very simple pitched roof, rectangular structure with a slightly more elaborate, if modest, street elevation (which, as noted in the text, has had a number of alterations undertaken over the years). It is not a great example of its type. Historically, it was surrounded by development on its south and west sides, but this context has been lost due to post-war development of the local area. It is, based on an expert heritage appraisal carried out by KM Heritage, of diminished architectural and historic interest. Its 'historic architectural character' has diminished over time. The text of this paragraph should be amended accordingly: <i>"The former Mission Chapel (now used as a fitness centre) has had some unsympathetic alterations undertaken to the front elevation, largely retains its historic architectural character. Beyond this elevation it is essentially a very simple pitched roof, rectangular structure. Its historic context has been lost due to post-war development of the local area.</i>	C	These comments do not acknowledge the historic significance of the former Mission Chapel. However it is accepted that the CAAMP text cited in this comment does not adequately explain the historic and architectural significance of this building. Text has been amended to read: <i>'The former Mission Chapel is of historic significance as the first Mission Hall opened by the Christian Mission (later Salvation Army) outside of London's East End. The building has a pitched roof with street-facing gable. The façade displays Classical detailing, including arched windows, pilasters with Corinthian capitals supporting a cornice feature with a parapet above. The front elevation has been subject to some unsympathetic alterations, however its original character is still in evidence and the building makes an important contribution to the character of the conservation area. This building is currently in use as a gym.'</i>	A
Section	18	3.3.2	2	Cairo	Paragraph 3.3.2 goes on to state that no. 47	C	This building is considered to be of local	A

3.3				Properties LTD	<p>makes “a positive contribution to the character of the conservation area”. There is no rationale provided for this statement. Such judgements should be fully explained, based on detailed heritage appraisals. An comprehensive heritage appraisal has been carried out on behalf of our client by KM Heritage, which has concluded that this building is “of reduced significance and diminished architectural and historic interest”, not a good example of its type, and “not particularly representative of the character and appearance of the conservation area”. It is clear that the significance of this structure, and its contribution to the character of the Conservation Area, should not be overstated. The NPPF, and the recently-published Planning Practice Guidance, require planning authorities to take a balanced approach to proposals affecting buildings such as this. In the absence of dedicated, detailed appraisals, the CAAMP should not make definitive statements on the contribution of buildings such as this, that are neither locally nor statutorily listed, to the character of the Conservation Area. The final sentence of this paragraph should be deleted accordingly.</p>		<p>historic and architectural significance and form part of the varied character of the Church Street Conservation Area. Further rationale has been included in the document to support the statement that the building makes a positive contribution to the character of the conservation area:</p> <p><i>‘The former Mission Chapel is of historic significance as the first Mission Hall opened by the Christian Mission (later Salvation Army) outside of London’s East End. The building has a pitched roof with street-facing gable. The façade displays Classical detailing, including arched windows, pilasters with Corinthian capitals supporting a cornice feature with a parapet above. The front elevation has been subject to some unsympathetic alterations, however its original character is still in evidence and the building makes an important contribution to the character of the conservation area. This building is currently in use as a gym.’</i></p> <p>Following this Appraisal process, this building has been recommended for inclusion on the Council’s Local List of Buildings of Historic or Architectural Significance.</p>	
Section 4.3	21	4.3.4	2	Cairo Properties LTD	<p>This paragraph relates to building height and massing on Tamworth Road, but only refers in a general sense to buildings on the east side of the road, and more specifically to the former school at no. 37 and the Baptist Chapel. It should acknowledge that the road as a whole is fragmented in character, with varied height and massing. An additional sentence should be added at the outset of this paragraph:</p> <p><i>“Tamworth Road is fragmented in character, with varied height and massing”.</i></p>	C	<p>Text has amended to clarify that building heights and massing varies on Tamworth Road. Text has been amended as follows:</p> <p><i>‘Buildings on Tamworth Road, both within and outside of the conservation area boundary, vary in terms of their height and massing. The Building heights on the east side of Tamworth Road within the conservation area are generally two to three storeys, but the former school at</i></p>	A

							<i>number 37 is taller at up to four storeys with a rooftop cupola (see photo on p.23) and the Buildings on the east The Baptist Chapel (see photo on p.25) is another substantial institutional building, equating to approximately three storeys in height.'</i>	
Section 5.1	25	5.1.6	9	MCCAAP	Delete "an" and replace with "a" before negative	C	Document has been amended as suggested	A
Section 5.1	25	5.1.7	9	MCCAAP	Delete "(see photo on P.20)" the photo is right next to the text	C	Document has been amended as suggested	A
Section 5.4	26	5.4.3	17	Croydon Council Officer	Need to explain that the lack of trees on Church Street and Tamworth Road is partly restricted by the tram infrastructure.	C	Additional sentence has been included to reflect this comment: <i>'5.4.3 Tree planting is restricted on Church Street and Tamworth Road due to the tram infrastructure.'</i>	A
Section 6.2	27	Map 16	9	MCCAAP	We are surprised that 83 Church Street is not locally listed as it would appear to be late Georgian or early Victorian	C	This building does not currently form part of the Council's local list. It has been added to the list of recommendations to be reviewed at the next opportunity.	N
Section 6.2	27	Map 16	2	Cairo Properties LTD	As noted above (under the comments on paragraph 3.3.2) it is considered that, in the absence of dedicated, detailed appraisals, the CAAMP should not make definitive statements on the contribution of buildings that are neither locally nor statutorily listed, to the character of the Conservation Area. This map should be amended accordingly, with the necessary associated changes to the text of section 6.2.	C	No objection has been raised by English Heritage to the approach taken to identifying the relative contribution of individual buildings to the conservation area's special character. The English Heritage guidance document 'Understanding Place: Conservation Area Designation, Appraisal and Management' states that Appraisals should include 'a map showing listed, locally listed buildings and unlisted buildings or groups of buildings that contribute positively to the character or appearance of the area'. There are no changes proposed to the document.	N
Section 6.2	29	6.2.15 and 6.2.16	17	Croydon Council Officer	Buildings that make a neutral contribution or detract from the character of the conservation area may be of merit in their own right	C	Document has been amended to include additional sentence at the end of parts C and D of Section 6.2 to reflect this	A

							comment: <i>'These buildings may have merit in their own right.'</i>	
Section 7.1	33	7.1.1 – 7.1.4	2	Cairo Properties LTD	This conservation area is mixed in character, with a varied streetscape incorporating regular contrasts in scale, character and appearance. A lack of investment and new development has led to large areas of streetscape becoming run down and untidy in appearance. It is important therefore, that this CAAMP and the accompanying Draft Old Town Masterplan do all that they can to encourage new development in the area, with an emphasis on high quality design, in order to enhance the setting and appearance of the Conservation Area.	C	These comments are noted and the variety of character in this conservation area are recognised in the CAAMP. The CAAMP provides supplementary guidance to the Conservation Area General Guidance SPD that will help to secure new development being of a high quality design.	N
Section 7.2	34	List of threats	2	Cairo Properties LTD	The area contains a number of Opportunity Sites for new development on which, due to their size and characteristics, large buildings will be appropriate. Including 'size' as a threat, therefore, is not appropriate. Large new buildings, if appropriately designed, can and should have a positive role to play in enhancing the setting and appearance of the Conservation Area. The key parameter here is the quality of design, not size. Point 15 should be amended accordingly: <i>"15. Threat to the setting of the conservation area from oversized, poorly designed or ill-sited development"</i>	C	The Church Street Conservation Area and the rest of the Old Town area has a predominantly low-rise character. There may be some scope for an increase in the scale and density of development close to the Flyover as outlined in the Draft Old Town Masterplan, however all development proposals must ensure sensitive treatment is given to the setting of conservation areas and listed buildings. It is considered that development of an inappropriate scale and massing can have a harmful impact on the setting of conservation areas. To clarify meaning, the text in the CAAMP has been amended to read: <i>'Harmful impacts on the conservation area's setting as a result of development of an inappropriate scale, massing and design.'</i>	A
Section 7.2	34	List of threats	17	Croydon Council Officer	Include reference to the impact of poor quality or temporary signage	C	Additional point has been included: <i>10. Poor quality of temporary signage on buildings</i>	A
Section 9.1	37	9.1.2	2	Cairo Properties	This uniform approach contradicts the rationale for having a system that differentiates between	C	Statutorily listed, locally listed and buildings identified as making a positive contribution	N

				LTD	designated and non-designated heritage assets in the first place. Statutorily listed, locally listed and non-listed buildings should not be subject to a uniform approach. Furthermore, it is considered that this section conflicts with the approach of the NPPF and Planning Practice Guidance, which require balance and proportionality when considering the impact of proposals affecting heritage assets. Paragraph 9.1.2 should be deleted, or re-drafted accordingly.		to the character of the conservation area are all considered to constitute part of the conservation area's special character. In the decision-making process all designations that apply to an individual building will be taken into account and decisions will be made on an individual case-by-case basis in accordance with Development Plan policy and associated guidance.	
Section 9.3	37-38	9.3.1	2	Cairo Properties LTD	Paragraph acknowledges that new development on the Cairo New Road site will have a direct impact on the conservation area's setting. It should go beyond this simple statement, and acknowledge that high quality development of this site will have an important role to play in enhancing the setting of the conservation area. It goes on to state that <i>"tall buildings in the town centre may impact on the conservation area's wider setting"</i> . Tall buildings are already evident throughout Croydon, and impact upon the setting of its Conservation Areas. They are, to large extent, a defining local characteristic. The text of this paragraph should be amended as follows: <i>"For example development on the Cairo New Road site will have a direct impact on the conservation area's immediate setting. High quality development of this site will play an important role in enhancing the setting of the conservation area. and-The development of more tall buildings in the town centre will transform Croydon's skyline, adding to the impact that tall buildings already have on the setting of the conservation area may impact on the conservation area's wider setting."</i>	C	Changes are proposed to this section of the CSCAAMP to provide clearer guidance on development affecting the setting of the conservation area to support development proposals that preserve and enhance the setting of the conservation area. Section has been amended as follows (paragraph numbers reflect re-organisation of structure of the Management Plan): <i>'8.3.1 All development proposals that affect the setting of the Church Street Conservation Area must carefully assess all resultant impacts to ensure that its significance is not unduly harmed. Opportunities for enhancement of the existing setting through development should be sought. As development sites, including tall buildings, in and around Croydon's town centre come forward, it is likely recognised that the wider setting of the Church Street Conservation Area will change. For example development on the Cairo New Road site will have a direct impact on the conservation area's immediate setting and tall buildings in the town centre may impact on the conservation area's wider setting. All development that affects the setting of</i>	A

						<p>the Church Street Conservation Area must carefully assess all resultant impacts to ensure that its significance 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.</p> <p><i>8.3.2 In order to preserve and enhance the conservation area's immediate setting, development should be of a high quality design and materials and an appropriate scale and massing so as to that does not dominate the low-rise character of the area.</i></p> <p><i>8.3.3 There is a neighbouring development site on Cairo New Road, as outlined in the Draft Old Town Masterplan. Development on this site is likely have a direct impact on the setting of the Church Street Conservation Area and other surrounding heritage assets. It has been accepted in the Draft Old Town Masterplan that this site can accommodate a higher density of development than that which is prevalent in this area due to its location next to the elevated part of Roman Way (also known as Jubilee Bridge). However it is important that an appropriate transition is achieved between the development site and the scale and character of the Church Street Conservation Area, and that development on this site is of a high quality to limit any resultant impacts on the setting of the conservation area.</i></p>
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							<i>8.3.4 All development proposals affecting the setting of the conservation area will be assessed against the English heritage guidance document The Setting of Heritage Assets.'</i>	
Section 9.3	37-38	9.3.2	2	Cairo Properties LTD	As with the previous comment regarding the 'Summary of Threats' on page 34 of the Draft, it is considered that design rather than scale should be advanced as the key parameter here. New development on large Opportunity Sites such as Cairo New Road will naturally be 'large scale'. The key to such developments' impact on the Conservation Area will not be their size, but the quality of their design approach in integrating effectively with the surrounding area. The text of this paragraph should be amended as follows: <i>"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 be of high quality design and integrate effectively with the surrounding area"</i>	C	It is generally not considered that a significant increase in scale of development proposals affecting the immediate setting of the conservation area is appropriate, however in the case of the Cairo New Road site a key consideration is achieving an appropriate transition between the scale of buildings within the conservation area and taller and denser development adjacent to the Croydon Flyover. This paragraph has been amended, as outlined above, to communicate this effectively.	A
Section 9.4	38	9.4.1	9	MCCAAP	We do not consider that 83 Church Street should be used as a good example of a side extension and the photograph should be removed or used as an example of a bad development	C	This example has been removed from the CAAMP.	A
Section 9.4	38	9.4.1	17	Croydon Council Officer	Document should include recommendation for roof extensions to be set back from the main building line to reduce the impact of their massing.	C	8.4.3 Roof extensions must should not unduly dominate the roof of the main building and should be set back from the main building line.	A
Section 9.4	38	9.4.3	17	Croydon Council Officer	Additional guidance should be included to make it clear that visible roofcape that contribute towards the conservation area's special character should not be extended.	C	Additional text has been included as recommended: Roof extensions to groupings of buildings with visible roofscapes set behind parapets, such as 21-25 Church Street, will be resisted due to the impact on their	A

							architectural character.	
							<p>8.5.1 The retail frontages on Church Street contribute to the vibrancy of Croydon's town centre. Wherever possible, historic shopfront features should be salvaged and re-used or replicated. Shopfront improvement works to some buildings in the area will be delivered through the High Streets Improvement Project (please see section 11.3).</p> <p>8.5.2 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. New shopfronts in historic buildings on Church Street should be of timber construction and be of a design that complements the scale, character and appearance of the host building. Open shopfronts and solid roller shutters are not considered to be acceptable in Church Street.</p>	
Section 9.7	39	9.7	17	Croydon Council Officer	Further clarity is required to differentiate between the need to replicate historic timber / metal windows on a like-for-like basis and the desire to replace existing unsympathetic window units with a more appropriate material, for example uPVC windows in historic buildings should be replaced with a material more appropriate to the design of the building.	C	Proposed amendments to text to make it clear that that like-for-like refers to windows that make a positive contribution to the conservation area and to include a recommendation that where unsympathetic replacements have occurred these should be replaced with a more appropriate material: '8.7.2 Where there are existing original or replica windows, proposed If replacements , which is likely to require planning permission, is the only viable option this	A

							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. Window replacements should also explore options for double glazing.	
Section 9.11	39	9.11.1	2	Cairo Properties LTD	It should be acknowledged that public realm improvements arising out of redevelopment proposals can play an important role in enhancing the setting of the conservation area. The following sentences should be added at the start of paragraph 9.11.1: <i>"Public realm improvements will play an important role in enhancing the setting of the conservation area. Redevelopment proposals, both within and adjoining the conservation area, may be an important element of this."</i>		Additional text has been included to reflect these comments: <i>Public realm improvements will play an important part in enhancing the conservation area and its setting.</i> 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 Draft Old Town Masterplan (see section 11.4). <i>Improvements to the public realm should also occur as part of major development proposals.</i>	A
Section 11	41	11.0.1	2	Cairo Properties LTD	This paragraph notes that <i>"other opportunities for enhancement of the area may come forward from other major stakeholders"</i> . This statement should be expanded upon, to state that the Council will work with these stakeholders to encourage enhancement and growth in a flexible and pragmatic manner, in accordance with the London Plan and the	C	Text has been amended to make it clear that in relation to development sites the Council will work with major stakeholders through the planning process to seek enhancement of the conservation area and its setting. Text has been amended as follows: <i>'Other opportunities for enhancement of the</i>	A

					Strategic Policies of the Local Plan. The text of this paragraph should be extended as follows: <i>“Other opportunities for enhancement of the area may come forward from other major stakeholders, and the Council will work with these stakeholders to encourage enhancement and growth in a flexible and pragmatic manner”</i>		<i>area may come forward from other major stakeholders; the Council will work with these stakeholders through the planning process.</i>	
Section 11	41	11.1.2	2	Cairo Properties LTD	This paragraph should also acknowledge that opportunities for further improvements may be delivered as part of redevelopment proposals: <i>“Opportunities for further improvements, which will be delivered as funding comes forward, or as part of redevelopment proposals....”</i>	C	Additional text has been included to reflect these comments: <i>Public realm improvements will play an important part in enhancing the conservation area and its setting.</i> 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 Draft Old Town Masterplan (see section 11.4). <i>Improvements to the public realm should also occur as part of major development proposals.</i>	A

Comments relating to the draft Croydon Minster CAAMP:

Section / reference	Pg no.	Para no.	Comment Ref	Consultee name	Comment	Objection (O) / Support (S) Comment	Response	Amendment (A)/ No change (N)
General	-	-	12	Anonymous response no.2	The conservation area's special character derives from it being a homogenous Medieval and Victorian area in contrast to the 60s and 70s brutalism of Central Croydon.	C	These comments are noted	N
General	-	-	12	Anonymous response no.2	The appraisal is comprehensive and detailed and very well presented. The Management Plan shows good understanding of the on-going issues involved	S	These comments are noted	N
General	-	-	13	Anonymous response no.13	The historic Minster, Old Palace and 1880s residential streetscape contribute towards the special character of the conservation area.	C	These points are covered by the CAAMP.	N
General	-	-	5	Environment Agency	The Environment Floor Risk Map shows most of this area has a medium risk of flooding from river, meaning each year this area has a chance of flooding of between 1 in 100 (1%) and 1 in 30 (3.3%). Caterham Bourne is an ephemeral river, and it is one of the sources of the river Wandle. During periods of heavy rainfall the Caterham Bourne flows north-west through the south of the borough, mainly along Brighton Road, and connects to the River Wandle at Wandle Park. Caterham Bourne is one of the dominant sources of floor risk in the borough. The updated Flood Map for Surface Water shows Howley Road area has high risk of flooding from surface water, meaning each year, the area have a chance of flooding of greater than 1 in 30 (3.3%). The updated Flood Map for Surface Water also shows wider extent of Croydon Minster area has medium to low risk of flooding from surface water. Medium risk means each year, these areas have a chance of	C	Additional paragraphs have been included to the 'Additional Consideration' section in the Management Plan: <i>'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,</i>	A

					<p>flooding between 1 in 100 (1%) and 1 in 30 (3.3%). Low risk means each year, these areas have a chance of flooding of between 1 in 1000 (0.1%) and 1 in 100 (1%). Croydon has ranked fourth, nationally, as the most susceptible borough to surface water flooding. London Borough of Croydon Surface Water Management Plan and Level 1 and Level 2 Strategic Flood Risk Assessment for London Borough of Croydon are also good sources of information.</p> <p>For Croydon Minster area, we recommend that consideration be given to use of flood proofing measures to reduce the impact of flooding when it occurs. It may be difficult to reduce the risk of flooding in this area, but the impact of flooding to properties can be minimised by introducing flood resilient measures. Any development should aim to avoid aggravating existing or creating new flooding problems, either on the site or elsewhere. Sustainable drainage is the practice of controlling surface water runoff as close to its origin as possible, before it is discharged to a watercourse or to ground. This involves moving away from traditional piped drainage systems to softer engineering solutions that are closer to their natural drainage regimes and help to promote wider environmental objectives.</p> <p>Existing soft landscaped areas and any trees and greenery in Croydon Minster, Central Croydon and Church Street areas should be preserved, and any increase in impermeable ground surface should be avoided. The CAAMPs for East India Estate, Norbury Estate and Norwood Grove demonstrated sustainable urban drainage systems (SUDS) are achievable by promoting reinstatement of soft landscaping.</p>		<p><i>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).'</i></p>	
General	-	-	5	Environment Agency	SUDS have multiple benefits as identified in paragraphs 6.7 and 6.8 of the Croydon Local	C	These comments are noted.	N

					<p>Plan: Strategic Policies. Use of sustainable urban drainage systems that compliments the conservation value of these areas should be encouraged. SUDS are not just about soft landscaping and biodiversity, but it can be incorporated in hard landscaped areas. New pedestrian areas, new pavements and new public space can be laid with pervious paving, if feasible, and trees and bushes can be introduced in bioretention planters.</p> <p>The London Plan gives a good guidance on SUDS in Policy 5.13:<i>Development should utilise sustainable urban drainage systems (SUDS) unless there are practical reasons for not doing so, and should aim to achieve Greenfield run-off rates and ensure that surface water run-off is managed as close to its source as possible in line with the following drainage hierarchy:</i></p> <ol style="list-style-type: none"> 1. store rainwater for later use 2. use infiltration techniques, such as porous surfaces in non-clay areas 3. attenuate rainwater in ponds or open water features for gradual release 4. attenuate rainwater by storing in tanks or sealed water features for gradual release 5. discharge rainwater direct to a watercourse 6. discharge rainwater to a surface water sewer/drain 7. discharge rainwater to the combined sewer. <p>Drainage should be designed and implemented in ways that deliver other policy objectives of this Plan, including water use efficiency and quality, biodiversity, amenity and recreation. The Mayor's supplementary guidance on Sustainable Design and Construction contains further guidance on including green space in urban developments. Please refer to section 2.4.4 on water pollution and flooding.</p>			
General	-	-	13	Anonymous	Well-presented comprehensive information.	S	These comments are noted.	N

				response no.3	Good maps and photographs, photographs particularly helpful in explaining and illustrating the architectural details			
General	-	-	13	Anonymous response no.3	[The document] has identified the main problems to be addressed – shows a good level of joined up thinking applied to the proposal.	S	This comment is noted.	N
General	-	-	16	Anonymous response no.14	Sense of community and quietness outside of shopping times that allow children to play on the street with adult supervision is important.	C	This comment is noted.	N
General	-	-	16	Anonymous response no.14	The character of the area remains, but some landlords are trying to cut corners when renovating houses.	C	This comment is noted.	N
General	-	-	9	MCCAAP	References throughout the document are made to all the dwellings in the CA as 'cottages'. Only 12-26 & 54-72 Church Road and Nos. 1&2 Old Palace Road can genuinely be referred to as 'cottages'. OED definition of "cottage" is "small house esp. in rural areas". The bulk of the dwellings in this area are Victorian terrace houses with 2/3 bedrooms and bay windows.	C	References to cottages have been removed from the document.	A
Section 1.6	3-4	1.6.1 – 1.6.2	16	Anonymous response no.14	Brickwork and architecture of houses, the Memorial Gardens, Croydon Minster, Old Palace School and lack of high rises, apart from the BT building backdrop, contribute to the conservation area's special character	C	The brickwork and architecture of houses, the Memorial Gardens, Croydon Minster, Old Palace School are all recognised in the CAAMP as being of significance to the area. Additional sentence has been included to reflect the low-rise character (apart from Ryland House) of the conservation area and its immediate setting. Text reads: 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. <i>It is a stark contrast to the otherwise low-rise character of the conservation area (apart from the Minster Tower) and the surrounding</i>	A

							<i>area.</i>	
Section 2.1	7	Map 7	9	MCCAAP	The yellow dots do not show up against white page. They are obvious on the map but should be darkened for the Key	C	Map has been amended as suggested.	A
Section 2.2	8	2.2.3	9	MCCAAP	Insert "forming <i>one of the many</i> sources". Delete " <i>in and above</i> " and replace it with " <i>in close proximity to</i> "	C	Document has been amended as suggested	A
Section 2.2	10	2.2.14	9	MCCAAP	The first sentence does not make sense. Should read " <i>The southern part of the grounds were sold off for housing development in the 1880s. The sentence starting "terraced housing...." is tautological. Either the first or second part of this para. Could easily be deleted and the whole paragraph rephrased.</i> "	C	Text has been amended to read: ' <i>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.</i> '	A
Section 2.2	13	Map 8	9	MCCAAP	Delete "Old Palace Yard" and replace with "Old Palace Road"	C	Document has been amended as suggested	A
Section 3.2	17	3.2.1	9	MCCAAP	Delete all references to " <i>cottages</i> " and replace with " <i>houses</i> " throughout this paragraph	C	Document has been amended as suggested	A
Section 3.2	17	3.2.2	9	MCCAAP	References to cottages in this paragraph are correct.	C	This comment has been noted, however to avoid confusion references to cottages have been changed to ' <i>small houses</i> '	A
Section 3.2	17	3.2.3	9	MCCAAP	Delete references to " <i>cottages</i> " as above these dwellings are all 2/3 bed houses with bay windows	C	Document has been amended as suggested	A
Section 4	18-21	-	13	Anonymous response no.3	Good explanation of specific planning terminology, i.e Density, land uses, building height and massing	S	This comment is noted.	N
Section 4.1	18	4.1.1	9	MCCAAP	" <i>Both layout and form of the area has....</i> " Sounds a less clumsy start to this sentence		Document has been amended as suggested	A
Section 4.1	18	4.1.2	4	English Heritage	This paragraph feels at odds with the more detailed understanding of the development of the churchyard indicated at 2.2.12 to 2.2.15. Recommendation to revise the text to read "The	C	Text has been amended as recommended to make the meaning clearer.	A

					irregular shape of the churchyard reflects historic changes in landownership between the Minster and Palace”.			
Section 4.2 and 4.3	19	4.2.1 and 4.3.1	9	MCCAAP	Remove “cottages” and replace with “terraces”	C	Document has been amended as suggested	A
Section 5.1	23	5.1.4	17	Croydon Council Officer	Insert text about the high brick wall that marks the boundary treatment to Old Palace School	C	Additional sentence has been included at the start of this paragraph: <i>‘The boundary treatment to Old Palace School is marked by a high brick wall with some gaps enclosed by iron gates.’</i>	A
Section 5.1	23	5.1.5	9	MCCAAP	Insert “St.” before “John’s”. Delete “the” before “there”.	C	Document has been amended as suggested	A
Section 5.2	24	5.2.3	9	MCCAAP	The person who wrote this paragraph clearly has not been down here. Traffic is a nightmare especially during term time between the hours of 8.30-9.30 and 2.30 – 5.30 when the roads are blocked and parking is an impossibility. Litter is constantly dropped in the road from cars. Suggest an inaccurate reference to traffic be deleted	C	The text referring to the area being quiet has been deleted.	A
Section 5.4	25	5.4.1	9	MCCAAP	Yew trees were historically kept in churchyards to prevent livestock from eating them. Not only were they poisonous but the wood was needed long and straight to fashion the long bows for which English archers were famous. If there is any religious connection it is likely to be pagan. The sentence doesn’t make sense either – suggest delete.	C	Text has been amended to read: <i>‘Yew trees were traditionally planted in churchyards and therefore relate to the present and historic land use.’</i>	A
Section 5.4	25	5.4.1	17	Croydon Council Officer	Re-order text to make meaning clearer	C	Text has been re-ordered to read: <i>‘5.4.1 Trees in the within and to the west of the St John’s Memorial Gardens play an important role in screening the sight 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</i>	A

							<i>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.</i> <i>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.'</i>	
Section 6.2	28	6.2.8	4	English Heritage	Suggest altering the opening sentence to "These buildings" rather than "The present buildings" which implies potential change.	C	Document has been amended as suggested.	A
Section 6.2	29	6.2.11	9	MCCAAP	These properties were not converted by the Old Palace School. They were converted into flats by a local developer with scant regard for their quality and against much opposition. Suggest this sentence is also deleted	C	Reference to Old Palace School has been deleted: <i>'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.'</i>	A
Section 6.2	29	6.2.13	9	MCCAAP	The Victorian shop front faces east not north and is recessed and not protruding	C	Text has been amended as suggested: A <i>The Victorian shopfront (possibly relocated) projects from the ground floor to the north and is a rare survivor in Croydon's town centre (see photo).</i>	A
Section 6.2	29	6.2.16	17	Croydon Council Officer	Buildings that make a neutral contribution or detract from the character of the conservation area may be of merit in their own right.	C	Document has been amended to include additional sentence at the end of part C Section 6.2 to reflect this comment: <i>'These buildings may have merit in their own right.'</i>	A
Section	31	-	10	Salma Ismail	Concern expressed about the current state of	C	Proposals in the Old Town Masterplan	A

7.1					Howley Road, including poor lighting, lack of greenery (especially compared to Cranmer Road which has attractive cherry trees despite not being in the conservation area) and poor condition of signage.		include street trees on Howley Road. As stated in the CAAMP 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. Additional sentence to be included in the Management Plan Public Realm Works guidelines to advise that ' <i>All existing cast-iron street signs should be retained and repaired.</i> '	
Section 7.1	31	-	16	Anonymous response no.14	Green spaces are not sufficiently cleaned. The rubbish bin has been removed in the Memorial Gardens and drinkers leave empty cans. The Memorial Gardens is too secluded thus reducing use by residents and passers-by. Beautiful area but considered unsafe.	C	As stated in the CAAMP the 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.	N
Section 7.1	31	-	15	Anonymous response no.13	The condition of the area is basically good. There is late night noise caused by people parking for nightclubs on weekends especially at about 3am, Anti-social elements loitering around the open spaces near the Minster and Matthew's Yard – resultant litter and debris.	C	Issues of litter and vandalism have been recorded in the list of threats to the area in the CAAMP	N
Section 7.2	32	7.2.1	16	Anonymous response no.14	The Tudor Arch is loved by residents and should be maintained	C	This comment is noted and supported by the CAAMP.	N
Section 7.3	32	Box	10	Anonymous response no.14	Lack of usage of the pumping station is a threat to the area. There is a lovely view of the pumping station from Howley Road.	C	This issue is considered in the Old Town Masterplan, which sets out objectives to bring the building back into active use.	N
Section 7.3	32	Box	16	Anonymous response	Threats to the area of possible opening up of dead end road from Howley Road to Roman	C	There are no current proposals to open up the end of Howley Road. Parking	N

				no.14	Way and of the reduction in parking outside homes along Old Palace Road.		changes to the area are considered in the Old Town Masterplan and are not the subject of the CAAMP.	
Section 7.3	32	Box	17	Croydon Council Officer	Changes required to the list of threats to include reference to lack of maintenance of the public realm being a threat to the area and to make it clear what aspects of Roman Way adversely affect the character of the conservation area.	C	<p>SUMMARY OF THREATS AND ISSUES AFFECTING THE CONSERVATION AREA's SPECIAL CHARACTER</p> <p>A. MINSTER AND OLD PALACE CHARACTER AREA B VICTORIAN COTTAGES CHARACTER AREA</p> <ul style="list-style-type: none"> • Loss of historic architectural features, notably historic bay windows, columns and pilasters • Introduction of inappropriate unsympathetic new features and / or materials, including uPVC and aluminium doors and windows • Impacts of tall buildings in Croydon's town centre on the conservation areas's setting • Negative impact on the setting of the Minster from Roman Way • Painting or rendering of exposed brick walls • Installation of poorly-sited renewable energy technologies and other building services • Loss of permeability • Loss of front boundary walls • Effect of noise and fumes from Harsh visual, noise and pollution impact of Roman Way on the ambience character of the area • Lack of screened bin storage • Vandalism, litter and graffiti • Cracked Lack of maintenance of road surfaces, footways and street 	A

							<p>furniture</p> <ul style="list-style-type: none"> • Poor connections with the surrounding area and severance effect of Roman Way • Fast moving traffic/one way system harming ambience • Planning blight regarding Reeves Corner • Litter 	
Section s 8 -11	34-42	-	12	Anonymous response no.2	The Management Plan addresses most of the points raised and shows a good understanding of what is needed to maximise the area's appeal.	S	These comments are noted.	N
Section 9.3	37	9.3.2	17	Croydon Council Officer	Amend text to make it clear that the landmark quality of the Minster Tower should not be harmed by development within the area.	C	8.3.3 Development affecting the immediate within the setting of the conservation area must should not prejudice the Minster tower as the principle landmark in the local area and should be of an appropriate scale that does not dominate disrupt the area's predominantly low-rise character of the area .	A
Section 9.4	37	9.4.1	17	Croydon Council Officer	There is limited scope for side extensions in this conservation area therefore the text should be deleted.	C	9.4.1 The intimate scale, shallow front gardens and urban character of the Croydon Minster Conservation Area leaves very limited scope for side or front extensions. 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	A

Section 9.7	39	9.7	17	Croydon Council Officer	Further clarity is required to differentiate between the need to replicate historic timber / metal windows on a like-for-like basis and the desire to replace existing unsympathetic window units with a more appropriate material, for example uPVC windows in historic buildings should be replaced with a material more appropriate to the design of the building.	C	<p>design and materials.</p> <p>Proposed amendments to text to make it clear that that like-for-like refers to windows that make a positive contribution to the conservation area and to include a recommendation that where unsympathetic replacements have occurred these should be replaced with a more appropriate material:</p> <p>'8.7.2 Where there are existing original or replica windows, proposed replacements, (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. 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. Window replacements should also explore options for double glazing.</p>	A
Section 9.5	38	9.5.2	9	MCCAAP	Add "s" to "windows"	C	The document has been amended as suggested	A
Section 11	40	11.0.2	17	Croydon Council Officer	Following a comment on the CSCAAMP it should be made clear that the Council will work with stakeholders through the planning process to deliver enhancements to the conservation area.	C	Text has been amended to make it clear that in relation to development sites the Council will work with major stakeholders through the planning process to seek enhancement of the conservation area and its setting. Text has been amended as follows: <i>'Other opportunities for enhancement of the area may come forward from</i>	A

							<i>other major stakeholders; the Council will work with these stakeholders through the planning process.</i>	
Section 11.1	40	-	12; 13	Anonymous response no.2; Anonymous response no.3	Recommendation for the area to have Victorian style enhancements including cast-iron street signs and lampposts.	C	The Management Plan points out that all new street lighting will be of a heritage-style to complement the area's historic character. Additional sentence to be included in the Management Plan Public Realm Works guidelines to advise that ' <i>All existing cast-iron street signs should be retained and repaired.</i> '	A
Section 11.1	40			Anonymous response no.3	Recommendation to remove / replace large wheelie bins on Howley Road as most properties have no side entry. Bins in gardens have to be carried through the house.	C	Bin storage is cited as a problem in the conservation area. This issue will be raised with the Council's Waste Management Team	N
Section 11.1	40			Anonymous response no.14	Public realm works should consider sustainability so that the public realm can remain in good condition for years to come.	C	The Croydon Public Realm Design Guide (available to download at www.croydon.gov.uk/publicrealm) sets out Croydon's strategy for delivering high quality and sustainable changes to the public realm.	N