

Welcome to the latest design engagement session on the proposals for the Regina Road Estate. Thank you for the feedback you have given so far, which has fed into the design of the estate.

Following your feedback at our previous public consultation events, some key themes emerged where residents would like further input. Today you will find information on:

- Community Space
- Landscaping and Play
- New Pre-School Space
- Estate security and safe design

Your input is invaluable, and we invite you to have your say at our consultation event.

For further information, you can also email the team on consultation-reginaroad@croydon.gov.uk or find more information online at www.croydon.gov.uk/housing/regina-road

January to August 2025

Demolition of 1-87 Regina Road

June 2025

Submission of Planning Application

May-June 2025

Final round of public consultation to outline the final proposals

Autumn 2025 - February 2026

Demolition of 89-123 Regina Road, subject to vacant possession



Consultation Events Autumn 2024

Thank you to everyone who took part in our consultation events, the latest of which was in November 2024. Engagement so far has taken a variety of forms, including consultation on the ballot process and on the design of the estate. Residents are keen to see new high-quality homes whilst maintaining the green space which locals value.

Suggestions for how the community space could be used, such as youth clubs, support groups, a community cafe, or music rooms, will feed into considerations as we continue the work on the possible usage of this space. The final decision on what the community space will be subject to discussions on the available space and maintenance costs. Suggestions from residents will be considered as part of this process.

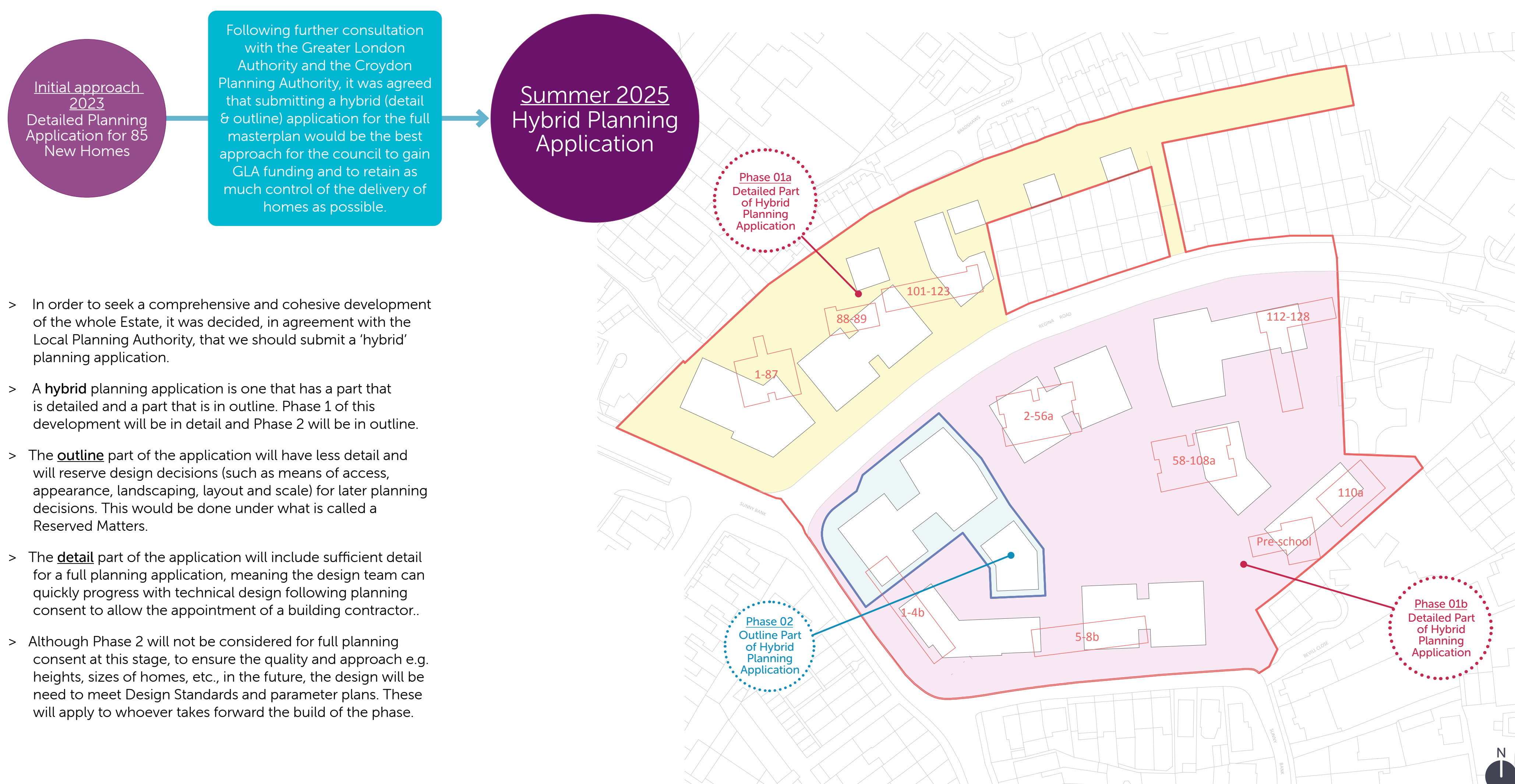
For example, we showed two ideas for play areas: one with a single 'Multi-Use Games Area' (MUGA) and one with two smaller ball courts alongside open space. There was a strong preference for the two smaller ball courts. People felt this option would allow children of different ages to use the space at the same time.

All comments received on the early designs are helping us to prepare our planning application for the regeneration of the estate.



This was the indicative image shown in in Autumn 2024

Hybrid Planning Application 2024/25



Updated Masterplan

The landscape design offers various spaces for the local community to enjoy, centered around a community green that serves as the heart of the site. This green features formal and informal play areas, a fitness space, a ball court, and seating areas. The community space is located at the green's entrance.

The streetscape along Regina Road and Sunny Bank is enhanced with meadow planting, swales, and playable elements. Residential communal gardens provide amenities for the whole family, including play, seating, and seasonal planting. Quieter spaces along the edges are dedicated to ecology and biodiversity.

- Red line boundary
- Phase 2 boundary
- ① Green street
- ② Parking court
- ③ North/south street
- ④ Biodiverse boundaries
- ⑤ Ball court
- ⑥ Fitness trail
- ⑦ Equipped play area
- ⑧ Informal ball sports area
- ⑨ Swale/ rain garden border with play on the way
- ⑩ Community growing
- ⑪ Seating nooks
- ⑫ Wildlife corners
- ⑬ Community garden
- ⑭ Nursery garden
- ⑮ Orchard path
- ⑯ Public art opportunity
- ⑰ Community space spill out zone



Community Green

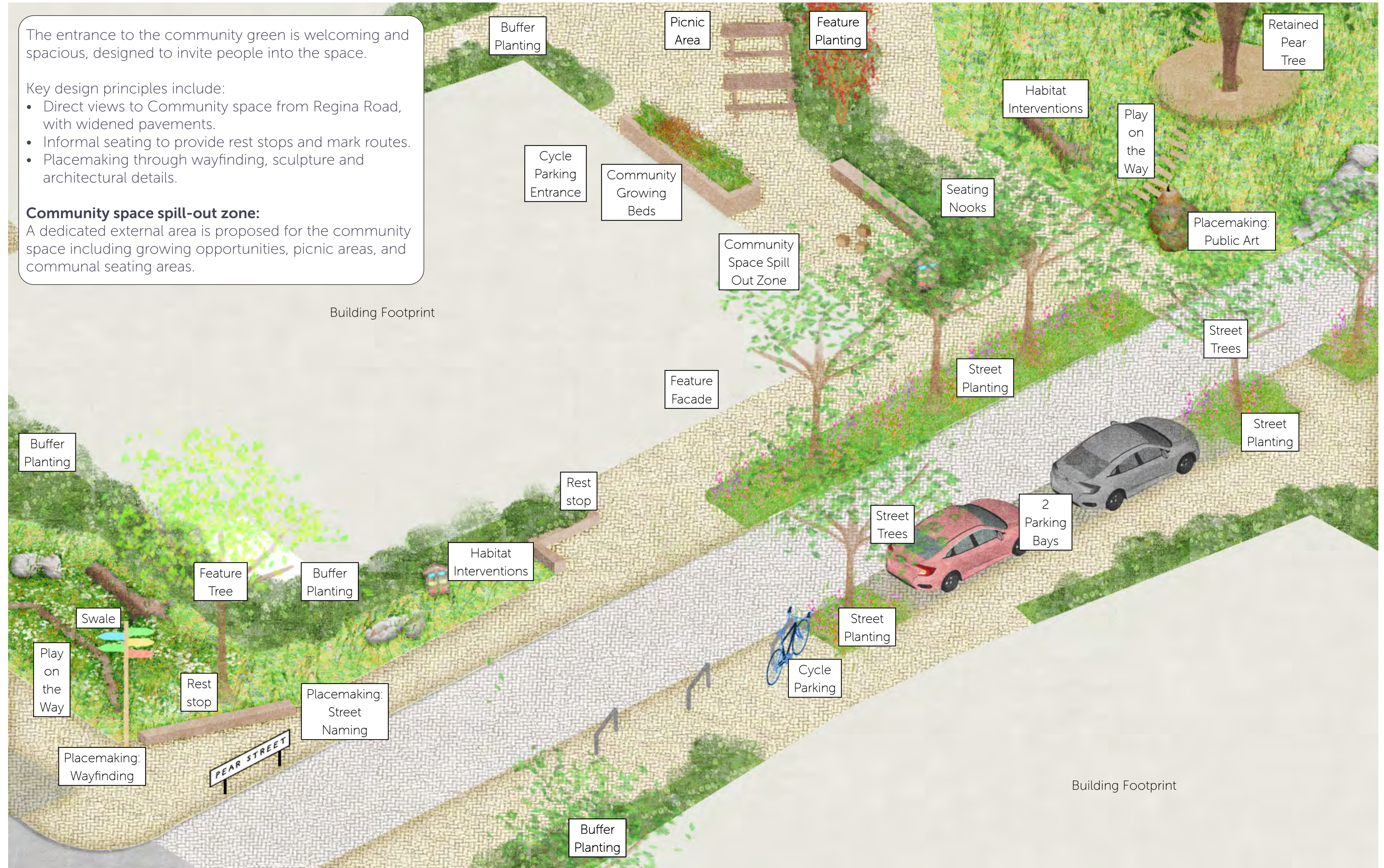
The community green will offer spaces for a range of users and abilities, considering different atmospheres and zoning characteristics.

The two ball courts are separated to allow for differentiation in use and character. Equipped play is placed close to the nursery and in the more shadier area of the site.

The space has been designed with key focus on safety and inclusivity, in collaboration with Met Police. The scheme is aiming to achieve Secure by Design "Gold" certification. The design considers natural surveillance and an enhanced lighting scheme to ensure that residents will feel safe during dark hours.



























Community Green Entrance



Examples of Furniture, Play and Fitness Equipment

Precedents showing 'Look and Feel' of landscape elements, the final products have not been selected and are under consideration.

FITNESS	DOORSTEP PLAY	FAMILY PLAY	COMMUNITY EQUIPPED PLAY	PLAY ON THE WAY	PUBLIC ART PLAY	NATURE PLAY	SEATING
 Fitness for all ages	 Play huts	 Community growing	 Climbing frames	 Playful paths & routes	 Feature climbing wall	 Sculptural loggeries	 Flexible & informal
 Ball courts	 Inclusive & accessible play	 Table tennis	 Slides	 Balancing through meadow	 Colourful play surface	 Bee hotels	 Comfortable with back & arm rests
 Body weight equipment	 Sensory play	 Toddler swings	 Changes in levels	 Boulders to climb	 Art linking to natural heritage	 Bird boxes & insect hotels	 Cube seats

Residential Courtyards

The residential gardens provide more private areas, well overlooked by the proposed buildings.

Amenities include formal play for younger children as well as opportunity for the whole family to spend time outside.

The existing boundaries are enhanced with new planting and trees to create privacy and green corridors.

The below are some of the options being considered for inclusion within the residential courtyards.

- ① Biodiverse boundary
- ② Quiet seating pocket
- ③ Community growing beds
- ④ Communal picnic tables
- ⑤ Table tennis
- ⑥ Rain garden
- ⑦ Seating for carers
- ⑧ Accessible play
- ⑨ Collaborative play
- ⑩ Sensory play
- ⑪ Imaginary play and shelter
- ⑫ Play trail



Community Garden

- A community garden, that will offer growing opportunities to residents and the local community is proposed in the northeast part of the site where allotments once existed.
- It has been designed to offer accessible and communal growing options, fruit trees, and educational spaces to engage residents of all ages in sustainable gardening practices.
- A shelter at the entrance will offer a community hub to help foster interaction, encourage environmental stewardship, and provide opportunities for learning and socialisation.

The community garden considers:

- Biodiversity rich planting
- Accessible beds situated near entrance, surrounded by paved areas for ease of access
- Space for picnics and outdoor eating
- Composting areas
- Wildlife interventions
- Communal growing beds
- Orchard/ Fruit trees

Sketch View: Entrance to Allotments



Greenroof
Fence in planting
Greenhouse Storage and Hub
Entrance through Hub



Location Plan


Section B: Looking North Towards Regina Road




*All of these options are under consideration and are not final.

Placemaking Themes


- 1 GREAT NORTH WOOD**




The Regina Road site was once shaded by the canopy of The Great North Wood - an oak woodland that thrived in the clay soil and which gave the Norwood area its name.
- 2 BEULAH SPA**



Beulah Spa was a popular leisure destination during the 19th century. It was founded in 1831 by John Davidson Smith, who developed the spa around a spring whose waters were believed to have health benefits.
- 3 SOUTH NORWOOD LAKE**



Remnants of the canal can be seen at South Norwood Lake, one of two reservoirs that supplied the Croydon Canal with water.
- 4 CROYDON CANAL**



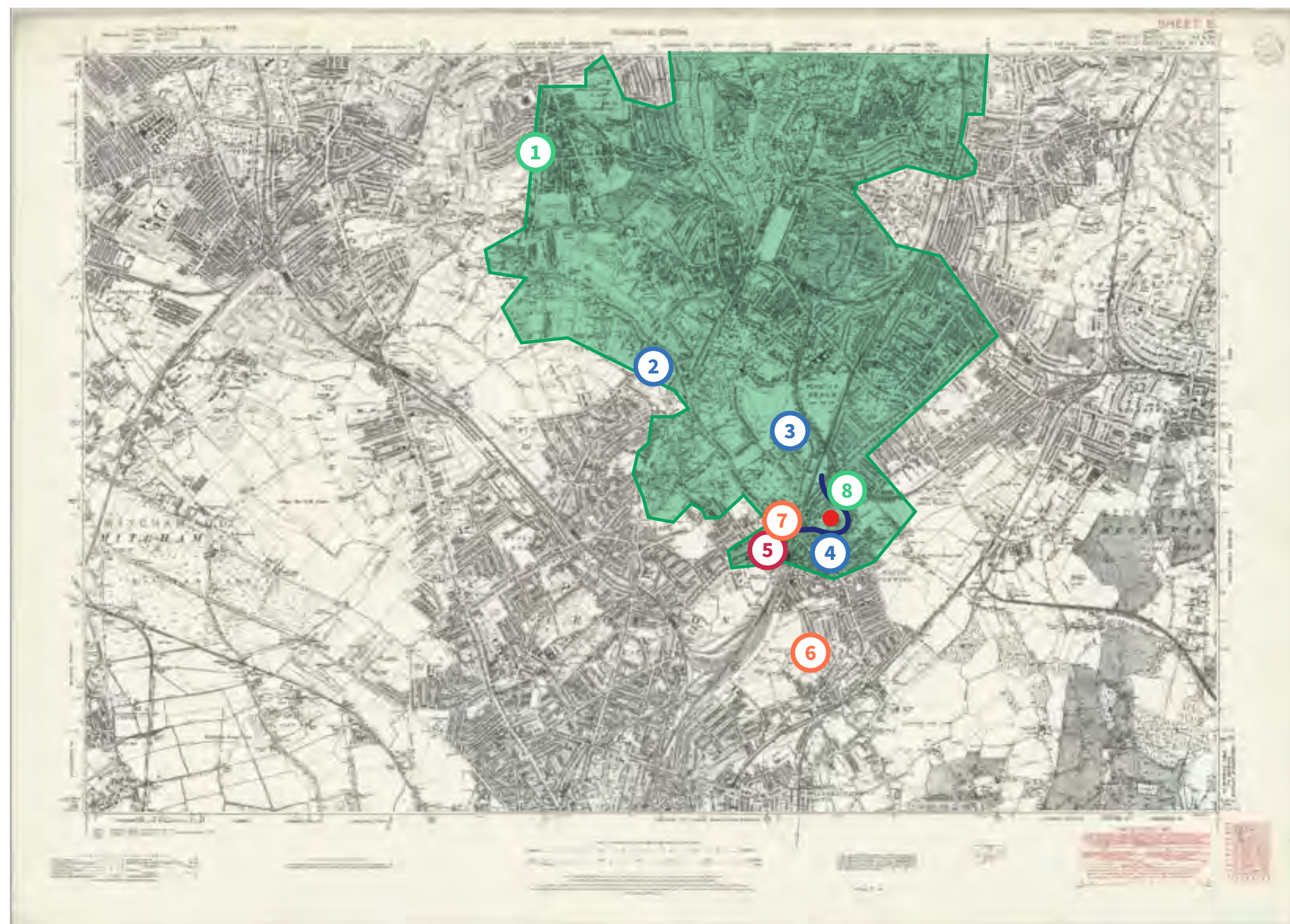
The distinctive tear drop shape of Manor Road, Regina Road and Albert Road traces the original course of Croydon Canal, the Sunnybank area at the centre of this 'loop' was once being known as 'Frog Island'.

Placemaking Opportunities


The site's character areas, open spaces, and key features offer an opportunity to blend historic and nature-inspired themes. These could be brought to life through elements like signage, street furniture, play surfaces, hard landscaping, and public art.

Themes


- The Great North Wood
- Water Courses & Sources
- Webber's Sporting Goods
- Brickmaking Industry



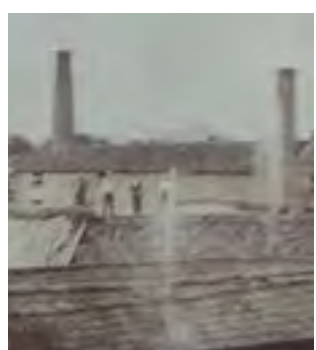
- 5 WEBBER BROS.**




Webber Bros. was a sporting goods company, perhaps best known for their 'Premier' football, which was used in the FA Cup final in 1935, 1950, and 1951.
- 6 HANDLEY'S BRICKWORKS**



Handley's Brickworks was another notable business in the area, which was located at Woodside Green. Norwood was an ideal location for brick factories, thanks to its rich clay deposits and the canal, which served as a transport route.
- 7 PASCALL'S BRICKWORKS**



Pascall's brick factory, which once stood on the site of Stanley Arts and Harris Academy, had a conveyor that delivered the bricks to the mooring point for barges close to The Ship pub on high street.
- 8 ALLOTMENT GARDENS**



Proposed community growing areas nod to the allotment gardens historically located to the north of the site.

Elements

The public art and placemaking strategy is currently considering the following specific elements. These will be further developed by the landscape architect, architect and will also consider professional and community artists.

1. Block naming
2. Street naming
3. Community Garden/Allotments Entrance Signage/Mural
4. Wayfinding on Regina Road
5. Sculptures referencing the natural heritage
6. Detail on Community space facade
7. Ecological educational signage
8. Surface patterns inspired by the heritage of Webber Bros.
9. Meandering paths through the landscape, giving hints of the canal heritage

Themes

- The Great North Wood
- Water Courses & Sources
- Webber's Sporting Goods
- Brickmaking Industry
- Codesign
- Commission

? Interventions designed through engagement, co-design or commission.



COMMUNITY SPACE

As part of the proposals, a community space will be delivered as per the landlord offer.

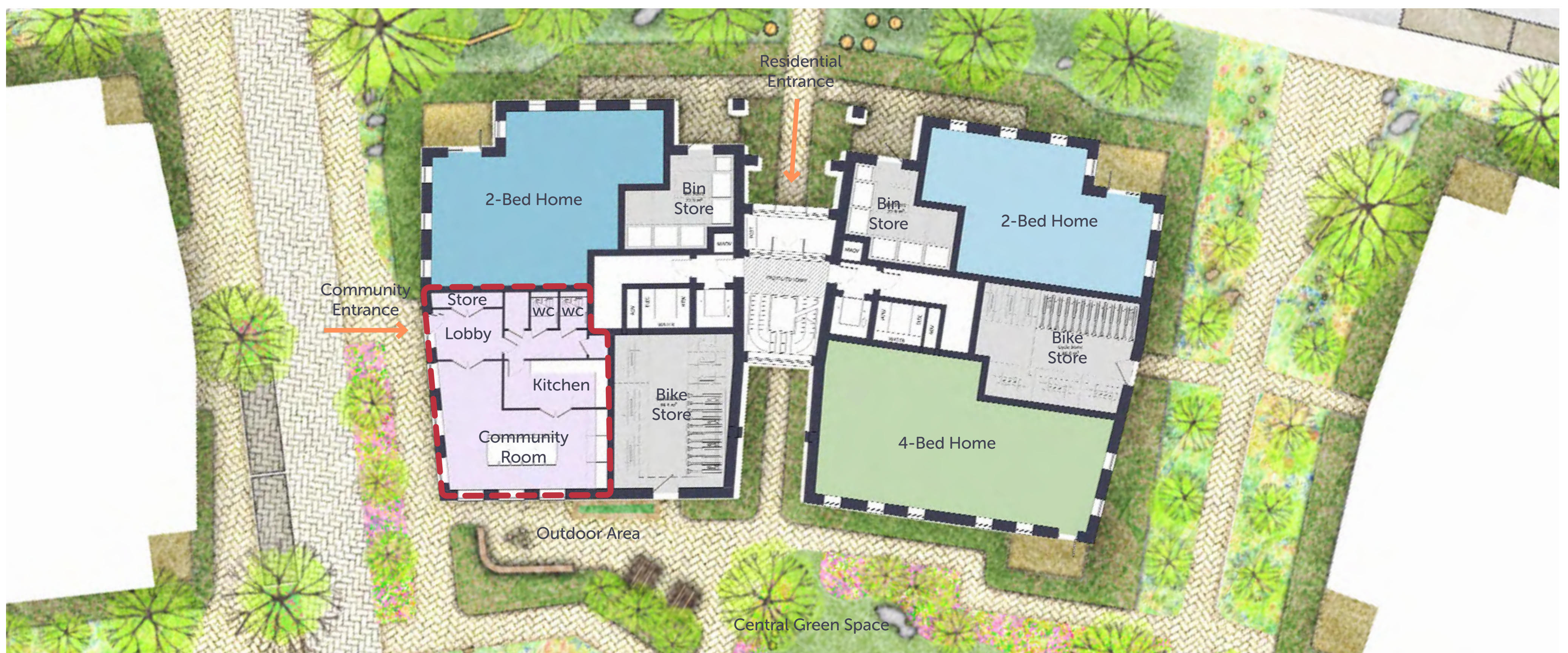
In our site plan, the community space is located in the ground floor of Building E - indicated on the diagram below. This gives excellent access to the green space at the centre of the site.

The community space will be a place for local residents to meet, occupy and potentially host events that bring the community together.

The need for a space such as this was made clear by residents during the ballot process in early 2023 - Croydon Council are delivering on this promise.



Location of community space in the proposals



Indicative Community Space Layout in Building E



Aspirational Image for the Community Space Interior

PRE-SCHOOL USE

As part of the proposals, a pre-school (2-5 year olds) will be re-provided as per the landlord offer.

In our proposals, the pre-school is located on the ground floor of building G - indicated on the diagram below. This means it will have an excellent outlook on to the central green space. The pre-school will be provided with its own private outdoor space and will have vehicle access at the rear.

The new pre-school will re-provide the existing area of the current pre-school, and Croydon are working regularly with the operator of this facility on the internal configuration, operation and security.



Location of the pre-school in the proposals



Indicative Pre-School Layout in Building G



Pre-School Location in the Ground Floor of Building G

Key

- Feature Block Colour
- Brick B



PALETTE UNDER REVIEW



Elevation Concept for the Pre-School Building (Building G)