

Welcome to the online consultation event for our final round of engagement on the proposals for the Regina Road Estate.

Following previous engagement sessions with you and your neighbours, we have further developed our proposals to create a modern, green and vibrant new estate. Your input has been invaluable. Having considered your feedback and incorporated many of the comments from previous engagement sessions, we are pleased to present our final plans.

Read on to find out more about how the proposals have evolved, what to expect next and how you can stay up to date.

January 2025

Demolition of 1-87
Regina Road begins

June 2025

Submission of Planning
Application

May-June 2025

Final round of public consultation
to outline the final proposals



Thank you to everyone who has taken part in our consultation to date. Our last design-focussed session was in February 2025 gathered feedback on the four key themes which emerged from previous sessions in autumn 2024:

- Community space
- Landscaping and play
- New pre-school space
- Estate security and safe design

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.

Hybrid Planning Application 2024/25

Initial approach 2023
Detailed Planning Application for 85 New Homes

Following further consultation with the Greater London Authority (GLA) and the Croydon Planning Authority, it was agreed that submitting a hybrid (detail & outline) application for the full masterplan would be the best approach for the council to gain GLA funding and to retain as much control of the delivery of homes as possible.

Summer 2025
Hybrid Planning Application

- > In order to seek a comprehensive and cohesive development of the whole estate, it was decided, in agreement with the Croydon Planning Authority, that we should submit a ‘hybrid’ planning application.
- > A **hybrid** planning application is one that has a part that is detailed and a part that is in outline. Phase 1 of this development will be in detail and Phase 2 will be in outline.
- > The **outline** part of the application will have less detail and will reserve design decisions (such as means of access, appearance, landscaping, layout and scale) for later planning decisions. This would be done under what is called a Reserved Matters Application.
- > The **detailed** part of the application will include sufficient detail for a full planning application, meaning the design team can quickly progress with technical design following planning consent to allow the appointment of a building contractor.
- > Although Phase 2 will not be considered for full planning consent at this stage, to ensure the quality and approach (e.g. heights, sizes of homes, etc.), in the future, the design will be need to meet design standards and parameter plans. These will apply even if the phase is not directly delivered by the Council.

Key

- Site Boundary
- Phase 2 Boundary
- Phase 1a - 75 Homes
- Phase 1b - 150 Homes
- Phase 2 - upto 115 Homes
- Existing Buildings Footprint
- Proposed Buildings Footprint

Phase 01a Detailed Part of Hybrid Planning Application

Phase 02 Outline Part of Hybrid Planning Application

Phase 01b Detailed Part of Hybrid Planning Application

Pre-school

1-87, 88-89, 101-123, 2-56a, 58-108a, 110a, 112-128, 1-4b, 5-8b


NB: Images are for illustration purposes only


June-July 2024
1st round of public consultation

Demolition for 1-87 Regina Road is expected to start in January 2025. 89-123 Regina Road will be later in 2025, subject to the buildings being empty.

The activities that precede physical demolition include:

- **Design consultation public exhibition**
(Thursday 11th July)
- **Design consultation Family Fun Day**
(Saturday 6th July)
- **Design consultation online meeting**
(Tuesday 16th July)

 49 attendees across the events

 27 surveys completed

- Attendees included many from Regina Road, Sunny Bank and surrounding streets
- Mayor of Croydon attended

November 2024
2nd round of public consultation

- **Design consultation exhibition**

 14 attendees

 4 surveys completed

February 2025
3rd round of public consultation

- **Design consultation exhibition**

 22 attendees

 7 surveys completed

- Residents included many from Regina Road, Sunny Bank and surrounding streets

April 2025 - Consultation workshop on parking and temporary community space

- **Design consultation exhibition**

 24 attendees

 7 surveys completed

- Residents included many from Regina Road, Sunny Bank and surrounding streets

May 2025
4th and final round of public consultation

- **Exhibition Day** - Tuesday 27th May 2025
- **Webinar** - Thursday 29th May 2025
- **Family Fun Day** - Saturday 31st May 2025

You said: you were keen to see green spaces maintained and enhanced as part of the estate

We did: We've put a new central green space at the heart of our proposals, with residential community gardens, swales, play areas for all areas and planting and biodiversity throughout

You said: you wanted a two-court option for the play/sports area in the community green, noting past issues with the ball court being dominated by older children

We did: we designed a community green with two separated ball courts, with distinct characters and equipment. The space with play equipment is located near the pre-school, in the shadier area of the site

You said: that improving security and safety on the estate was very important to you

We did: the community green has been designed with a key focus on inclusivity and safety, and in collaboration with the Met police. The scheme is aiming to achieve a **Secure by Design "Gold" certification**. The design includes passive surveillance and an enhanced lighting scheme to ensure that residents will feel safe after hours

You said: you were happy with the proposals for a new community space, and were keen for this to be flexible to accommodate a variety of uses like fitness classes and music lessons

We did: the community space is designed to accommodate a variety of uses. It is located accessibly on the ground floor of Building E, with intuitive connection to the outdoor green space

You said: you wanted the pre-school to be retained and re-provided as part of the regeneration of the Regina Road Estate, and that you wanted there to be more opportunities for outdoor play and learning for children

We did: a pre-school (2-5 years old) will be re-provided as per the landlord offer. In our proposals, the pre-school will be located on the ground floor of building G, with an excellent outlook onto the central green space. The pre-school will also have its own private outdoor space

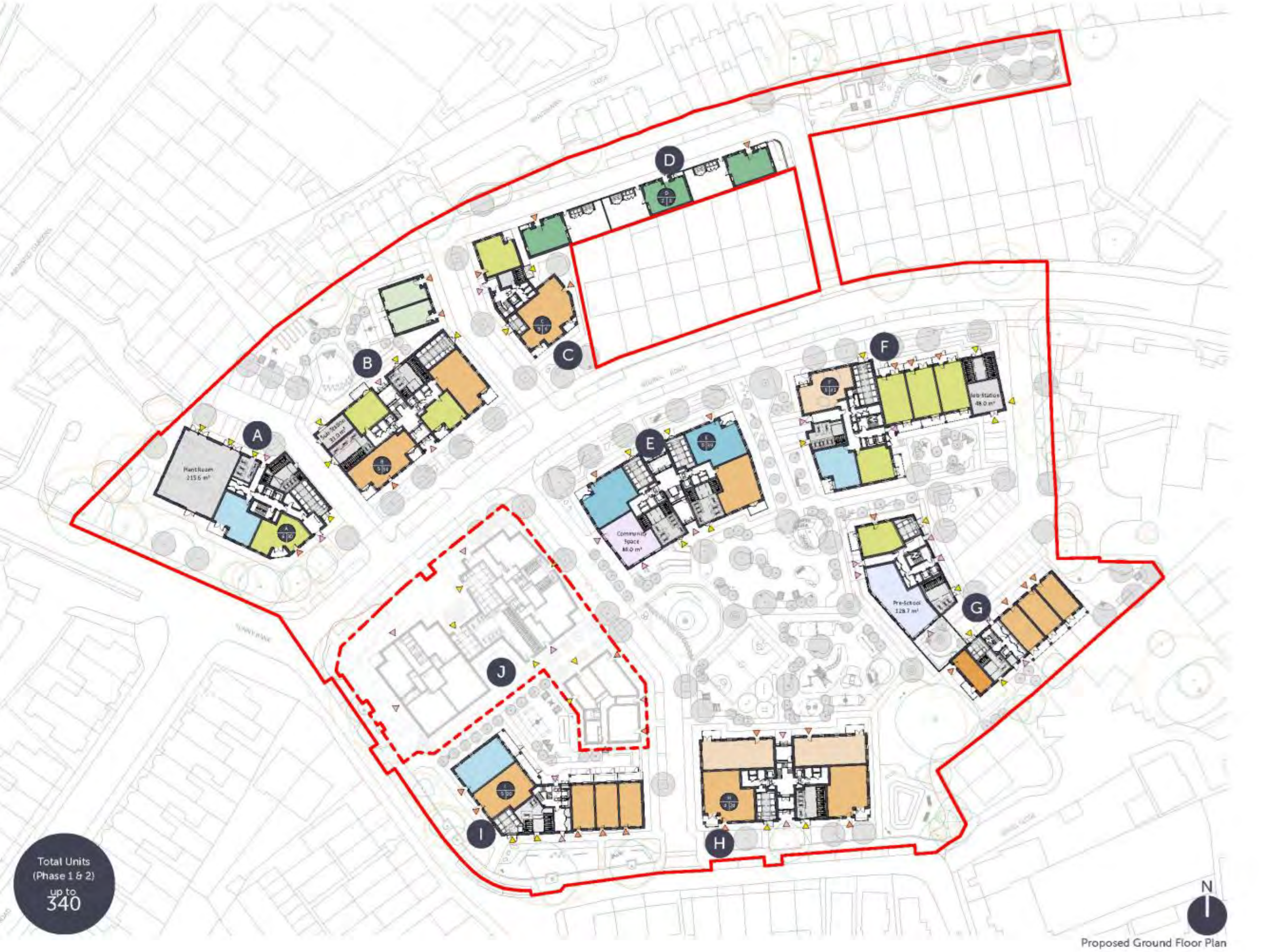
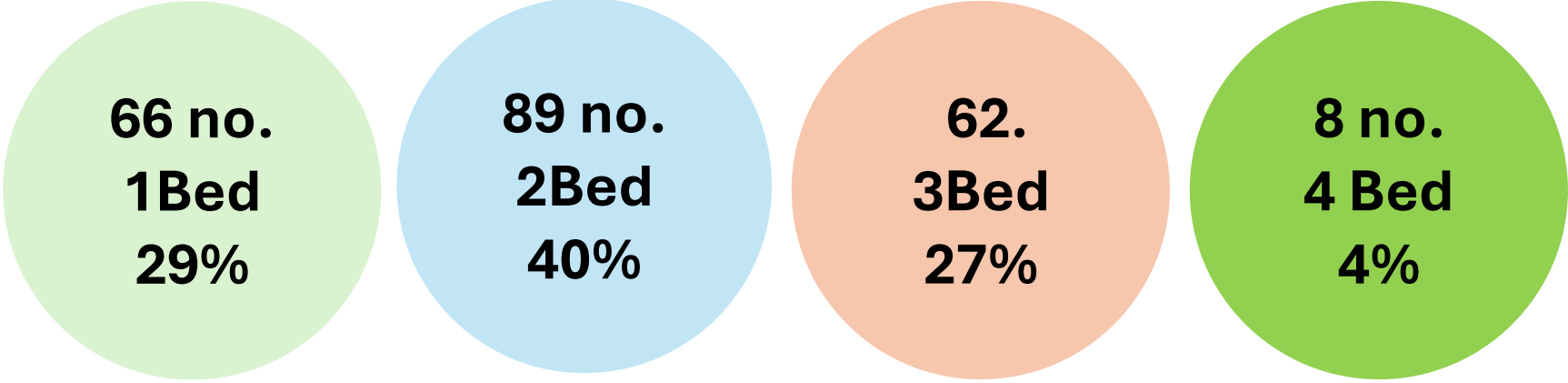
You said: you wanted the regenerated Regina Road Estate to be more welcoming, with better accessibility for pedestrians and cyclists

We did: our design proposals embody the key principles of being welcoming and inclusive, designed to welcome people into the space. Our key design principles include direct view to the community space from Regina Road, with widened pavements, informal seating to provide rest stops and to mark routes, and sculpture and architectural details to add to the sense of place. There will also be cycle parking provided on the pavement.

Block/ Phase	Total (Units)	Storey Height
A	30	6 / 5
B	34	4 + 1
C	8	3 + 1
D	3	1.5
E	39	5 + 1
F	39	4 + 1
G	25	5 / 4
H	24	3 + 1
I	23	4 + 1
Phase 1	225	Up to 6
Phase 2	Up to 115	Up to 14
Total	Up to 340	

- Key
- 1B2P (50sqm)
 - 2B3P (61sqm)
 - 2B4P (70sqm)
 - 3B5P (86sqm)
 - 4B6P Maisonette (106sqm)
 - Ancillary
 - Nursery
 - Community
 - Block Number
 - Site Boundary
 - Phase 2 Boundary

Proposed Mix



Proposed Ground Floor Plan

Landscape Principles

The proposals are based on a set of principles that prioritise safety, sustainability, inclusivity and enjoyment for the whole community.



A friendly and safe streetscape

Access to nature

Space for everyone to play and be active

A place for the whole community

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 pockets. 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.

- Detailed site boundary

Outlined site boundary

1

2

Parking court

North/south street
- 3

4

5

6

7

Biodiverse border

Ball court

Fitness trail

Equipped play area

Informal ball sports area
- 8

9

10

11

12

Swale/Rain garden

Community growing

Seating nooks

Wildlife corners

Community garden
- 13

14

15

16

Preschool garden

Orchard path

Public art opportunity

Community space spill out zone

Play

- The landscape will offer a variety of activities and amenities for the local community to enjoy, including opportunities for play, fitness, ball games, gardening, nature, and a range of seating options.
- The play proposals are designed in accordance with best practice and guidance, taking into account the existing play provisions in the surrounding area.
- Play is integrated throughout the site, creating an exploratory and sensory landscape for people of all ages to enjoy.
- The proposals have been carefully developed to ensure an inclusive, equitable, and diverse landscape.
- Seating pockets are provided throughout the space, nestled against planting offer opportunities for quiet relaxation.
- Large areas of lawn encourage free play and picnics.

- Site
- Phase 2
- Equipped play
- Doorstep play
- Flexible play
- Family play
- Fitness trail
- Ball courts
- Play on the way
- Nature play
- Community growing
- Seating nooks
- Picnic tables
- Public art



Trees

- A tree survey has been conducted for the site, classifying trees based on their health, longevity, and amenity value.
- Category A trees are the highest quality, followed by B and C.
- The majority of the existing trees are classified as category B, with three classified as category A. The remaining trees are classified as category C.
- In the southeast corner of the site stands a large Holm Oak (5),(5), which is under a Tree Protection Order (TPO).

RETAINED TREES

- The proposals for the estate aim to retain all category A trees and as many category B trees as possible.
- Selected existing trees have been celebrated and incorporated as wayfinding features within the landscape, such as the Pear tree in the center of the site and the Holm Oak tree.

REMOVED TREES

- Tree removal is proposed where absolutely necessary due to construction works and building locations. These are primarily Category B and C trees.
- All tree removal has been carefully considered in consultation with the arboriculturist and further discussed with Croydon's Tree Officer.

- Site
- Phase 2
- Cat A
- Cat B
- Cat C
- To be removed
- Likely to be removed as part of outlined proposals
- Proposed trees



Planting

- The soft landscape proposals will focus on creating a rich, green, and biodiverse environment.
- All planting across the site will be chosen to provide year-round structure and cover, seasonal interest, nectar-rich flowering perennials, as well as a variety of heights and textures.



FEATURE PLANTING
Seasonal grasses & flowering perennials



BUFFER PLANTING
Evergreen shrubs for privacy



BIODIVERSE RAIN GARDENS
Grasses, structural shrubs & perennials

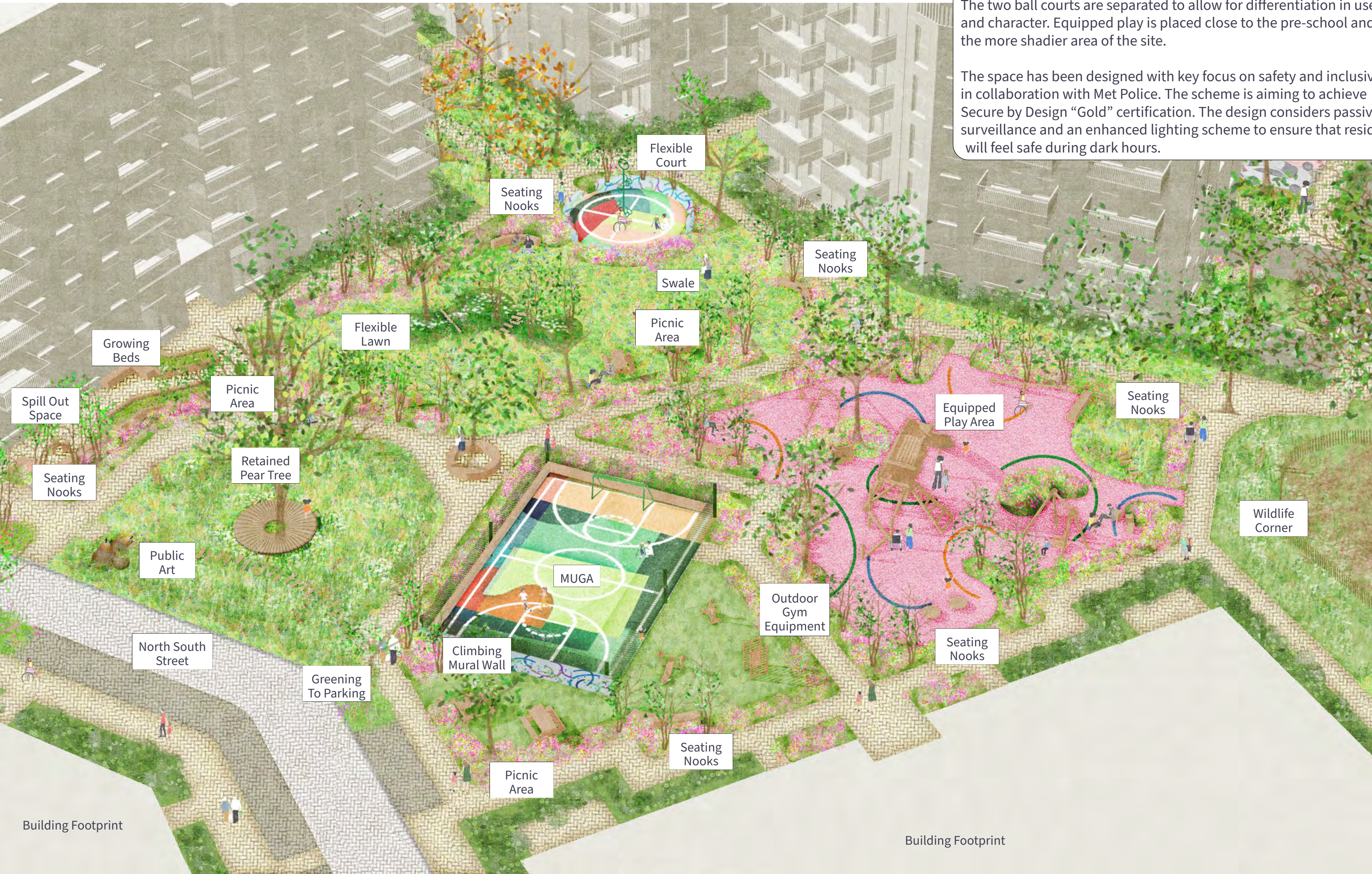


NATIVE PLANTING FOR WILDLIFE
Native hedgerow



MEADOW RIMS
Ecological and low maintenance

Community Green

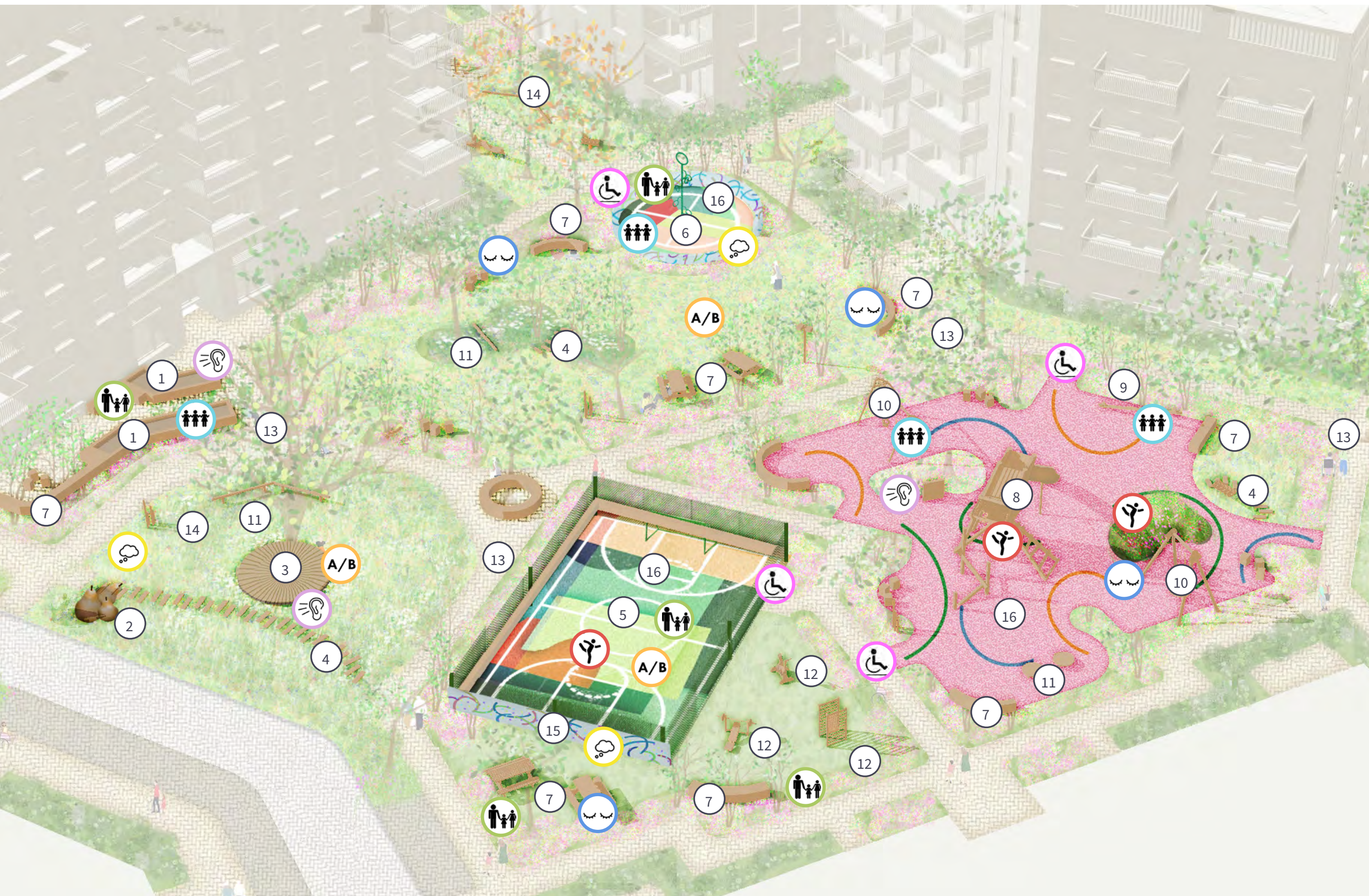


The community green will offer spaces for a range of users and abilities, considering different atmospheres and zoning characteristics.

The two ball courts are separated to allow for differentiation in use and character. Equipped play is placed close to the pre-school 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 passive surveillance and an enhanced lighting scheme to ensure that residents will feel safe during dark hours.

Play For All



- | | |
|---------------------------|-------------------|
| 1 Growing beds | PLAY TYPES |
| 2 Public art | Intergenerational |
| 3 Platform beneath canopy | Flexible |
| 4 Stepping Stones | Collaborative |
| 5 MUGA | Sensory |
| 6 Informal ball court | Challenging |
| 7 Seating nooks | Imaginative |
| 8 Climbing frame | Restful |
| 9 Seesaw | Accessible |
| 10 Swings | |
| 11 Balancing | |
| 12 Exercise and fitness | |
| 13 Walking loops | |
| 14 Informal play | |
| 15 Mural | |
| 16 Colourful patterning | |

- COMMUNITY GREEN**
- The Community Green offers intergenerational, flexible, inclusive, and accessible play opportunities.
 - The landscape features meandering walking loops, seating pockets nestled among sensory planting, and many trees providing natural shade and greenery

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.

- 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

13 Parking

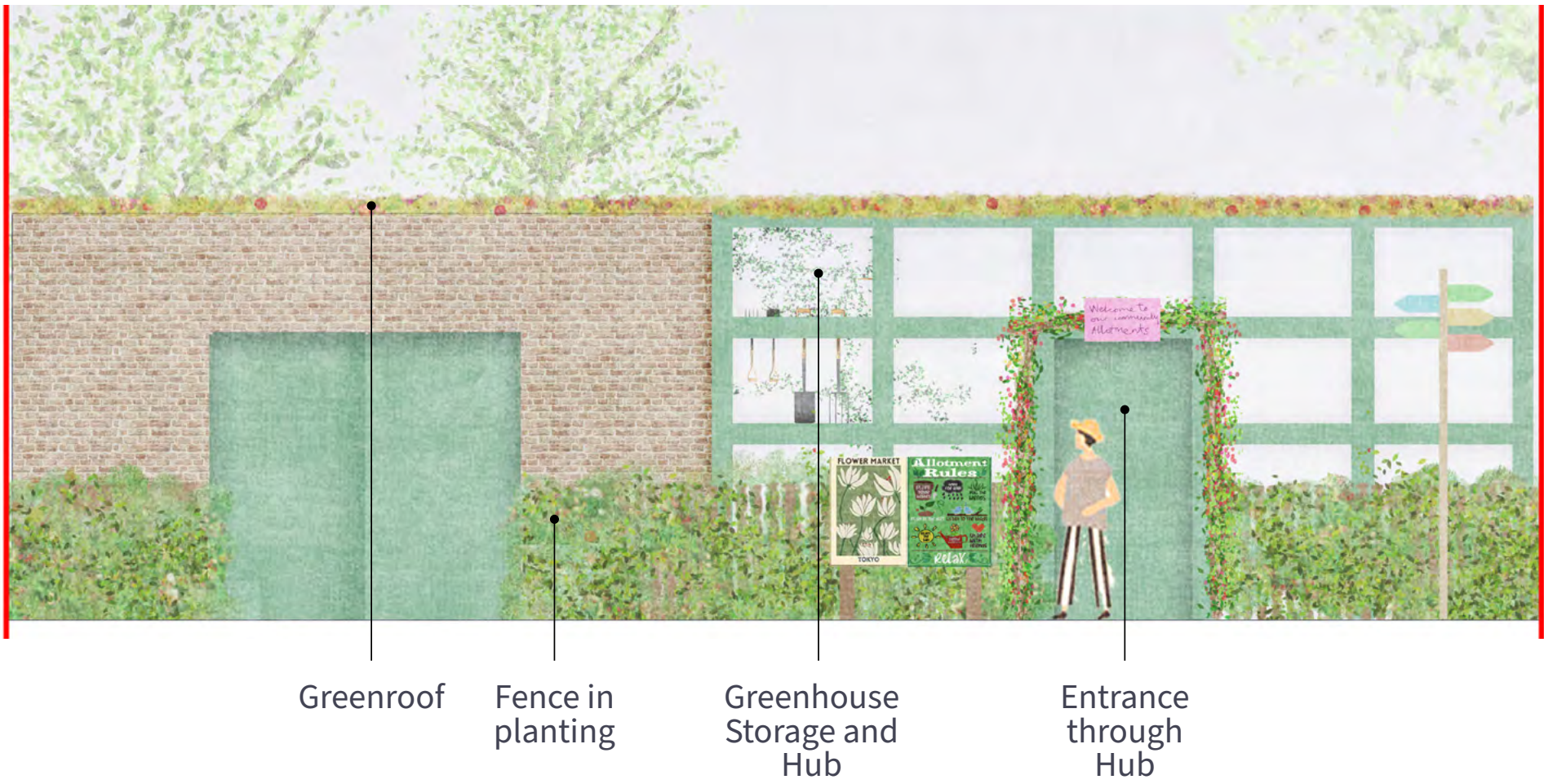
14 Meadow

15 Habitat interventions

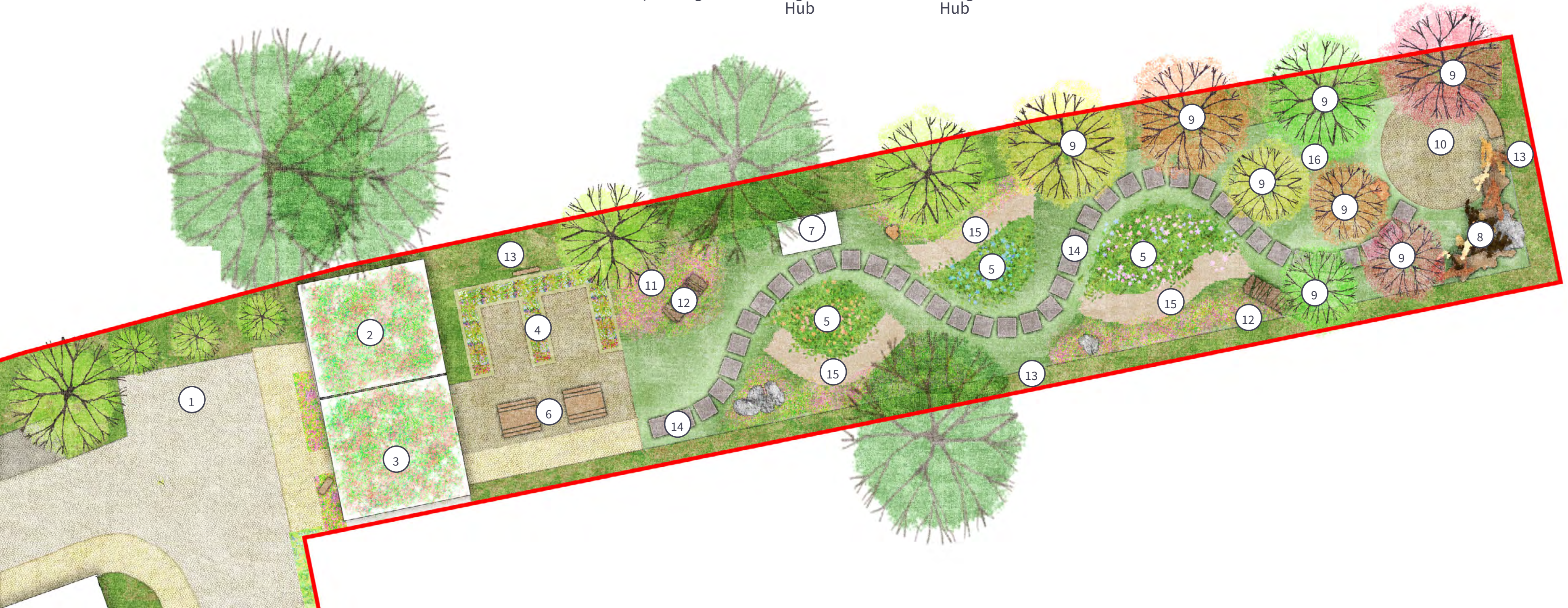


Community Garden

- 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.



Location Plan



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

- Red line boundary

1 Drop off area

2 Generator

3 Hub

4 Accessible beds
- 5 Space for growing

6 Picnic area

7 Storage

8 Compost area

9 Orchard trees
- 10 Seating area

11 Wildlife area

12 Habitat interventions

13 Biodiverse boundaries
- 14 Stepping stones


15 Path for planting

16 Lawn area

Placemaking Themes


- 1

GREAT NORTH WOOD




Regina Road was once part of the oak-rich Great North Wood, which gave Norwood its name.
- 2

BEULAH SPA




Founded in 1831 by John Smith, Beulah Spa was a popular 19th-century destination centered around a health-benefiting spring.
- 3

SOUTH NORWOOD LAKE



Remnants of the canal remain at South Norwood Lake, one of two reservoirs that fed the Croydon Canal.
- 4

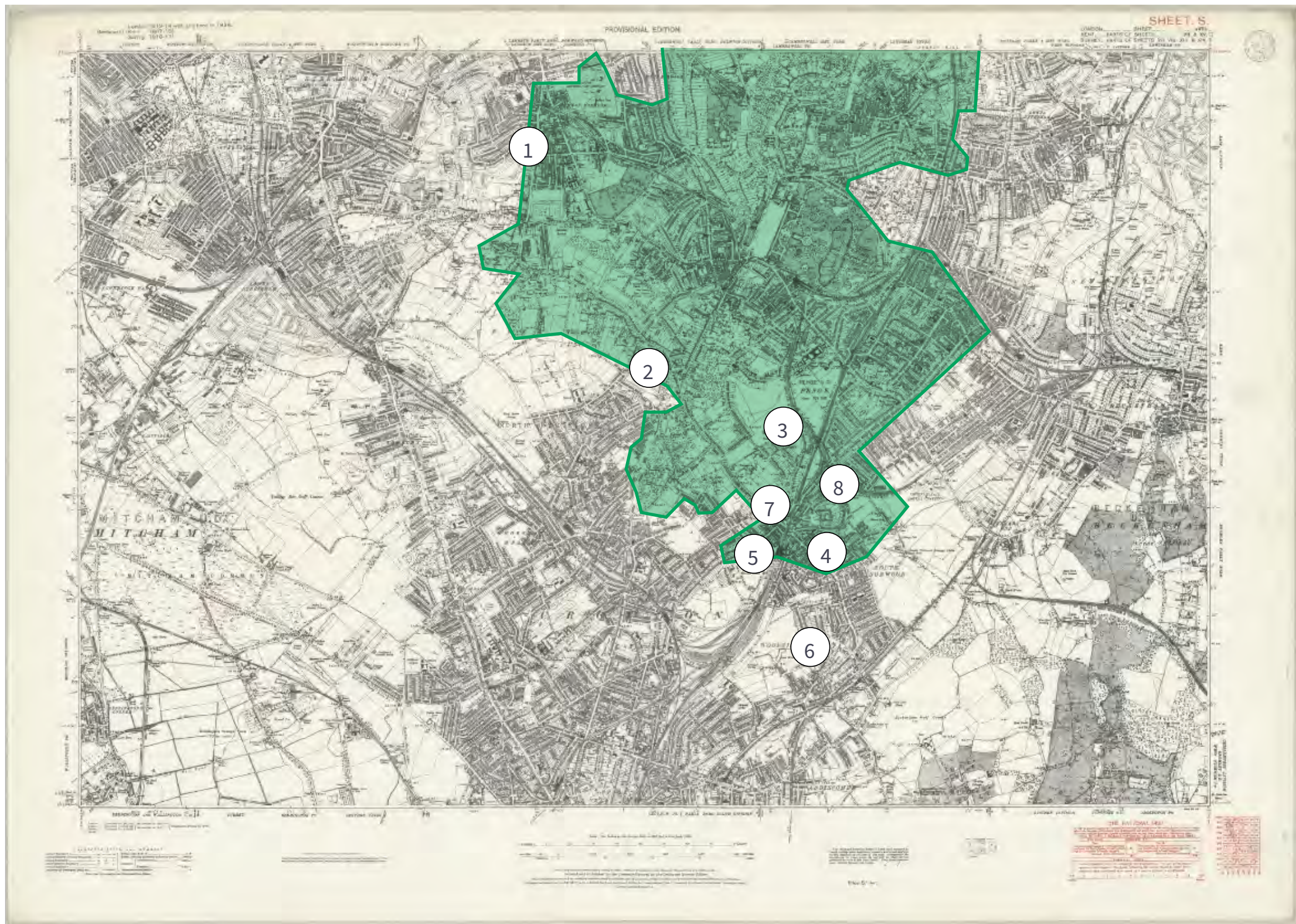
CROYDON CANAL



The tear-drop shape of Manor, Regina, and Albert Roads follows the original Croydon Canal route, with the center once 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., a sporting goods company, was famous for its 'Premier' football, used in the FA Cup finals of 1935, 1950, and 1951.
- 6

HANDLEY'S BRICKWORKS




Handley's Brickworks, at Woodside Green, thrived in Norwood's clay-rich soil, with the canal serving as a transport route.
- 7

PASCALL'S BRICKWORKS



Pascall's brick factory, on the site of Stanley Arts and Harris Academy, had a conveyor delivering bricks to barges near The Ship pub.
- 8

ALLOTMENT GARDENS



Proposed community gardens pay homage to the allotments once 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.



Overview

- The regeneration prioritises both housing quantity and landscape quality. In achieving this, the design must carefully balance housing, parking, and amenity needs.
- The proposals have been designed using a range of tools.
- We have considered policy and design regulations – what we must and must not do.
- We have collected data through surveys (trees, parking) and mapping (utilities, topography) to assess the current functionality of the site and explore its potential for the future.
- We have engaged in detailed discussions with council experts on matters such as streetscape, tree protection, highway safety, and waste/emergency vehicle access. These conversations have allowed us to identify constraints, opportunities and priorities.

Two Types of Parking

It is important to acknowledge that there are two types of parking within the estate, each subject to different ownership, policies, and regulations. These factors influence both the provision and management of parking.

- Site

— Phase 2
- Estate Parking**

 - Standard bay
 - Disabled bay
 - Loading bay

On Street Parking

 - On street parking
 - Disabled bay
 - On street greening
 - Motorcycle
 - Car club
 - Loading bay
 - Proposed trees
 - Crossing points
 - Alternative footpath
 - One-way streets
 - Prevention measures (bollards, kerbs, planting)



- Off-street (off the public highway).
- Within the red line boundary.
- Fully owned by The Council on private land, the planning application boundary is denoted in red on the plan.
- Dedicated parking for estate residents only. It is anticipated returning residents will be given priority for non-blue badge parking within the estate.
- It is proposed that off street parking within the estate will be controlled and managed through a permit system.
- Allocated parking spaces are not anticipated, but the council will consider appropriate measures for returning residents with mobility issues.

OFF STREET - ESTATE	
Type	Spaces
Standard	41
Disabled	11
TOTAL	52
Loading Bay	2

- Publicly accessible, not allocated to residents of the development, either existing or proposed.
- On street within the public highway.
- Managed by Croydon’s Parking Team.
- Currently, there are no restrictions on who can park. The development cannot directly impose any new parking restrictions.
- If a controlled parking zone (CPZ) is introduced, restrictions may be implemented to prevent all residents of the development from being able to purchase CPZ permits.
- The on-street parking in the area could potentially be included in the extension of the South Norwood Controlled Parking Zone (CPZ). This process is managed independently by the Local Highways Authority and will be subject to consultation with the local community prior to implementation. Restrictions could be placed on new residents to prevent them from obtaining CPZ permits.

ON STREET - PUBLIC	
Type	Spaces
Standard	41
Disabled	1
Car Club	2
TOTAL	44
Motorcycle	2
Loading Bay	1

You Asked, We Answered

We appreciate your concerns and have tried to answer all the questions and queries we have received so far regarding the project.

Provi-sion

“Will everyone get their own parking space?”

“Will returning residents keep their parking space?”

- Parking provision is based on the landscaped approach and the physical space available.
- Estate/ Off-street Parking will be for residents only, with priority given to returning residents.
- Private housing will be provided with disabled parking only, in line with London policy.
- Car club facilities will be provided on street, with options for resident discounts/ offers being explored.

Designation

“What about inappropriate parking on public highway?”

“Will there be a CPZ?”

- In addition to restrictive features, the Croydon Parking Team are empowered to enforce against misuse or unsafe parking.
- A Controlled Parking Zone (CPZ) would be an effective way to reduce the impact on public roads, including addressing existing issues such as non-residents parking on Regina Road. Under a CPZ, permits would be limited to agreed addresses.
- A CPZ is not currently proposed, but would be subject to a separate public consultation and vote, overseen by LB Croydon.

Regulation

“How will you stop people from parking where they aren't supposed to?”

“Will people be parking in front of my driveway?”

- Street parking will be demarcated, with details to indicate individual bays.
- All existing driveways have been considered. Parking will not restrict access to any of these. Parking on dropped kerbs or driveways is not permitted elsewhere and has not been proposed or encouraged in the design.
- If a CPZ was voted for, on-street parking would be managed by Croydon’s parking enforcement.

Accessibility

“Will there be disabled parking bays?”

“What about cycle parking?”

- Secure and sheltered cycle parking will be provided for each block, including spaces for oversized bikes, matching requirements set by London and local policy.
- Additional visitor cycle parking will also be provided in safe public areas.
- Additional motorcycle parking will also be provided along Regina Road.
- A minimum of 3% of households across all tenures will be provided with a disabled parking bay for Blue Badge holders from the outset.

We understand the importance of maintaining a space for the community to gather on the estate whilst the redevelopment is taking place. Therefore, we will provide a temporary space to address this before the permanent space can be provided.

The space will be used for community meetings and events and will be made available for residents and local groups to book. We will share examples of fixtures and finishes to be provided during the course of the construction.

At present, our proposals could provide:

- Community space to hold up to 20 people for meetings, activities and events
 - Storage spaces to put away tables/chairs
- 2 toilet cubicles
 - A kitchenette
 - Electric heating and cooking
 - Internet and telephone facilities
- Disabled access
 - The management of the space and the activities that can take place will be decided at a later date

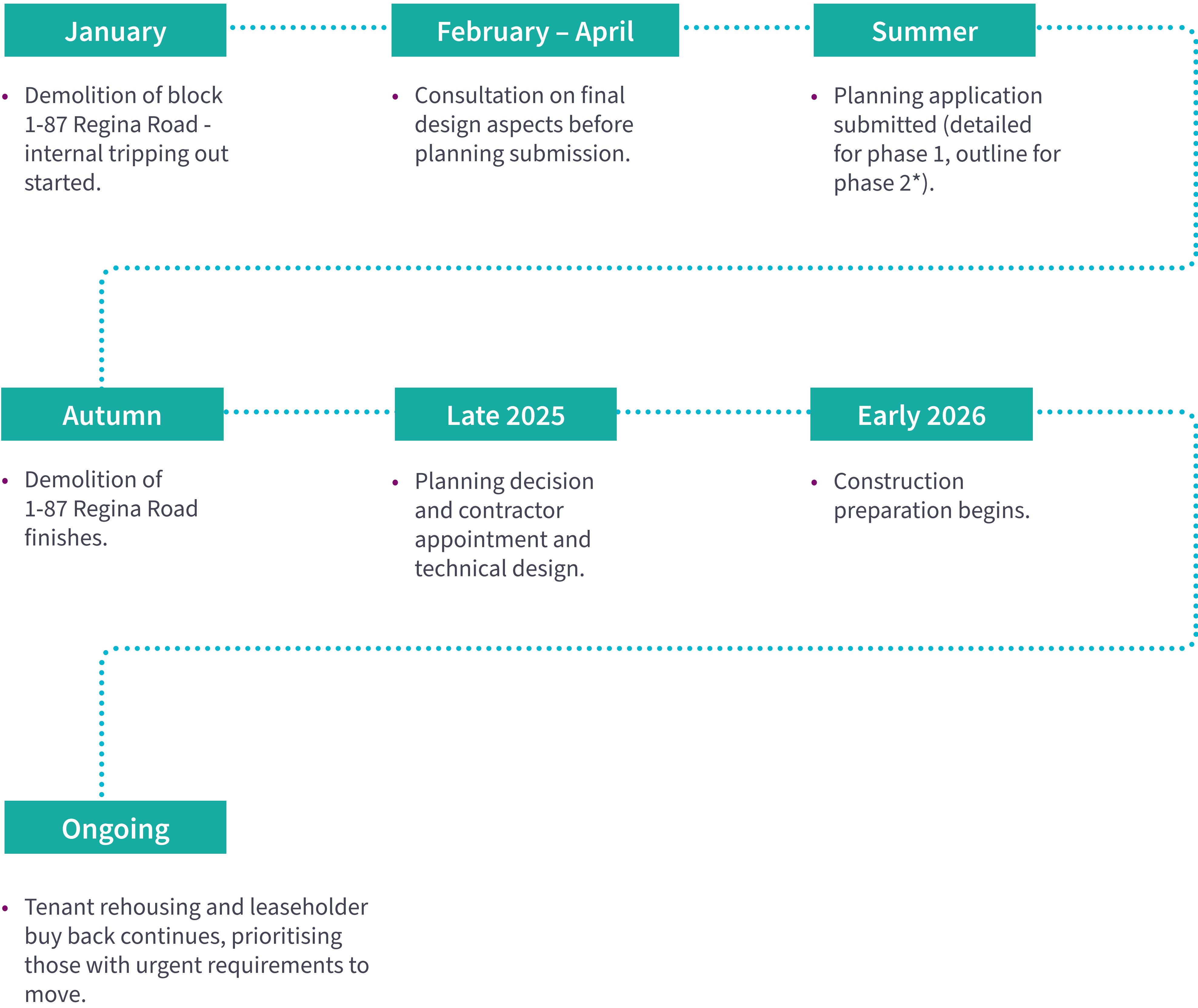


Proposed location for temporary community space

Temporary community space layout

Following our extensive engagement to date, the design is now being finalised and will be ready to be submitted as a full planning application to Croydon Council.

Here’s a timeline of our milestones this year and what to expect over the next few months:



***A further detailed application will need to be approved for Phase 2.**

Residents’ input has been invaluable in shaping the design evolution of the new estate, and we hope you have enjoyed being part of the process so far.

Once the planning application has been validated, it will be given a unique planning reference number, which you can use to search, view and comment on the application on the Croydon Council planning portal on the council website. We will share the planning reference number with residents as soon as its available, along with a link to the planning portal and application.

When the planning application is scheduled for decision, we will share the date and time of the planning committee meeting with residents as soon as possible. Members of the public will be able to attend the planning committee meeting at Croydon Town Hall, or watch it online via the livestream. We will share all relevant links and information on the committee as soon as it is available through our community newsletter and online:

www.croydon.gov.uk/housing/regina-road

Resident Working Group – Get involved!

The Resident Working Group (RWG) helps to ensure residents have a say in the Regina Road project. With support from the Independent Tenant and Leasehold Advisor (ITLA), the group provides feedback, scrutiny and helps shape decisions.

Members have already given input on designs, contributed to the selection of the demolition contractor, reviewed plans for community spaces and have improved how information is shared.

Now that the project is in the final design and delivery state, we’re reviewing how to make this group even more effective as the estate regeneration progresses.

If you’re interested in joining the RWG, please contact **Rob** or **Christine** – details below.

Rob Lantsbury | 07961532761 or
Rob.Lantsbury@publicvoice.london

Christine Searle | 07764421981 or
Christine.Searle@publicvoice.london

Key contacts

If you have any questions, concerns or feedback at all on any aspect of the Regina Road Estate proposals or public consultation, please do get in touch.



THANK YOU

ANY QUESTIONS?

You can also find out
more information on
our website:

[www.croydon.gov.uk/housing/
regina-road](http://www.croydon.gov.uk/housing/regina-road)



CROYDON
www.croydon.gov.uk