





#### Why has Regina Rd Estate been Considered for Redevelopment?

- The decision to take forward the redevelopment of Regina Road was based on the condition of homes, specifically the towers which were built using concrete panels - Large Panel Systems/LPS.
- A ballot of residents took place between 26th April & 22nd May 2023. A total of 134 residents (81.7%) of eligible residents voted by post, phone or online.
- An 83% response rate was achieved. 88.1% of eligible residents voted in favour of the proposal to demolish and rebuild homes and 11.9% against.
- The decision to take forward the development of Regina Road Estate was approved on the 26th July 2023.

#### Consultation on Design, Layout & Landscaping

- The design for the new development at Regina Road estate has been taken forwards by architects BPTW, and landscape architects Farrer Huxley. This has been an evolving process.
- Previous consultation has taken place during sessions both face to face & on-line with residents and stakeholders as part of the ballot process. In addition there have been regular design up-dates to the Resident Working Group.
- This session gives residents and other stakeholders the opportunity to further comment on the current design proposals. The comments then made can be considered as part of the final design review they will also be collated and presented to Croydon, including a report as part of the planning decision.

#### What Next?

- A detailed design submission for Phase 1 – 86 new homes, will be submitted to Croydon's Planning Authority. This submission is scheduled for May 2024.
- Before this, the architects will further engage with residents and stakeholders about the design, and again you will have the opportunity to comment on the scheme. The events will highlight where the resident consultation has changed the design approach, and explanations will be given where this has not been possible and why.
- Although this session will focus on Phase 1, the development of the overall estate will also be considered – a Masterplan approach.
- As part of Croydon's requirements as a planning authority, there will also be statutory consultation period as part of the planning process. Any comments will also be considered at this stage.
- Planning submissions for Phases 2 and 3 will be submitted at the end of 2024. Before this, consultation will take place on these designs.

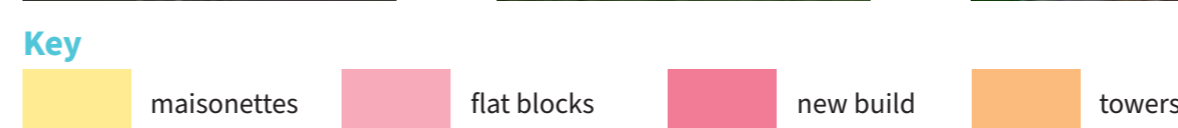
#### Further Information About the Scheme

- Information can be found at: <https://www.croydon.gov.uk/housing/regina-road>
- Email: [reginaroad@croydon.gov.uk](mailto:reginaroad@croydon.gov.uk)
- Tel: 020 8726 6100 ext.44524



Birds Eye View of Regina Road Estate

#### Existing Homes on Regina Road Estate



#### Regina Road in South Norwood



South Norwood Clock Tower



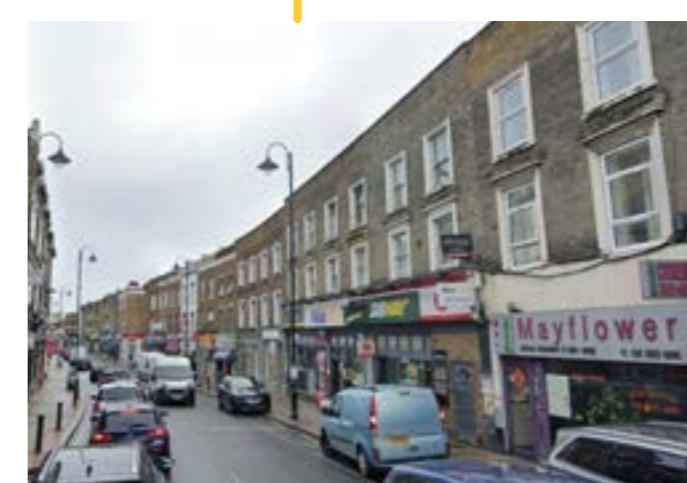
South Norwood Lake



South Norwood Country Park



Stanley Halls



South Norwood High Street



Norwood Junction Station



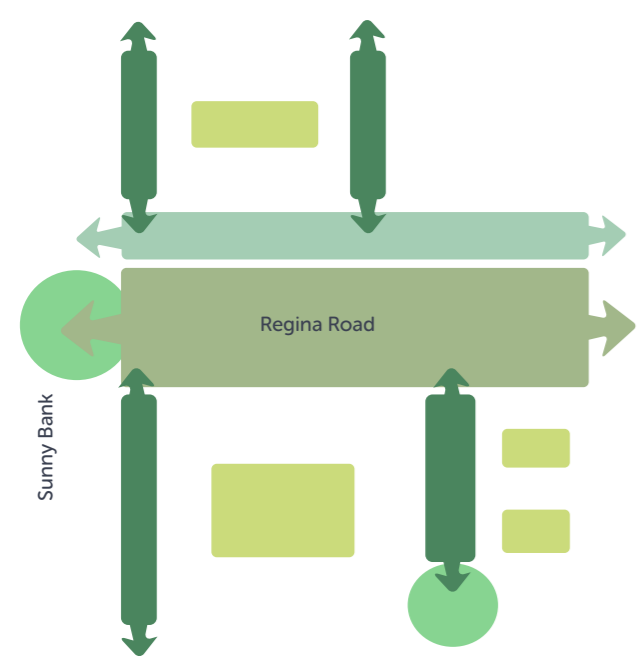


**Concept Option Testing - Development of Site Plan**

**Concept A - Linear Park Along Regina Road**



This option is based on the concept of creating a green open space along Regina Road within the estate boundary, with smaller private communal gardens that are connected with pedestrian links to the main park.

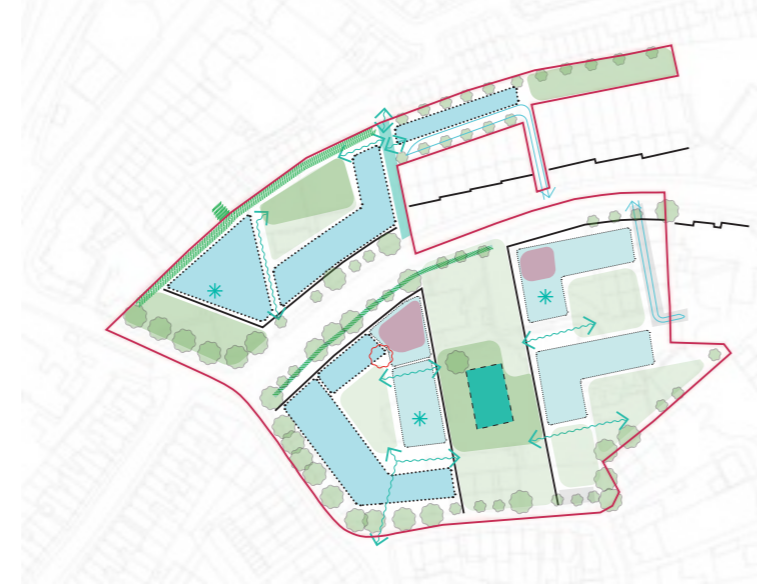


Option A - Landscape Concept Diagram

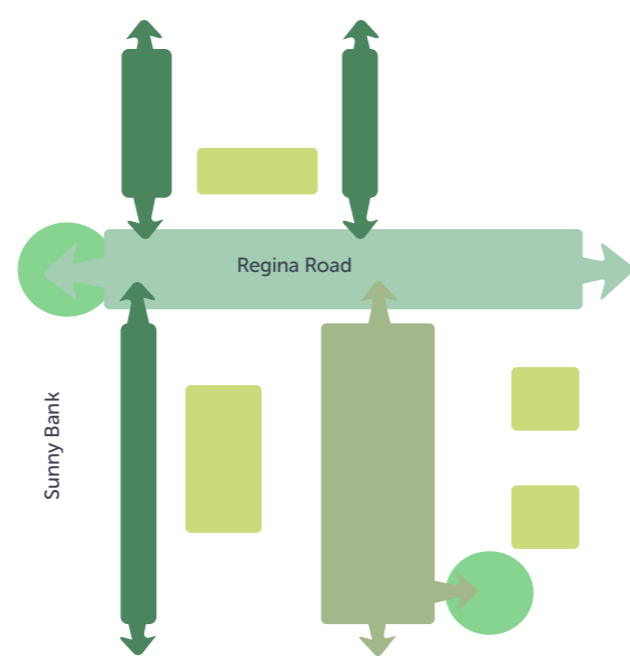
KEY

- Green Gateway/ Pocket Park
- Park
- Green Fingers
- Communal Residential Gardens
- Green Neighbourhood Street

**Concept B - North-South Connection Park**



The concept of this option is based on creating a strong North-South connection within the estate, which has the potential to extend to neighbouring sites to the North. As a result, the main green open space is centrally located and has a rectangular shape.

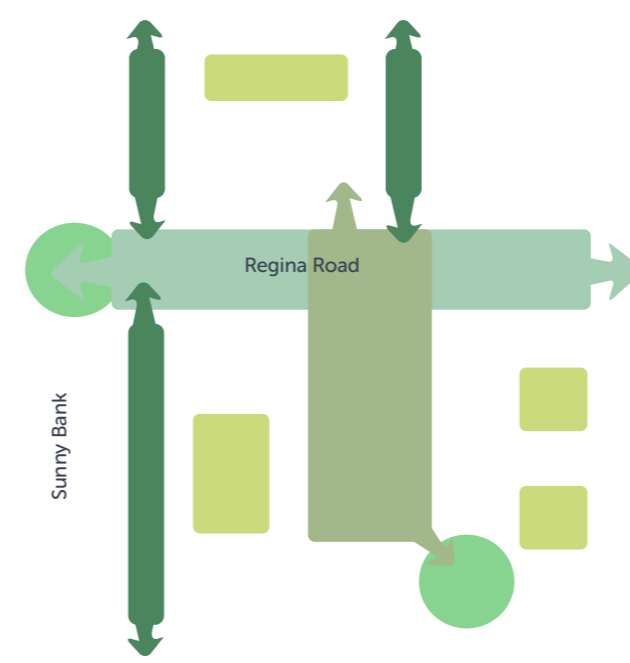


Option B - Landscape Concept Diagram

**Concept C - Central Park**



The park is located in approximately the same area as it is currently. In this option, it is slightly moved to the North to ensure accessibility for all residents and to link the northern and southern parts of the site. The aim of the green open space is to create a welcoming and user-friendly environment for all.

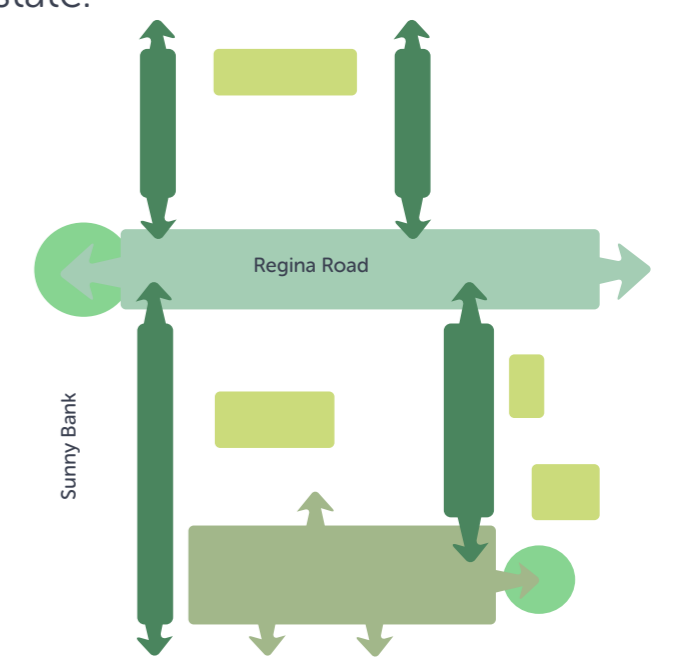


Option C - Landscape Concept Diagram

**Concept D - Sunny Bank Park Concept**

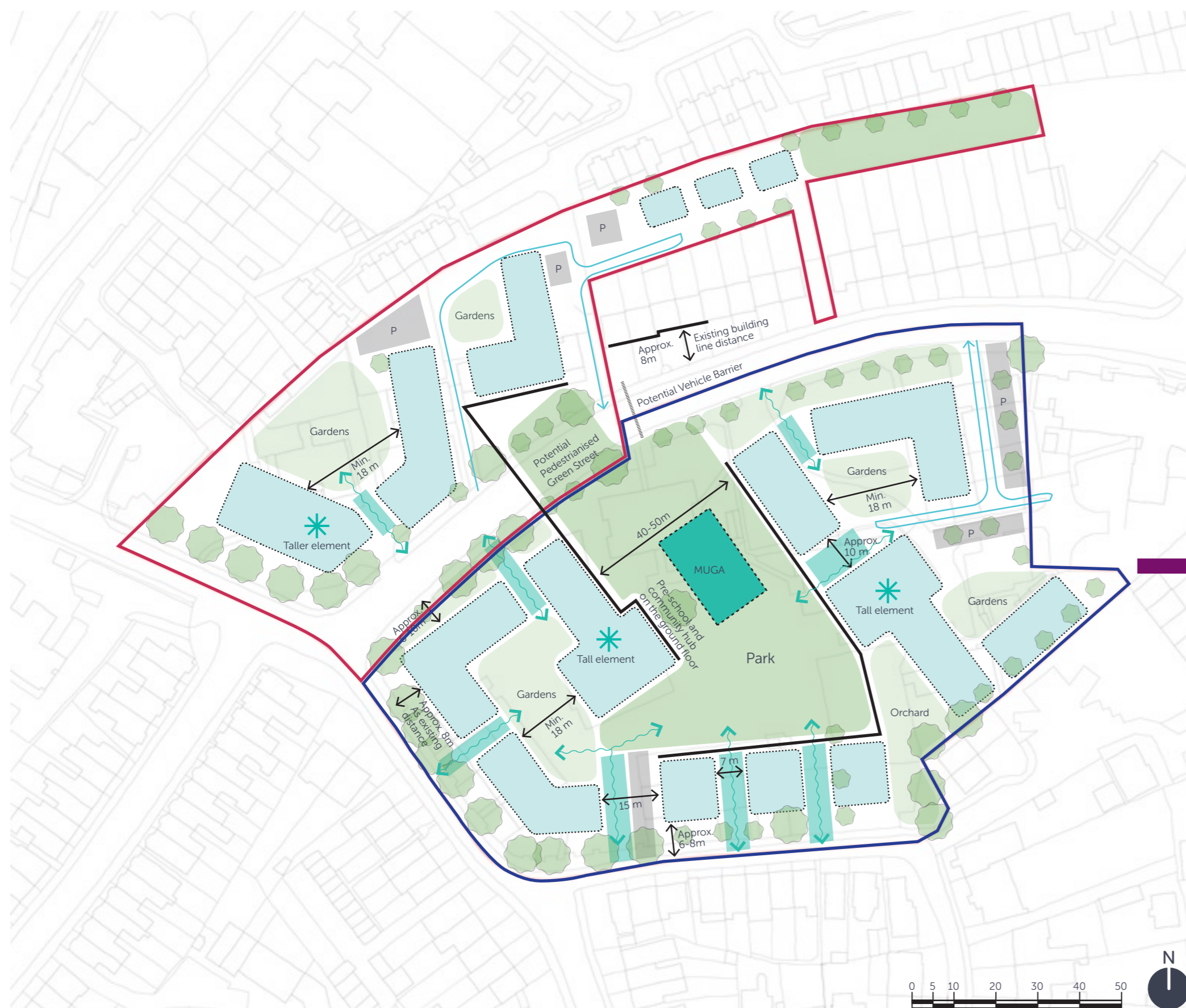


This option creates a linear green open space along Sunny Bank on the South side of the site. The focus of this concept is to create a welcoming open green space for all users, specifically the residents. Due to heavy traffic on Manor Road and the northern section of Sunny Bank, the open green space has been positioned at the South of the estate.



Option D - Landscape Concept Diagram

**Concept C Progression**  
Development of Concept C



- The site has been sub-divided to show Phase 01 at the north of Regina Road. Plans updated to show larger green link across Regina Road and more developed footprints for Phase 01 buildings



- Plans updated to show more houses on the northern finger of the site. Planning permission exists in this area and the Council wants to maximise the number of homes in the first phase for the benefit of existing residents, especially the elderly where single storey homes can be particularly beneficial.
- Phase 1 is estimated to include 86 homes. Existing planning permission on the northern site plus the number of existing homes in phase 01 totals 81.





#### Flat Area Comparison

Exiting 1B2P - 46 sqm



- Hallway - 4.4 sqm
- Living/dining room - 17.2 sqm
- Bedroom - 12 sqm
- Bathroom - 4 sqm
- Kitchen - 6 sqm

Example 1B2P - 50 sqm ( min 50 sqm )



- Hallway - 4.4 sqm
- Living/dining room - 17.2 sqm
- Bedroom - 12 sqm
- Bathroom - 4 sqm
- Kitchen - 6 sqm
- Storage - min 1.5 sqm
- External Private Amenity - min 5 sqm

Exiting 2B3P - 61 sqm



- Hallway - 4.7 sqm
- Living/dining room - 15.5 sqm
- Bedroom - 10.4 sqm
- Bedroom - 8.7 sqm
- Bathroom - 4 sqm
- Kitchen - 9.7 sqm

Example 2B3P - 61 sqm ( min 61 sqm )



- Hallway - 12.2 sqm
- Kitchen/Living/dining room - 25.5 sqm
- Bedroom - 9.1 sqm
- Bedroom - 12 sqm
- Bathroom - 4 sqm
- Storage - min 2 sqm
- External Private Amenity - min 6 sqm

#### Greater London Authority Space Standards

While NDSS (Nationally Described Space Standards) set the minimum required areas for homes, GLA guidance encourages exceeding this by 5% to improve residential quality.

The main considerations from the GLA Module C (Housing Design Quality & Standards SPG) are as follows:

- Shaping Good Places
- Designing for a Diverse City
- From Street to Front Door
- Dwelling Space Standards
- Home as a Place of Retreat
- Living Sustainably
- Future Proofing

In each category, Part C provides guidance on the following: Inclusion and accessibility, internal space standards, choice and flexibility, aspect and orientation, daylight and sunlight, air quality, external noise and soundproofing, thermal comfort, water use, digital connectivity, fire safety, private amenity, utilities, environmental considerations.

#### Minimum Floor Areas

C2.3	A minimum ceiling height of 2.5m is required for at least 75% of the gross internal area to enhance the spatial quality, improve daylight penetration and ventilation and assist with cooling. Any reduction (from 2.5m) in floor-to-ceiling heights should only be for essential equipment in the ceilings of kitchens and bathrooms. [NB, CoG]	D6														
C2.4	The following combined floor areas for living / kitchen / dining space should be met or exceeded. [NB, CoG]	D6														
	<table border="1"> <thead> <tr> <th>Designed level of occupancy</th> <th>Minimum combined floor area of living, kitchen and dining space</th> </tr> </thead> <tbody> <tr> <td>1 person</td> <td>21 sqm</td> </tr> <tr> <td>1 bed, 2 persons</td> <td>23 sqm</td> </tr> <tr> <td>2 bed, 3 persons</td> <td>25 sqm</td> </tr> <tr> <td>3 bed, 4 persons</td> <td>27 sqm</td> </tr> <tr> <td>4 bed, 5 persons</td> <td>29 sqm</td> </tr> <tr> <td>5 bed, 6 persons</td> <td>31 sqm</td> </tr> </tbody> </table>	Designed level of occupancy	Minimum combined floor area of living, kitchen and dining space	1 person	21 sqm	1 bed, 2 persons	23 sqm	2 bed, 3 persons	25 sqm	3 bed, 4 persons	27 sqm	4 bed, 5 persons	29 sqm	5 bed, 6 persons	31 sqm	
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5 bed, 6 persons	31 sqm															

Note: In open plan layouts, the floor area measured should be clearly identified. It should not include the space immediately outside the front door, or any circulation space needed to access other rooms.

#### Dual Aspect Requirements

C4	Aspect, orientation, daylight and sunlight	D3
C4.1	New homes should be dual aspect unless exceptional circumstances make this impractical or undesirable, for example, when one side of the dwelling would be subjected to excessive noise or outside air pollution. Where single aspect dwellings are proposed, by exception, they should be restricted to homes with one or two bedrooms, should not face north and must demonstrate that the units will have adequate passive ventilation, daylight and privacy, and not overheat (particularly relevant for south or west facing single aspect units). [AI]	D4

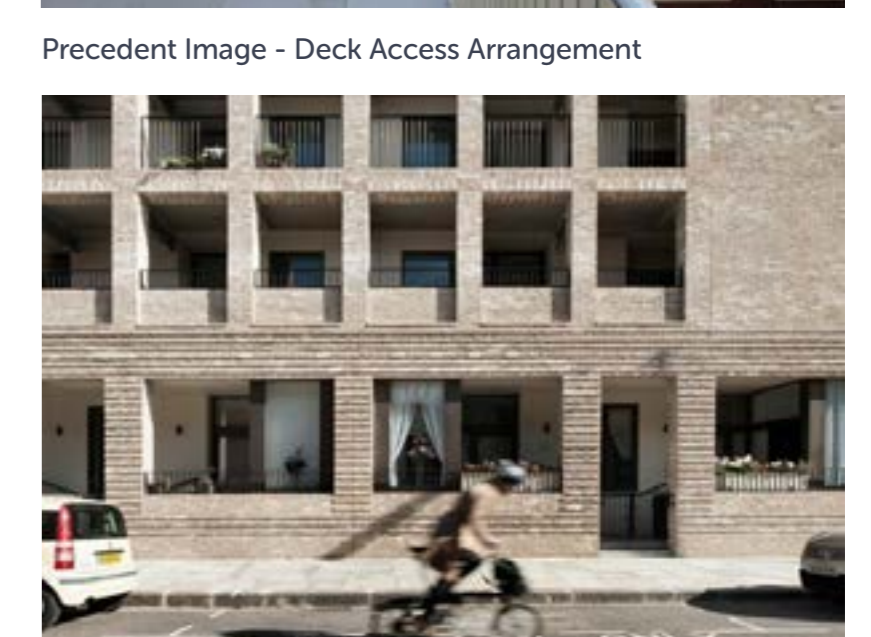
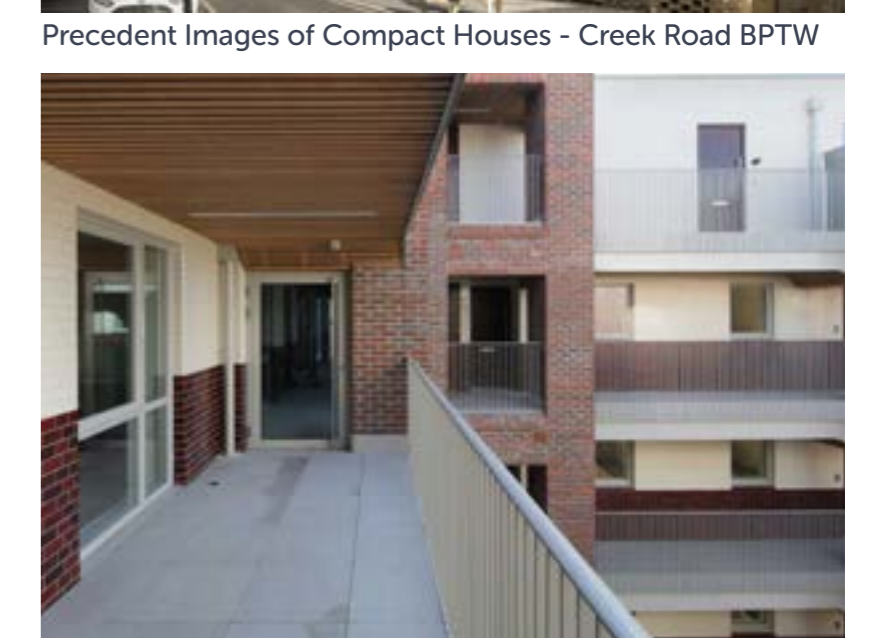
Note: See Appendix 2 for definition of dual aspect.

#### Private Amenity

C10	Private outside space	D6
C10.1	Provide a minimum of 5m <sup>2</sup> of rectangular private outside space for homes with 1-2 bedrooms which must have a minimum depth and width of 1.5m. An extra 1m <sup>2</sup> should be provided for every additional bedroom. [AI]	

Note: For functional reasons, at least the minimum area must be rectangular in form. That irregular and/or irregular shaped balconies will need to be larger than the minimum area to achieve this requirement.

#### Proposed Typology Precedents



#### Flat Plan Examples

Example 2B4P - 73 sqm ( min 70 sqm )



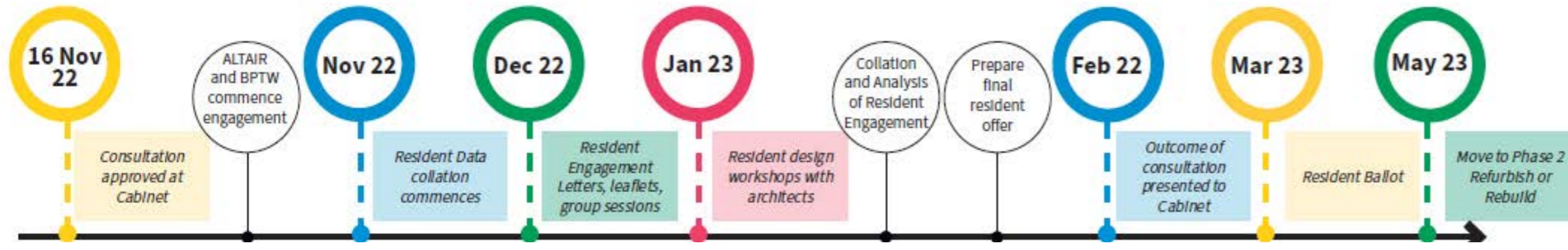
Maisonette Example 3B5P - 104 sqm ( min 93 sqm )





### Resident Engagement Timeline

#### Resident Ballot Timeline



Question:  
**Are you in favour of the proposal to demolish and rebuild homes as shown within the red line boundary on the Regina Road Estate?**

**118 YES votes**  
88.1% of valid vote

**16 NO votes**  
11.9% of valid vote

88.1% voted **YES** that they **WERE** in favour of the proposal to demolish and rebuild homes as shown within the red line boundary on the Regina Road estate.

In total, **81.7%** of eligible residents voted and my thanks goes to everyone who took the time to do so, whether that was by post, phone or online.

The ballot, run by Civica Election Services (CES) who are an Independent Body, now means that the **YES** outcome will be reported back to the Mayor and Cabinet.

### Resident Outreach

Between November 2022 and 17th January 2023, a team of resident engagement experts consulted in the consultation area of Regina Road Estate.

- 28 properties within the consultation area ('the estate') were identified as void out of the total of 191 properties
- Of 163 households remaining the team engaged with and gained responses from 136.
- This represents an **83% response rate**.

A team of 6 undertook around 10 separate sessions. These were held at various times of the day and week (often Saturdays), using Flat 62 Regina Road, SE25 4TT, as a base of activities in order to ensure easy access for residents.



### Observation of the Design Sessions



The specific Outreach work has been the most successful way of reaching out to residents – barriers of trust do remain, but **connections have been** made with the majority of the estate.

Smallish numbers have attended the evening consultation sessions, but feedback and engagement with those residents has been good, and has really **helped the design process**.

It would be good to build on **engagement with the RRRSG** – this group had an attendance of around 20-30 and met monthly.

More informal **drop-in sessions** have worked **better** than presentations as it breaks down "them and us", and allows all voices to be heard.

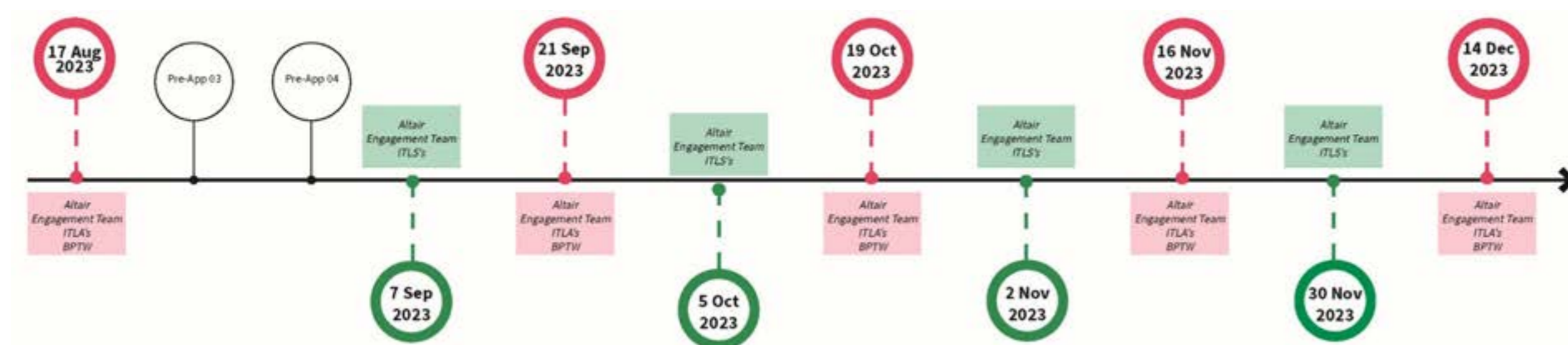
We have arranged **Saturday family sessions** – which have more of a community event feel – where we feedback from the process so far...

### Summary of Residents Feedback

#### Aspiration for Improvements Following Public Consultation

<h4>Improving Housing Provision</h4> <ul style="list-style-type: none"> <li>• Uplift on no. of affordable homes in the area.</li> <li>• Better quality homes proposed in line with NDSS, Local Plan and latest building standards.</li> <li>• Housing re-provision according to LBC occupancy &amp; need.</li> <li>• Transition of architectural styles across the estate.</li> </ul>	<h4>Improving the Local Economy</h4> <h4>Café</h4> <ul style="list-style-type: none"> <li>• More residents in the area may provide a boost to local shops and businesses.</li> <li>• Better links to the town centre improve access to local shops.</li> <li>• Could be an opportunity for community projects through on-site facilities.</li> </ul>	<h4>Improving the Local Environment</h4> <ul style="list-style-type: none"> <li>• MUGA, playground and community garden improved and interspersed along green routes throughout the estate.</li> <li>• More accessible open space for all links the site to surrounding areas and improves connectivity and biodiversity.</li> </ul>
<h4>Responding to Sustainability</h4> <ul style="list-style-type: none"> <li>• Site layout organised to reduce form factor of buildings, with emphasis on Passivhaus design methodology to reduce heat loss.</li> <li>• Sustainable approach such as Passivhaus principles could be implemented to drive the design and promote the scheme as exemplar.</li> </ul>	<h4>Improving Wellbeing</h4> <ul style="list-style-type: none"> <li>• Proposed layout based on passivhaus principles e.g. natural ventilation and access to usable and meaningful open space.</li> <li>• Natural surveillance hugely improved, with external lighting and improved site layout to enhance safety and reduce crime on the estate.</li> </ul>	<h4>Improving Community Facilities</h4> <ul style="list-style-type: none"> <li>• Potential for a community centre to be provided to bring the community together.</li> <li>• Community centre re-arranged with community participation to enhance community facilities across the estate.</li> <li>• There is the possibility to improve services, such as incorporating the pre-school space.</li> </ul>

### Design Development Timeline - Planning Application due to be Submitted May 2024



### Immediate Next Steps to December 2024

- Post Ballot Result and cabinet decision - Summer 2023
- Design Progression by Architects & Design Team
- Consultation on design with Resident Working Group, residents within the red-line and wider community.
- Parallel procurement of design team going forward – to be in place early 2024
- Submission of bid to GLA for grant funding.
- Planning Submission – Detail Phase 1 May 2024
- Phases 2 & 3 planning application(s) to be submitted late 2024
- On-going engagement – drop-ins, newsletters, Resident Working Group, etc.
- Decant – re-housing of tenants and buy-back process
- Appointment of contractor
- Start on site December 2024

#### Improving Site Accessibility



- Green routes through the estate enhance way finding, links to the wider area, urban legibility, and sustainability in the wider area.
- Views through the estate, improving site layout and successful entrances encourage people to pass through the estate.

#### Improving Infrastructure & Services



- Car parking provision subject to survey and further consultation, however proximity to town centre could suggest car-free development.
- Improved pedestrian links to the surrounding train stations and bus stops, with improved cycle storage provision.





### Re - Housing the Community

Croydon Council has the intention to increase density at Regina Road from 191 to between 380-450 homes.

Existing Site



#### Phase 1

- Approximately 86 homes to be built on land north of Regina Road – 78 social rent and 8 homeowner options.
- 9 homes to be built at Malton House, planning permission valid.
- 12 new homes at the recently built Trellis Mews

#### Phase 2

- Approximately 139 new homes to be built – including 131 social rent and 8 leasehold, equalling 225 new homes across phases 1 & 2.

#### Phase 3

- Up to 225 homes built as part of part of Phase 3.



### Phase 1

Step 1



1-87 Residents Decant Off-Site and Building Demolition

Step 2



Construction of New Buildings, Houses and Green Spaces

Step 3



89-123 Residents Decant Off-Site and Building Demolition

Step 4



Construction of New Buildings, Houses and Green Spaces

### Phase 2

Step 5



Towers Residents Decant Off-Site and Building Demolition

Step 6



Construction of New Buildings, Houses and Green Spaces

Step 7



Sunny Bank Residents Decant Off-Site and Building Demolition

Step 8



Construction of New Buildings, Houses and Green Spaces. Central Green Space and MUGA

### Phase 3

Step 9



112-128 Residents Decant Off-Site and Building Demolition

Step 10



Construction of New Buildings, Houses and Green Spaces

Target mix to be delivered in different Phases

Phase	Regina Road			Total
	Phase 01	Phase 02	Phase 03	
Area	0.91 ha	0.96 ha	0.64 ha	2.51 ha
Social rent	78	122	-	200
Leaseholder/ freeholder products	8	17	-	25
Replacement Kindergarten/ Community hub	-	yes	-	-
Park/Open space	-	yes	-	-
Tenure blind	-	-	85-225	85-225
Regina Road totals	86	139	85-225	310-450
Malton house*	9	-	-	9
Grand totals	95	139	85-225	319-459





Phase 01 - Emerging Site Plan

Current Phase 01 Site Plan - Ground Floor Level



- Key**
- Phase 01 Site Boundary
  - - - Phase 02 & 03 Boundary
  - 1B2P Dwelling
  - 2B3P Dwelling
  - 2B4P Dwelling
  - 3B5P Dwelling
  - Ancillary Space
  - Community Space

Current Phase 01 Site Plan - First Floor Level



- Key**
- Phase 01 Site Boundary
  - - - Phase 02 & 03 Boundary
  - 1B2P Dwelling
  - 2B3P Dwelling
  - 2B4P Dwelling
  - 3B5P Dwelling
  - Ancillary Space
  - Community Space





Let us know what you think of the proposed plan



- ① Green Gateway
- ② Park (Green Open Space)
- ③ Parking Courts
- ④ Communal Residential Gardens
- ⑤ Community Garden
- ⑥ Green Edge
- ⑦ Green Neighbourhood Street
- ⑧ Ballcourt
- ⑨ Equipped Area for Play
- ⑩ Fitness Trail
- ⑪ Wildlife Corner

**PARK**

- Central open space that offers a variety of landscape features and amenities.
- The main park remains in a similar location as the existing green open space, with enhanced landscape, play and amenities.

**COMMUNAL RESIDENTIAL COURTYARDS**

- In addition to private amenity spaces, residential communal courtyards will provide opportunities for play, socialising and quiet relaxation.
- Amenities will be set within new trees and planting.

**A BIODIVERSE AND GREENER LANDSCAPE**

- Enhancing biodiversity to allow trees and planting to thrive.
- Seasonal qualities and range of planting will provide year round interest.

**RETENTION OF EXISTING MATURE TREES**

- The retention of existing mature trees is being carefully considered.
- New trees will mitigate any removal.
- All proposals for retention and removal is to be agreed with the Council and residents as the design develops.

**GREENER STREETScape & POCKET PARKS**

- A greener and safer Regina Road will unify the north and south of the site.
- Pocket parks and rest stops will provide opportunity to pause and play on the way.

**A VARIETY OF PLAY**

- A variety of play is proposed to accommodate all ages.
- Both formal equipment (set within the landscape) and natural play will form part of proposals.
- Play on the way will help to create engaging daily journeys.

**ACTIVE FITNESS & BALL COURT**

- Active fitness will form part of the proposals, to afford better mental and physical health.
- Proposals will consider walking loops, fitness equipment, and amenity that will encourage teenage girls to spend time outdoors.

**PARKING RETAINED**

- Parking for existing residents will be retained.
- On-street parking on Regina Road will remain, but will be reorganised.
- Car-clubs and cycling facilities will also be considered.
- Parking for new residents will be blue badge only.





Play will be provided to suit a range of users with differing abilities and needs

#### Play Strategy

- The play strategy has been developed in consideration of surrounding play and open space provision. It seeks to ensure play is provided in the most suitable locations where children and families of all ages can enjoy play outside.
- Play provision within Phase 1 will focus on young children and opportunities for families to spend time together outside.
- Larger areas of play and the re-provision of the ball court will be included within the new park as part of Phase 2.
- Phasing and proposals for open space and play will be reviewed to ensure good availability and mix of play during all stages of construction.
- Careful consideration is to be given to play for teenage girls within the proposals, as their needs are often overlooked within parks and open spaces.

- Equipped Play
- Play for Younger Children within Courtyards
- Fitness Trail
- Ballcourt
- Play on the Way
- Wildlife Corner
- Community Growing
- Phase 01
- Site Boundary



#### Tree Strategy

- A tree survey has been carried out for the site. Trees are classified in relation to health, longevity and amenity value.
- Category A trees are the best, followed by B and C.
- The majority of the existing trees have been classified as category B, with 3 classified as category A. The remaining trees are all category C.
- In southeast corner of the site is large Holm Oak (5), which is under a Tree Protection Order (TPO).
- The proposals across the estate will look to retain all category A trees and as many category B trees as possible.
- A mitigation strategy will make up for any tree loss.

- Category A
- Category B
- Category C
- Root Protection Area
- Tree to be removed
- Tree that may be removed (further design development required)
- Phase 01
- Site boundary



Let us know your thoughts on the tree strategy





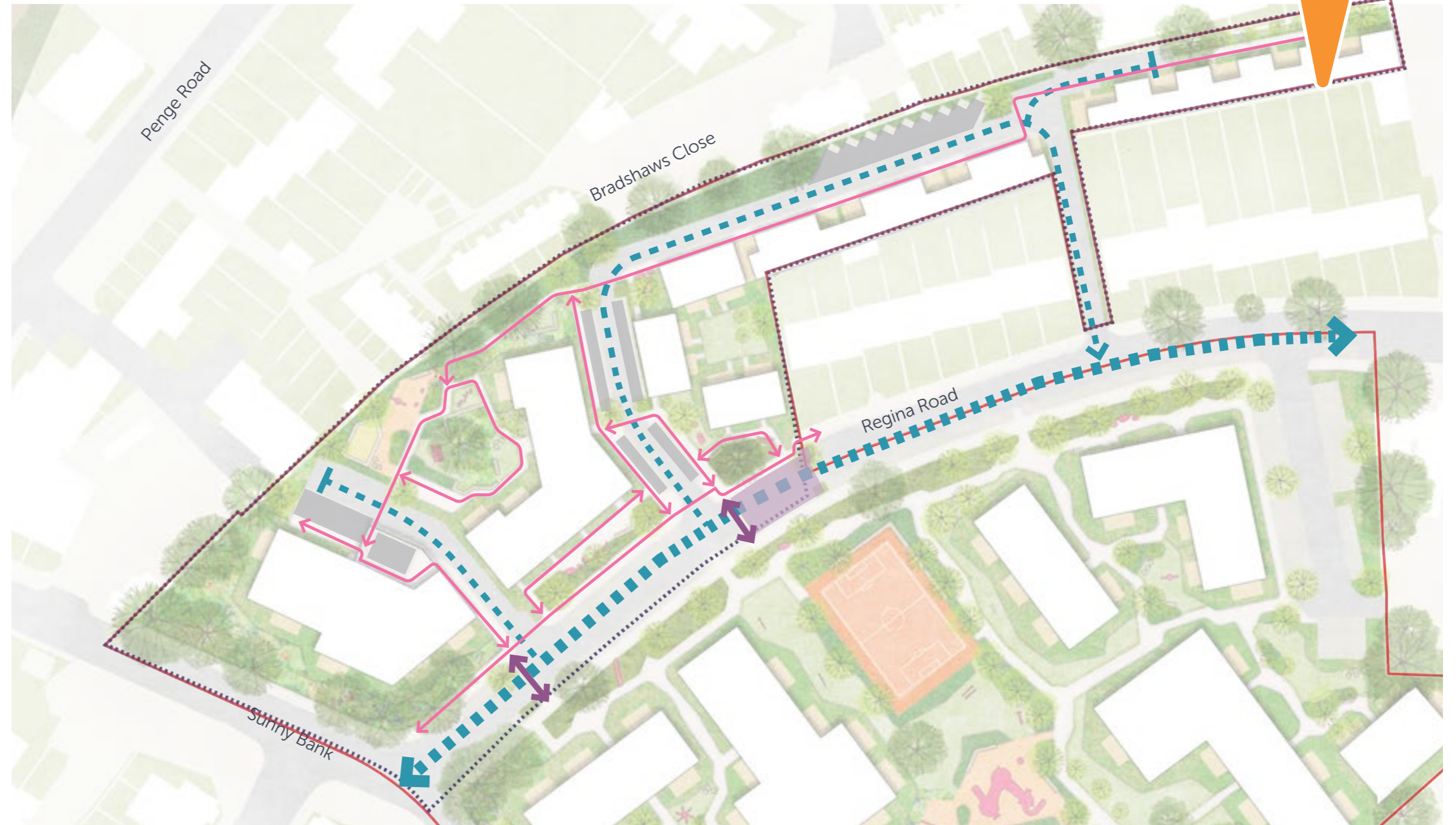
### Phase 1 Site Considerations

Do you think there is a good balance between parking and landscape?

#### Circulation & Parking

- A welcoming pedestrian friendly street is proposed to unify the northern and southern parts of the estate.
- Pedestrian priority and traffic slowing will be promoted through the introduction of raised crossings, a local single width street, walking/ cycling routes with increased greenery, and play on the way.
- Parking will be retained for existing residents with no overall net loss.
- Parking bays will be provided across the three phases.
- New resident parking will be blue badge only in line with planning policy.

- ↔ Pedestrian movement
- ↔ Vehicular access
- Local single width street
- Parking areas
- ↔ New crossing points
- ..... Phase 01
- Site boundary



#### Retain and Enhance



**Protect Existing Mature Trees**  
**Celebrate existing mature trees by creating landscape nodes with trees as focal points.** Where possible, protect and enhance the setting of existing mature trees to promote biodiversity and ecology.

**Extend and Link Green Corridors**  
Extend and enhance existing green corridors to create green streetscape and provide wildlife refuge.

**Create Welcoming Gateways**  
Introduce distinct and welcoming gateways to promote permeability and wayfinding.

**Introduce A Green Edge**  
Introduce a green edge along the northern boundary to increase biodiversity and provide a natural, wilder space reminiscent of the railway landscape. Extend this character into the site to provide a much richer ecological landscape.

- Existing trees
- Welcoming gateways
- ↔ Green corridors
- Green edge
- Celebration of existing trees

#### Connect and Improve



**Introduce a Series of Connected External Spaces**  
A series of connected external spaces are linked to the green edge to the north and the estate to the south. Easy access for all residents promotes use of the external spaces. Building uses are linked to the external spaces to promote community cohesion.

**Provide High-Quality External Space**  
Provide a balance of public open space and semi-private courtyards. All spaces are to be high-quality and include a variety of amenity to encourage the local community to spend time outside.

**Improve and Create New Links**  
New links to the north and south are proposed, in order to cohere new and existing landscapes and improve permeability through the estate. There is opportunity to green the streetscape along Regina Road to enhance existing links to the Country Park (east) and station (west).

- Connected external spaces
- ↔ Improved north-south link
- ↔ Enhanced east-west connection





Let us know what you like to see in the landscape?

**PLANTING & TREES**



Natural, wild planting



Meadow



Rain gardens and swales



Fruit trees - edible Landscape



Habitat Interventions

**PLAY**



Formal equipment



Inclusive play



Sand play



Sensory play



Challenging play

**ACTIVITY & AMENITY**



Community growing opportunities



Meeting places



Informal games



Intergenerational play



Communal eating opportunities

**FITNESS & BALL COURT**



Formal ball games



Patterns in the landscape



Fitness equipment



Smaller / multiple ball courts



Performance space

**STREETSCAPE**



Play on the way



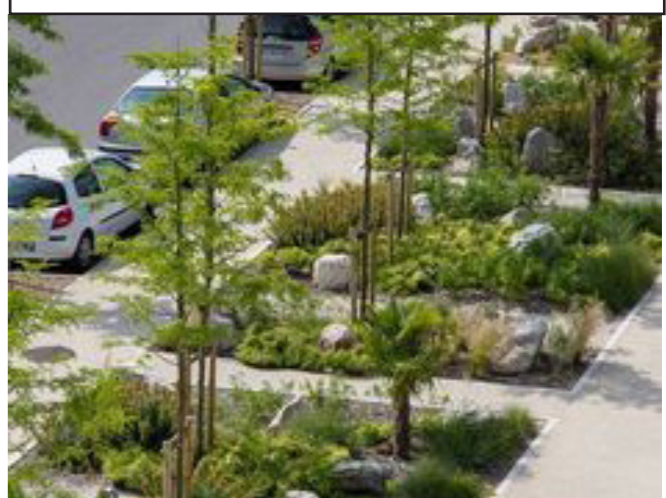
Trees breaking up car parking



Places to pause and rest



Road narrowing



Generous planted areas separating pedestrians and vehicles





Tell us what you think

1. Which parks and public spaces do you regularly use in the local area (within walking distance)?

2. How do you mostly use them? (e.g. walking, sitting and relaxing, meeting friends, play spaces for children, dog walking, other)

3. What do you most like about the spaces you listed in question 1?

Please share any additional comments or ideas:

4. What do you like about the existing estate landscape?

5. What would you like to see improved?

6. What new activities would you like to see?

