

# LAND TO THE REAR OF WARBANK CRESCENT

## COMMUNITY ENGAGEMENT WORKSHOP

### INTRODUCTION

Our proposals form part of a larger masterplan to achieve Croydon's goal of 1,000 high quality new homes across the borough by 2019.

To deliver this the council has set up its own development company, Brick by Brick.

This is a private, independent company with the council acting as sole shareholder; which means that Croydon council owns Brick by Brick and that the full value of development growth is kept in the borough – whether it be in the form of additional affordable housing, physical improvements in the local centres or dividend return to the council to fund council services.

Brick by Brick aims to deliver high quality, new, residential-led development on a range of sites across the borough. As well as being able to make sure that the borough fully benefits from increased land value and development returns.

The masterplan targets 50% affordable housing, revitalising underused sites with efficient, high-quality housing.

These proposals for the land to the rear of Warbank Crescent, to be used as a starting point to engage the locals in a discussion about how the proposals will evolve.

The council have written to properties (residents and businesses) within a circa 50 metre distance from the proposed sites and appointed Newman Francis to engage with the community on its proposals.

### NEWMAN FRANCIS

Newman Francis is an Independent Community Engagement specialists working with Brick by Brick.

Their role is to manage the engagement programme for the sites and their prime responsibility is to ensure there is an opportunity for residents, and other interested parties' views and opinions to be heard, and that proposals and designs are influenced by public engagement.

They will be gathering feedback, organising events, working with stakeholders and answering web form and telephone enquiries.

### COFFEY ARCHITECTS

Coffey Architects have been working with Brick x Brick and the project's consultant team to bring forward proposals for Warbank Crescent.

We aim to create social interaction through all our projects and find elegant, contemporary answers to creative and pragmatic issues.

Regardless of scale we care about the elements that create the physical conditions for people's lives and their social interaction.

We believe in an inclusive approach; with environmental, social and economic issues integrated within the process. We consider architecture to be a process of collaboration where we feel it is important to involve the wider community in the design process.

### THE SITE

The Site is located along the Eastern edge of New Addington, on the boundary of the borough, beyond the site boundary is Green Belt land.

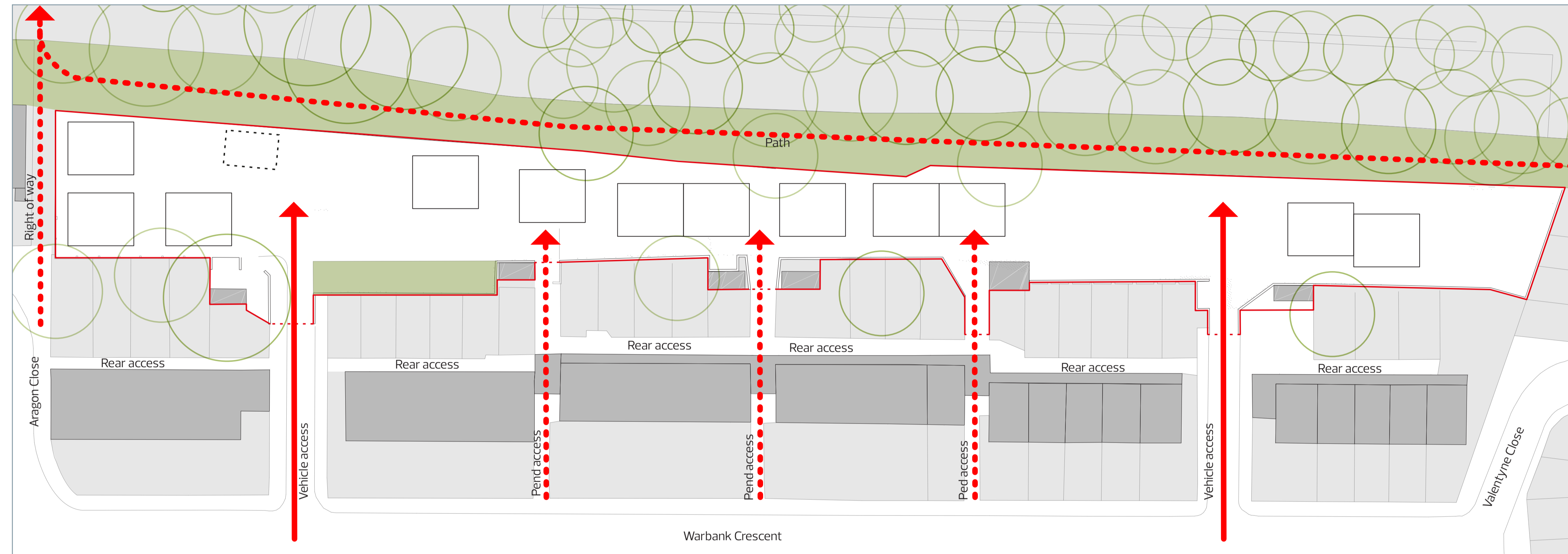
Between the site and Warbank Crescent is a long row of 4-storey maisonettes from the 1960s.

The site itself is a long, irregular strip of land between the rear boundaries of the maisonettes gardens and bin stores to the west, and the tree-lined path beyond the eastern boundary.

There are two roads into the site, which run between blocks of maisonettes at the north and south ends of the site, leading to areas of car parking.

The site contains several demountable bungalows, mostly unoccupied.

## EXISTING SITE AND HOUSES



EXISTING SITE LAYOUT



SITE OVERVIEW



EXISTING ENTRANCE



EXISTING UN-SURVEILLED PATH



EXISTING PARKING & BIN STORES



EXISTING POOR QUALITY DEMOUNTABLE HOMES

