

St James's Road, Croydon

Urban Regeneration

Location:

Croydon, south London

A former timber yard in a sustainable location within the London Borough of Islington. With viable walking and cycling options, the scheme was designed as a 'car-free' development.

Existing Use:

Seccombe Timber Yard

Site Area: 0.13 hectare

Residential Density:

300 dwellings per hectare

Proposals:

Erection of part four– part five–storey building comprising 39 residential apartments and two disabled parking spaces.



This project sought to redevelop a prominent corner site within an established urban context adjacent to a conservation area. It is also a highly sustainable location close to Croydon Metropolitan Centre.

The scheme, by *Edgington Spink Hyne Architects*, involved the creation of an L-shaped apartment building that addressed the differing scale and character of two street frontages. Other issues successfully addressed included, unit mix, S106 contributions and viability.

The planning project team was led by Harper Planning Consultants who successfully negotiated the scheme with planning officers—including s106 negotiations—resulting in planning approval.

The 'car-free development creates a sustainable, pedestrian-friendly urban environment with high quality residential amenity.

The scheme had full support of the planning officers and the application was approved unanimously by the Members of Croydon's Planning Committee.



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