

PLANNING COMMITTEE
Thursday 17th October 2024

- ADDENDUM TO AGENDA -

Item 4.1 - 24/00259/PRE - Land to South of Duppas Hill Road, Croydon Site known as Heath Clark North

The proposal was presented to the Design Review Panel on the 3rd October 2024 and the full report following this independent review is attached to this addendum.

The summary is as follows:

The Panel was generally supportive of the proposed scheme. However, key concerns were raised regarding the lack of architectural playfulness/distinctiveness, landscape narrative, and defined community use.

The Panel was concerned with how the blocks are treated similarly in terms of design and how they fit in the landscape. The Panel felt that while there is a change in material/brick colour across the site, the blocks seem to be placed and designed in a cookie cutter approach and appears flat. The Panel also felt that for this prominent and important site, there is no clear narrative or identity, which would help guide the design. Without defining the community spaces, the Panel is also not able to comment on whether the design is appropriate. Other significant concerns were regarding safety coming up through the southern route and managing potential illegal car parking around the central green.

The Panel strongly recommends the Applicant to add some specialness and joy in the design of the blocks, such as through pops of colour, varying heights and textures, celebrating entrances, and referring to the landscape and historic context. The design of the beacon buildings could be strengthened by removing the plinth and continuing the columns to the ground. Given the ecological importance of the site, a strong landscape narrative should inform and be integrated in the design, and the edge/boundary treatments must be carefully considered. The use of the community spaces must be defined in order to inform the design. The Panel also recommends considering invitation-only vehicles to help manage parking and to maintain a pedestrian-led design.