Welcome to the Queen’s Square, Croydon Consultation

Thank you for coming to the public consultation about our proposed Queen’s Square development. Please have a look at the consultation material on display and talk to members of the project team who are on hand to discuss the emerging proposals with you.

R&F Properties bought the Queen’s Square site in 2017. The site is bounded to the north by Park Street, Park Lane to the east, Katharine Street to the south and High Street to the west.

R&F are excited to play a role in the regeneration of Croydon through the delivery of the Queen’s Square scheme. Construction has already commenced on Phase 1, which comprises the refurbishment and extension of St. George’s House (the former Nestle tower), Park House East and the former Blue Orchid nightclub. Phase 1 seeks to deliver 290 new homes including 33 affordable homes.

This consultation is an opportunity for you to see the emerging proposals for Phase 2.

Croydon today
The Queen’s Square site and its surroundings

Most of the predominantly 1960s buildings on the Queen’s Square site are tired, with failing fabric and long, continuous, monotonous facades.

The site has long been an island, surrounded by buses; it lacks amenity space and public realm with little permeability. The site is currently uninviting and underused.

Croydon Council has granted approval for the demolition of the buildings on Phase 2, with the exception of Segas House (which is Grade II listed), 1 Katharine Street (which is in the Conservation Area) and Park House (an application for the full demolition of which has now been submitted).

Preparatory works for the demolition of the buildings on Phase 2 has recently begun, this is being done now so that work can start as soon as possible once planning permission has been received.

The remainder of the site, 26-51 St. George’s Walk Retail Parade which is located between Park Lane and St. George’s Walk, remains open and continues to be occupied by businesses. This area does not form part of the proposed planning application.

The Phase 2 proposals were presented to the Croydon Council Planning Committee last month. Work is ongoing to respond to the comments made by the Committee and all those we are currently consulting.

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Our vision for Queen’s Square

Our vision is to deliver on the Croydon Opportunity Area Planning Framework and Mid Croydon Masterplan and create a unique urban quarter located within the heart of Croydon that currently proposes to deliver:

- The long-awaited Town Square, that will restore the Town Hall to its rightful place as a key focal point in the town centre
- A high quality public realm, which creates new linked spaces, permeability and new routes and views
- Approximately 830 new homes of a range of sizes
- New commercial units – a mix of creative spaces for use by local businesses
- New space for the community in the centre of Croydon
- Greater connection and permeability through the site with priority for pedestrians

This scheme currently includes approximately 830 new homes, of which some 140 are proposed to be affordable; additionally we're proposing 30 affordable homes to be provided within part of Phase 1 (in addition to the 33 already being delivered in Phase 1).

The intention is to develop the ground floor to provide various uses and public spaces, with apartments on the first floor and above, including a part 50 storey tower to the east of St George’s Walk.
Our aim is to deliver something different for Croydon: a new “creative quarter” – acting as a link between the existing cultural quarter around Fairfield Halls, the civic quarter around the Town Hall, the shopping and leisure quarter along the High Street and the emerging Westfield development to be delivered by the Croydon Partnership.

To do this, we are developing an innovative approach to the ground floor of the Queen’s Square development. In addition to a new Town Square for Croydon, outside the Town Hall, we are proposing a series of less formal spaces. The intention is to open up the area, creating new views and routes through the site. Plans are to extend Thomas Turner Path and create a “New Smith’s Yard” along with other informal public spaces.

We will be seeking to encourage a range of different types of local businesses and organisations to take the different sizes of units across the different locations, with the intention of creating a unique area in Croydon.
A new Town Square for Croydon has long been one of Croydon Council’s ambitions for the central Croydon area – we share this ambition.

Our proposals deliver the long awaited Town Square outside the Grade II listed Town Hall, restoring it to its rightful setting at the heart of central Croydon. The Town Square would be able to host a variety of events and provide a place for the community to come together in celebration and to mark civic events. We are interested to hear your ideas about potential uses for the Town Square.
The Planning Committee provided feedback, which we are considering along with the feedback we receive from this public consultation.

The Committee was keen for us to explore how an increase in the level of affordable housing might be secured and requested we look at options including:

- the mass and height of the buildings to see if an increase could lead to greater levels of affordable housing
- the contribution made by the ground floor uses
- the size and shape of the Town Square

The Committee also stressed the need for the proposals to respond appropriately to the nearby heritage assets, which have been a key influencing element in the design evolution.

Last month we presented these proposals to the Croydon Planning Committee as part of the planned pre-application engagement with the Council.
Thank you and the next steps

Thank you for coming to see our proposals for the redevelopment of the Queen’s Square site. Members of the project team are available to answer any questions you may have.

Please take a feedback form and either fill it in today and hand it to a member of the team or send it back to us via the freepost address provided. We will take your comments on board in the next stage of the development of our proposals. We hope to present a revised version to the Croydon Planning Committee later this year and submit a planning application in early 2019.

Updates will be available at:
www.queensquarecroydon.info

You can get in touch with us at:
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