

# Welcome and the site

## Welcome

Welcome to this public consultation event for our revised proposals to build new homes for Croydon and new educational facilities for Spurgeon's College.

Following our last round of public exhibitions that took place in July 2023, we have taken time to consider and incorporate your previous feedback. We are presenting our revised proposals here today.

Your views and those of other stakeholders have shaped these proposals, resulting in significant improvements to the scheme. The main change is a reduction in the overall number of homes and that all homes are now proposed as houses with gardens rather than an apartment-led scheme.

We hope you will find this exhibition useful and informative. Members of the project team are on hand to answer any queries you may have. Additionally, you are welcome to read our plans on our consultation website and provide any feedback that you may have.

[spurgeons.ac.uk/consultation](https://spurgeons.ac.uk/consultation)



## Site overview



Spurgeon's College is one of the UK's leading Christian Colleges based in the heart of South Norwood. The existing buildings are not fit for future growth of the College and the expansion of their community outreach. These proposals are paramount to securing Spurgeon's College long-term presence with these uses, at the site in Croydon.



[spurgeons.ac.uk/consultation](https://spurgeons.ac.uk/consultation)





# Updated Masterplan

## November 2023

The most recent engagement event was in July 2023, and the resulting feedback has been essential in shaping the current scheme. We have also had meetings with local council members and Croydon Council planning officers. Key modifications to our updated plans include the following:

- Reduction of homes on site from 111 to 42 homes
- Reduction in scale and massing from a maximum of 5 storeys to 3 storeys
- Increased separation distances with neighbouring properties
- Change from apartments to houses
- Increased tree retention and increased new planting
- The height of the Thomas Johnson building, and lecture halls has been reduced



Updated Masterplan November 2023



July 2023 Masterplan

[spurgeons.ac.uk/consultation](https://spurgeons.ac.uk/consultation)



LONDON SQUARE



Spurgeon's COLLEGE

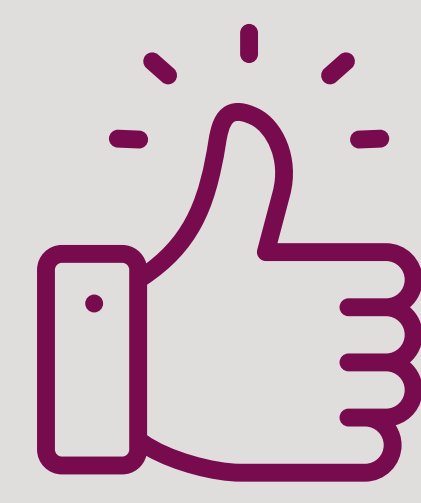


# You said, we did

Thank you for your feedback.



**YOU SAID**  
*"Your proposals are too large for the site"*

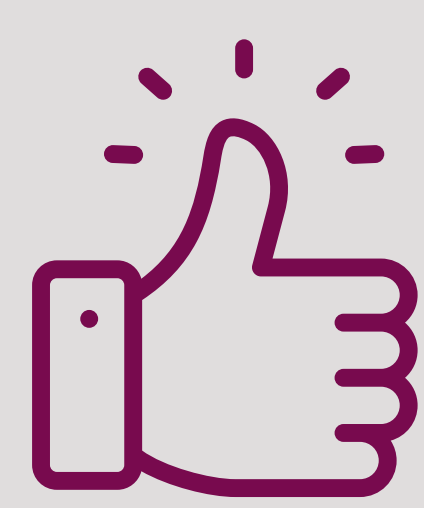


**WE DID**  
*"The proposed massing has reduced. We previously proposed apartment buildings, and these have now been reduced to smaller terraced homes. We have also reduced the storey height of our buildings from 4 & 5 storeys, down to 2 ½ & 3 storeys. The massing of the Thomas Johnson building (one of our educational buildings) has been reduced to align with the scale of the houses opposite and to better enhance the setting of Walker House.*

*As a general principle, we have worked hard to reduce building heights and separation distances to neighbouring properties."*



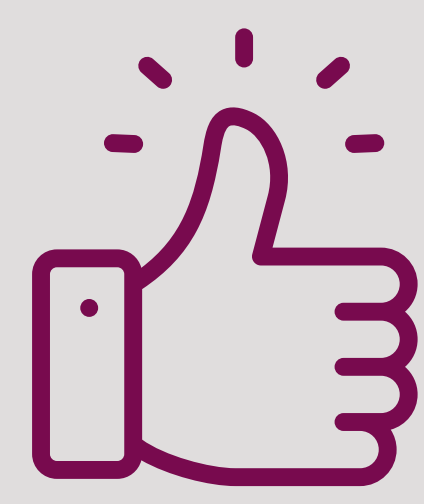
**YOU SAID**  
*"Too many flats are proposed"*



**WE DID**  
*"We agree that the site can work well for houses. We've reduced the number of homes from 111 to 42 all of which all will be houses with their own private gardens"*



**YOU SAID**  
*"Croydon does not need more one-bedroom flats"*



**WE DID**  
*"We are pleased to confirm that we are no longer including one-bedroom homes in our proposals. We are now providing family sized 3- and 4-bedroom houses."*

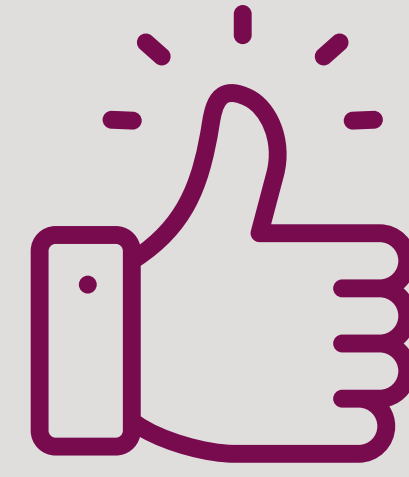


# You said, we did



## YOU SAID

"The biggest problem for local residents is a problem with parking"



## WE DID

"We know that parking is important. We have increased the level of parking across the site proportionally with approximately 50 residential and circa 30 College parking spaces including a College minibuss space. All 42 homes will have a dedicated parking space."



## YOU SAID

"It is not clear that the existing vehicle access is a junction and needs improving which is not safe for children crossing."



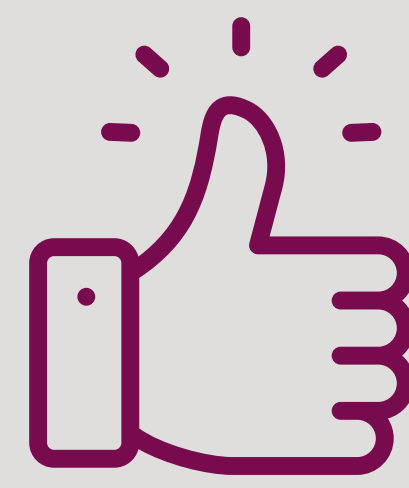
## WE DID

"It is proposed to widen the vehicle access and provide a formal junction arrangement with kerbs and formal crossing point with tactile paving to make it clear this is a formal junction"



## YOU SAID

"We would like to see more trees retained"



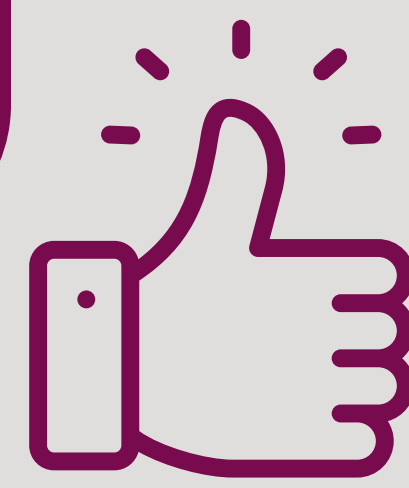
## WE DID

"Trees will be an important part of this development. We have increased the number of retained trees particularly along the southern boundary bordering the gardens of Wharncliffe Gardens. This has been achieved by relocating the internal road. We have also looked at an enhanced tree and planting strategy particularly to the North."



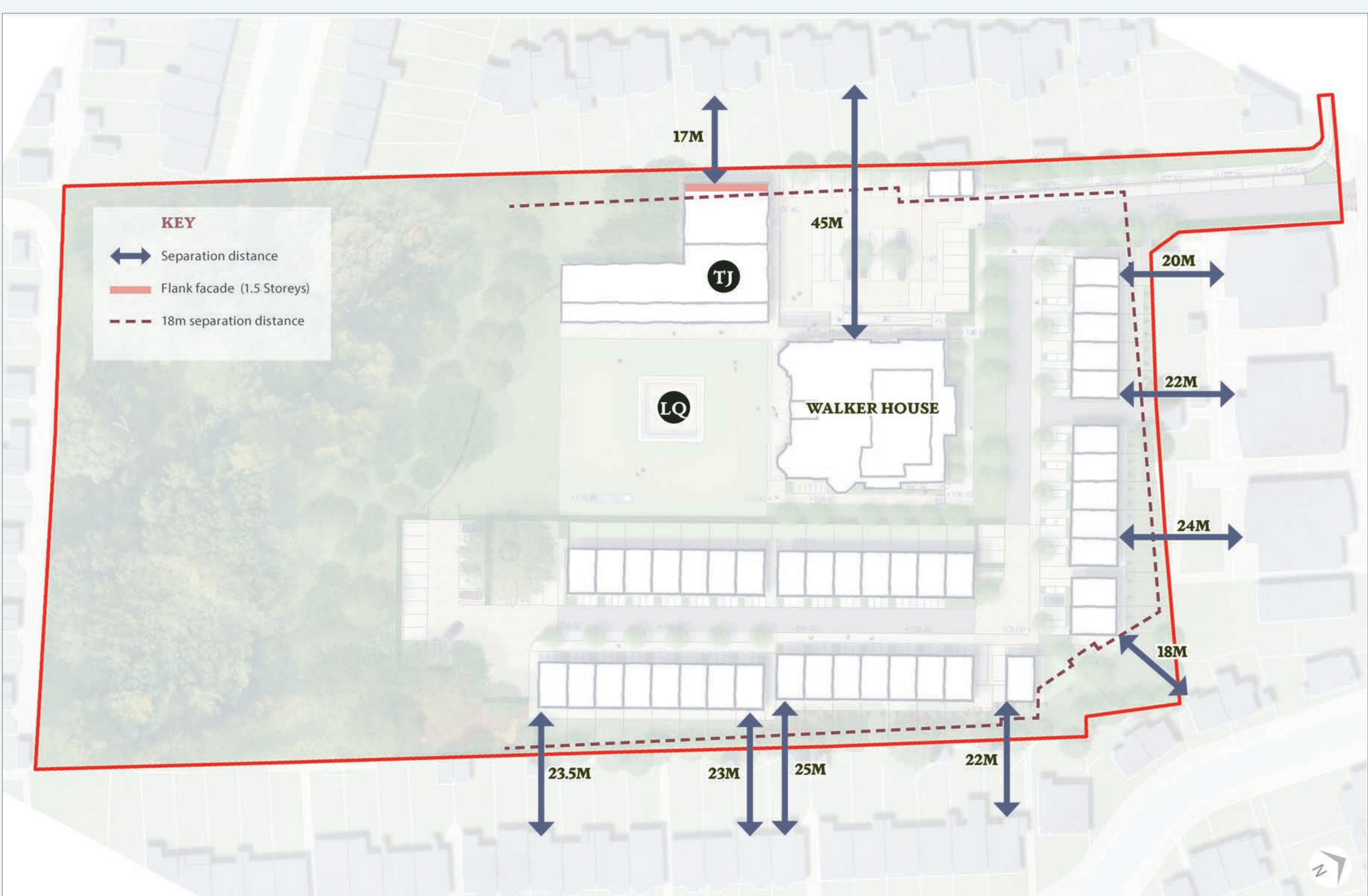
## YOU SAID

"We are concerned about the distances between existing houses and proposed houses"



## WE DID

"We want this development to be neighbourly. We have therefore increased the overall distance between the existing houses and the proposed houses to provide a greater feeling of privacy. Back-to-back gardens are also now proposed to neighbouring properties, with the proposed parking relocated to the centre of the site."





# Educational Facilities / Community Benefits

Our proposals have been carefully designed to respond to and respect the local character of the site. This has resulted in a sympathetic balance between delivering new College facilities and homes whilst adhering to the principles and opportunities set out in the Croydon Local Plan. This allows for a design solution that is sensitive to the site's proximity both to neighbouring residential properties and to a locally listed building.



Earlier this year, Spurgeon's College was awarded a triple gold - the highest accolade possible - in the latest Teaching Excellence Framework (TEF 2023). This places Spurgeon's College in the top 26 Universities and Colleges in the UK who have been awarded triple TEF Gold, alongside Oxford and Cambridge.

The redevelopment of the Site will enable Spurgeon's College to continue to provide an excellent level of education to more people, particularly locally with a wider range of courses. The redevelopment will allow for an increase in the number of students and provide them with a more varied curriculum by significantly improving the current academic facilities. More local jobs will be created.

The proposals will retain Walker House and demolish later extensions and buildings, whilst creating new College facilities of high architectural quality which will be completely accessible. The facilities will consist of:



A larger library facility



A new chapel



Lecture theatre and lecture rooms



New green infrastructure



New meeting rooms



Cafe



New academic facilities

[spurgeons.ac.uk/consultation](https://spurgeons.ac.uk/consultation)





# Wider Public Benefits

The proposed scheme will result in a number of local benefits for the community including:

- ✓ Retaining the College on Site in Croydon for the long-term through provision of new facilities and securing its financial stability
- ✓ The expansion of the College allowing more students to attend
- ✓ Increasing the number of qualified people who could also work in the local area in the future
- ✓ Increasing the number and variety of jobs at the College through the expanded facilities
- ✓ Increased Council Tax income to pay for local services
- ✓ The provision of 42 new family homes
- ✓ Redevelopment of a brownfield site
- ✓ Improved surroundings, landscape and better designed buildings which celebrate Walker House
- ✓ Better green and sustainability credentials for the College buildings
- ✓ Continued and expanded engagement with the local community and community groups through the improved College facilities
- ✓ The creation of new jobs and apprenticeships during the construction
- ✓ Provision of Community Infrastructure Levy (CIL) money to help pay for improvements to local infrastructure
- ✓ Increased local spend for local businesses due to the increased number of students, staff and new residents





# High-Quality Homes

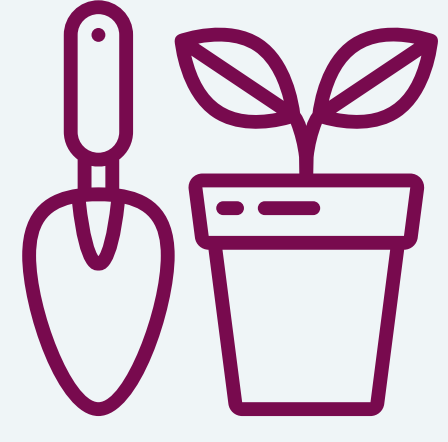
In order to ensure the College's long-term survival on the site, the new homes play a crucial role in helping to cross-subsidise the delivery of the new college facilities.



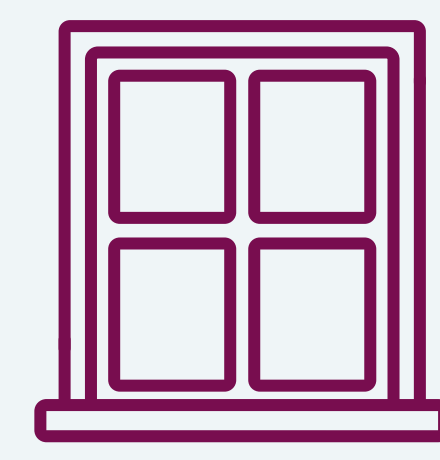
After considering your feedback, the number of new homes has been reduced from 111 in the previous proposals to 42, with all homes now being 3- or 4-bedroom houses



The homes will all have private external space and dedicated play space for young children



The quantity and quality of garden space has increased



All of the proposed homes are dual aspect properties - where windows are located facing two or more orientations - to provide natural ventilation and better levels of light

Croydon Council, like other local authorities in London, is facing a great deal of pressure to develop more homes in order to meet the rising demand. According to the London Plan, Croydon is expected to build 2,079 new dwellings a year.

RESIDENTIAL HOMES		
BUILDING	TOTAL	%
3B	26	62%
4B	16	38%
<b>TOTAL</b>	<b>42</b>	<b>100%</b>

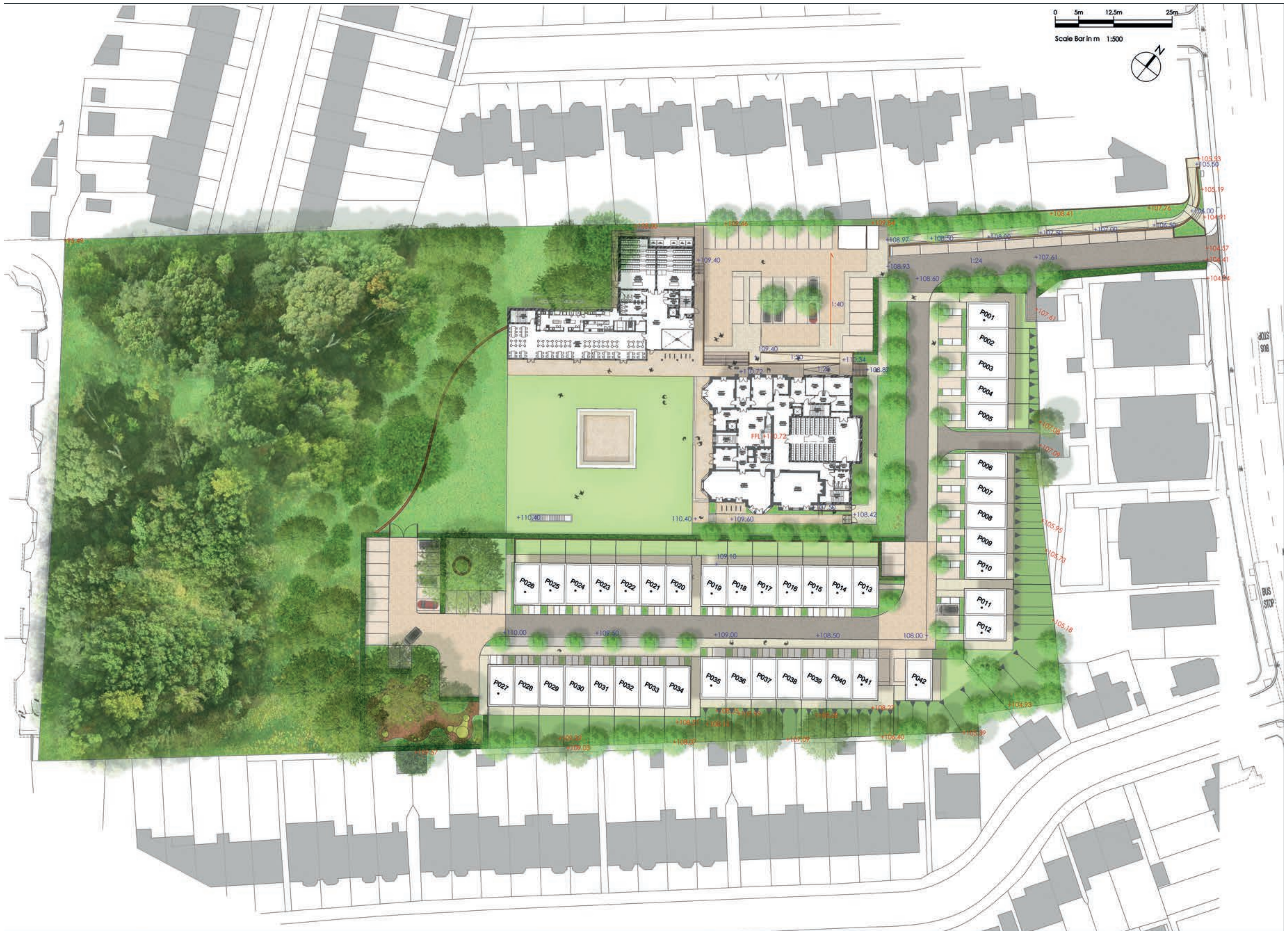


[spurgeons.ac.uk/consultation](https://spurgeons.ac.uk/consultation)





# Landscape



## The landscape strategy for the site

- ensures that the overall green character of the site is maintained
- retains and manages the existing woodland in its entirety to improve biodiversity
- retains boundary trees where possible and replaces those removed
- creates an elegant setting for Walker House
- integrates the new houses and residential streets with new and retained planting
- provides a new tree lined accessible footpath into the site
- sensitively accommodates areas of car parking for College and resident use
- creates a clear separation between the houses and educational facilities including Walker House with changes in level, hedges and tree planting
- provides a wide palette of plants that has variety, responds to the seasons, their location and function
- includes opportunities for play to the south west of the site
- ensures sufficient growing space for new trees to grow and flourish
- provides a new tree lined accessible footpath into the site with pedestrian crossings clearly marked



[spurgeons.ac.uk/consultation](http://spurgeons.ac.uk/consultation)





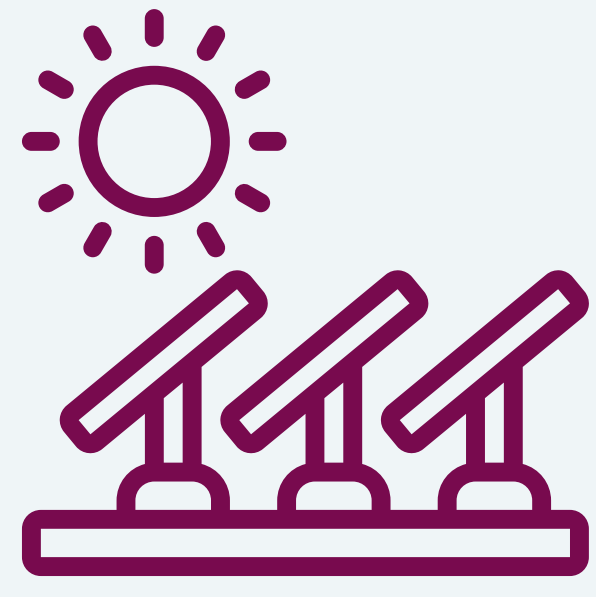
# Sustainability



Create 20% of proposed car parking immediately equipped with electric vehicle charging points. The remaining 80% will be connected for future installation



Encourage walking with a network of pedestrian walkways across the campus



Reduce reliance on fossil fuels with air source heat pumps and solar photovoltaic panels proposed for the energy strategy



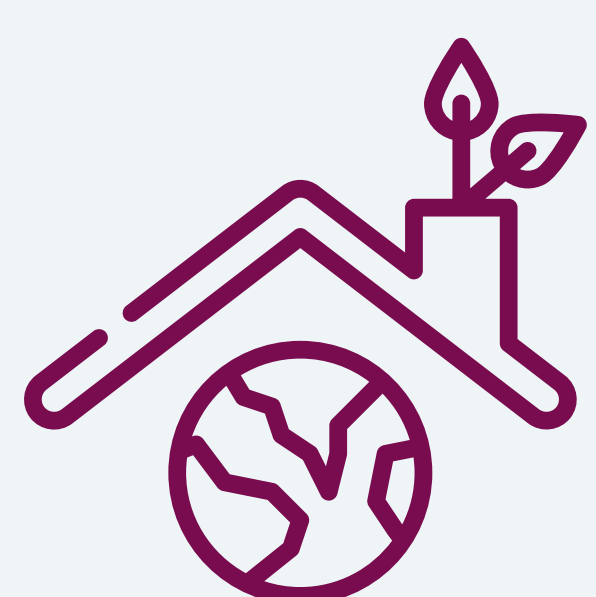
Use a fabric first approach to materials meaning the building envelope will be energy efficient, resulting in low energy consumption and less CO2 emissions



New, dedicated play spaces for younger children



Protect and enhance green spaces and biodiversity around the site



Optimise the use of green and biodiverse roofs



Promote sustainable modes of travel including walking, cycling and public transport



# Parking and Transport

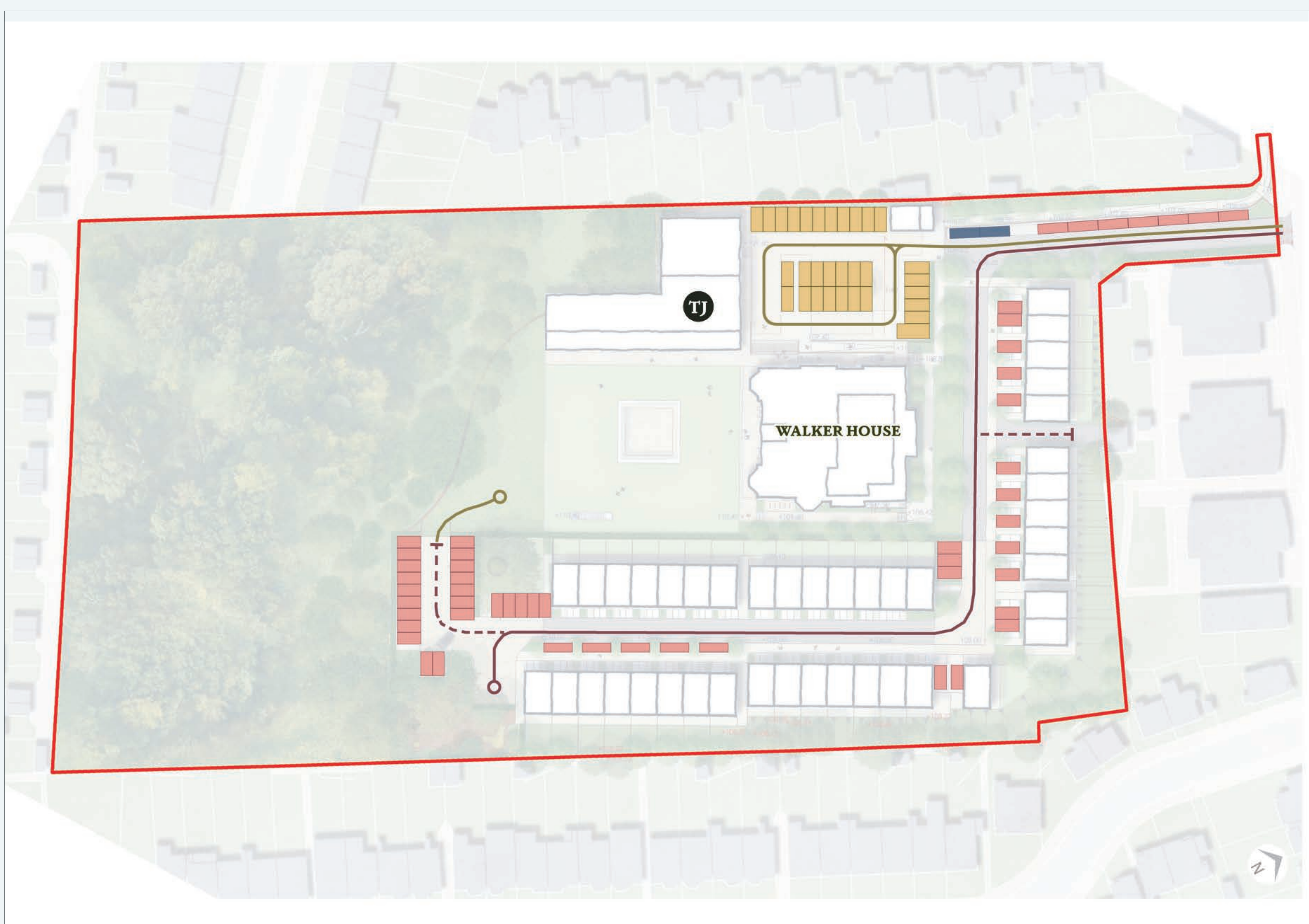
Spurgeon's College is situated in an area with good public transport connections. There are several bus routes and stops nearby, such as the 196 and 468 bus services, and Norwood Junction train station is around a 14-16-minute walk south.

In our previous proposals there were 87 car parking spaces proposed, including 31 spaces retained for the College use, 54 car parking spaces proposed for residents, and two car-club bays. In our new proposals the overall level of residential car parking has increased proportionally as the number of homes has reduced, which is detailed below:

- For a total of 42 residences, approximately 50 residential parking spaces are proposed. There is one designated parking place for each individual residence
- Furthermore, two car club places are proposed to reduce the need to own a private car, the car club will also be open for use by local residents
- Deliveries and servicing for the new homes and college will take place within the site in dedicated locations

Circa 30 parking spaces are retained for the educational facilities, one of which is for a minibus. To promote public transportation use, it is proposed that the College will operate a minibus service to transport College staff, students, and visitors to and from Norwood Junction train station as part of the broader Travel Plan measures.

- Cycle parking will be provided in line with planning policy and the London Cycling Design Standards
- College staff, students and visitors will be encouraged to walk, cycle, and use public transportation whenever feasible by promotion of the College Travel Plan





# Feedback and Next Steps

Thank you for attending today's public consultation event. We hope that you agree that our changes to the scheme represent a positive step forward which has taken much of your feedback on board.

Prior to our plans being submitted to Croydon Council we would appreciate hearing your final thoughts on the application.

You can leave feedback today by kindly spending a few minutes completing one of our feedback forms, which can be placed in the designated box.

Alternatively, you can scan the QR code below to complete an online form at [spurgeons.ac.uk/consultation](https://spurgeons.ac.uk/consultation).

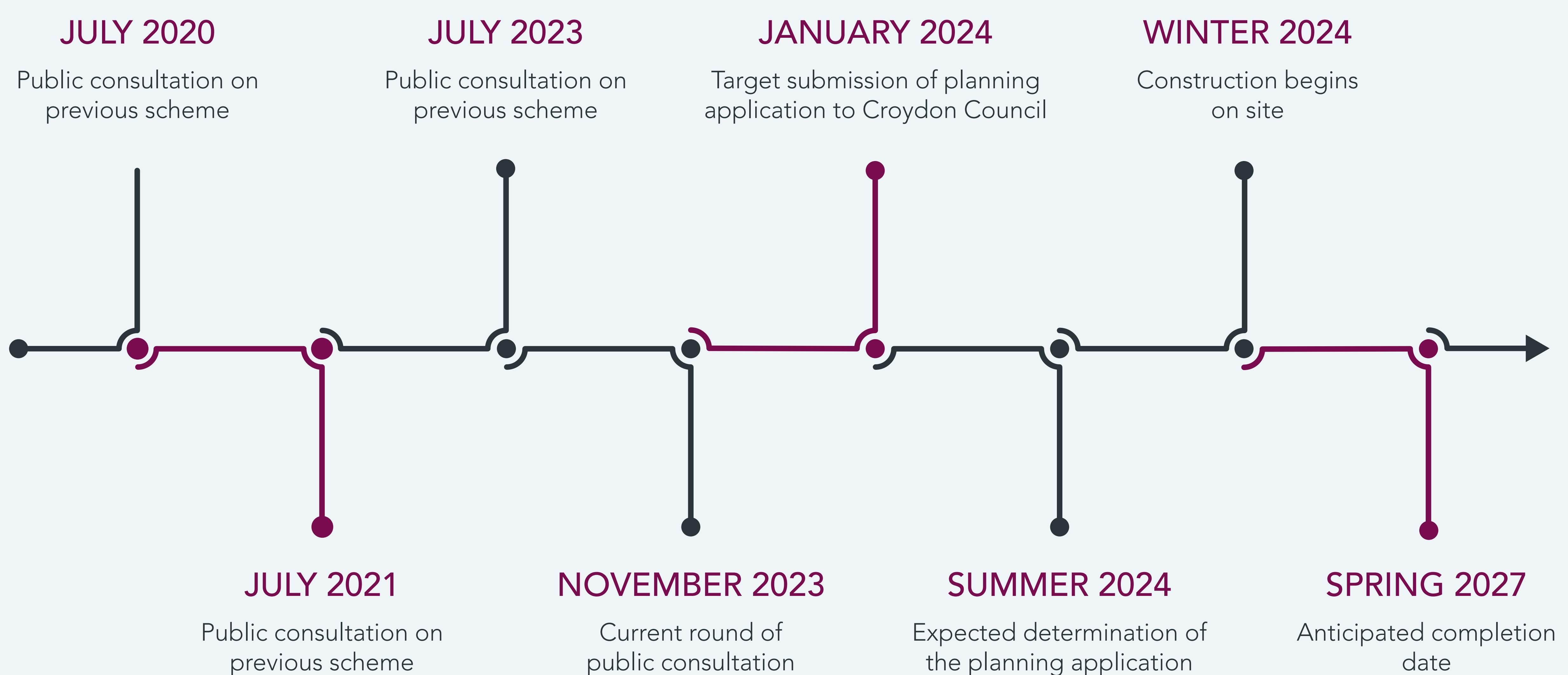


You can also view and comment on the information you have seen today at [spurgeons.ac.uk/consultation](https://spurgeons.ac.uk/consultation)

We appreciate you coming to see us today. Please, do not hesitate to speak with a member of the project team if you have any more queries.



## Project Timeline



## Get in Touch

✉ [Spurgeon2023@spurgeons.ac.uk](mailto:Spurgeon2023@spurgeons.ac.uk)

✉ Freepost CRATUS COMMUNICATIONS

[spurgeons.ac.uk/consultation](https://spurgeons.ac.uk/consultation)

