

# A MANUAL FOR SHAPING THORNTON HEATH

DRAFT

[illegible]

# ARE YOU A

RESIDENT

## LANDOWNER

## COMMUNITY MEMBER

## DEVELOPER

## COUNCILLOR

EMPLOYEE

BUSINESS OWNER

## IN THORNTON HEATH?

**DRAFT**

A Manual for  
Shaping Thornton Heath

FIRST DRAFT  
March 2021

For further information and to comment,  
please check the project website:  
[www.shapingthorntonheath.com](http://www.shapingthorntonheath.com)

To see the current Local Plan, please visit:  
<https://new.croydon.gov.uk/planning-and-regeneration/planning/planning-policy/croydons-development-plan/local-plan-2018>

For pre-application planning advice, please visit:  
<https://new.croydon.gov.uk/planning-and-regeneration/planning/pre-application-advice>

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CarverHaggard is a research and design practice, and we work to support local communities and the local economy. We are part of the GLA Architecture Design and Urbanism Panel.

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## NOTE

The project is led by CarverHaggard in collaboration with The Means, Fran Balaam, Europa and Turf Projects. Text in the document is generally authored by the project team. In addition, throughout the document, we have included quotes from the engagement process.

“It’s proper London, so filled with diversity and noise, but it’s also got some of the problematic things that richer areas don’t suffer from.”

Where text is formatted in this way, it is taken from the anonymised results of the engagement process, including the survey responses, focus groups, and workshops.

## INTRODUCTION

Croydon Council has invited the community of Thornton Heath to create a plan that can be used to shape the future of Thornton Heath High Street and Brigstock Road. This plan will not be funded by the council; it will be used to influence developers working in the area and to support the local community to seek funding opportunities for projects.

We have been working with members of the community since the spring of 2020 to identify key principles and priorities, and to map out a shared vision that will harness future change to benefit Thornton Heath.

Thornton Heath is changing, with potential housing development in the near future, alongside increased transport pressures and challenges for its high street, exacerbated by the Covid-19 pandemic. The community is proud of the area, and aware of the challenges that need to be tackled.

This Manual is an important opportunity to involve the local community in that change, so that Thornton Heath can provide current and future residents and businesses with the community facilities, transport and public spaces that they need.

“There is a great community spirit in the area, with active local groups, and people wanting to make the area nice, pleasant and liveable. It could be a really attractive area for existing and potential residents, if only more was done to address the really stark issues that bring parts of it down.”

# 1 THE HIGH STREET PLAN

Croydon Council are inviting the community of Thornton Heath to create a plan that can be used to shape the future of Thornton Heath High Street and Brigstock Road.

The High Street Plan, which is detailed in a separate document, will be used to influence future developments, and to seek funding for local projects. It is a speculative plan, which aims to identify community priorities for future regeneration projects led by the London Borough of Croydon and other stakeholders. The proposals are not currently funded. The High Street Plan is composed of the following elements:

## Principles

Overall urban design themes based on the engagement, to inform future developments and plans.

## Key Sites

Analysis of key sites identified by the Council, and guidance on their role in promoting the principles of the plan.

## Framework Projects

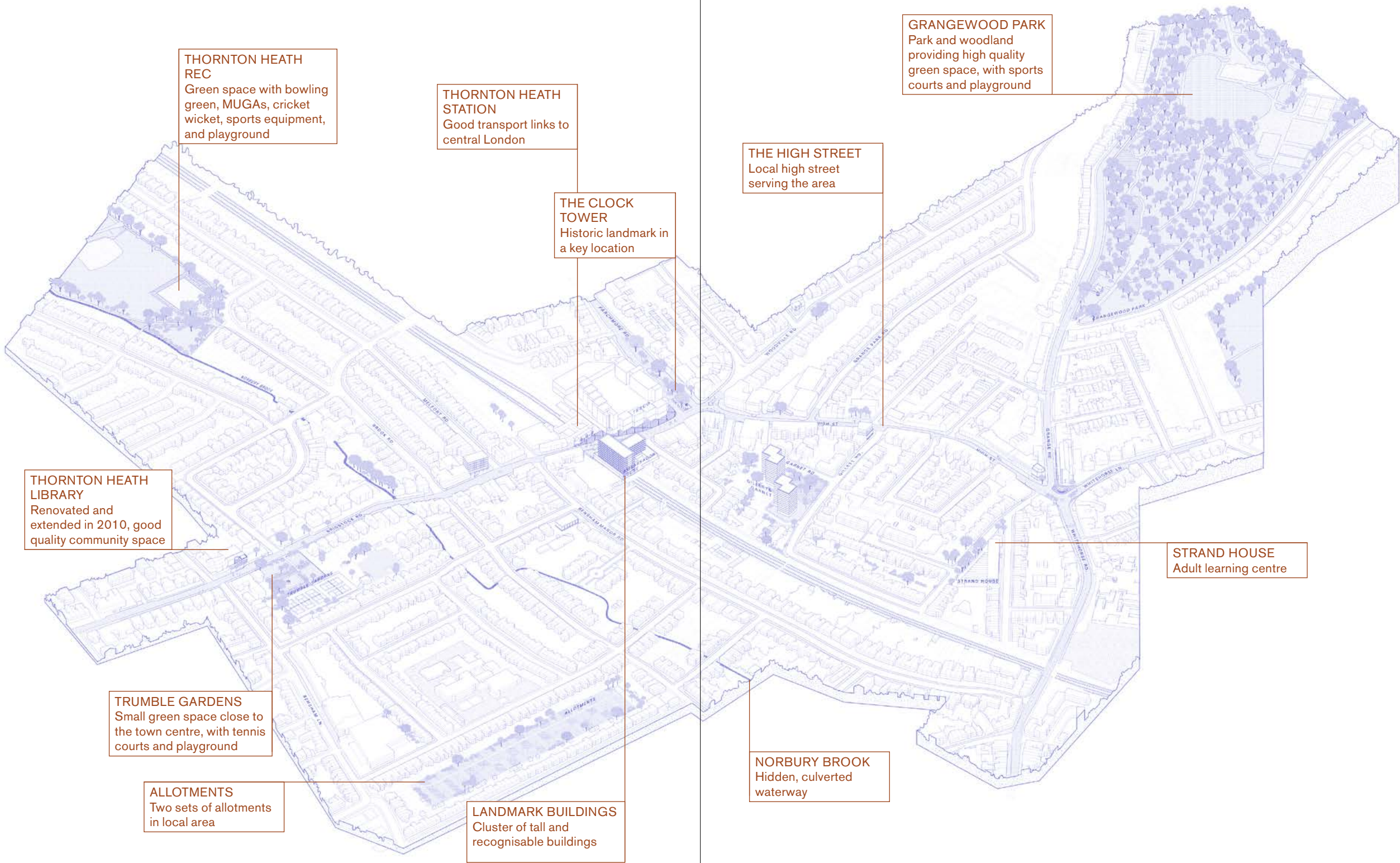
A series of interlinked projects along the High Street, focusing on public realm improvements to support the Plan.

## Project and Activity Ideas

Ideas based on community suggestions received through the engagement process, which could be applied to multiple locations, or which are “looking for a home”. These are collated in this Manual to assist local stakeholders in developing their feasibility and seeking funding.

The projects in the plan are not intended to be funded by Croydon Council. However, where transport has a key role to play, these ideas should be progressed in coordination with Croydon’s Strategic Transport team, perhaps with external funding from TfL or DfT.

HIGHLIGHTS & LANDMARKS



**THORNTON HEATH REC**  
Green space with bowling green, MUGAs, cricket wicket, sports equipment, and playground

**THORNTON HEATH STATION**  
Good transport links to central London

**THE CLOCK TOWER**  
Historic landmark in a key location

**GRANGEWOOD PARK**  
Park and woodland providing high quality green space, with sports courts and playground

**THE HIGH STREET**  
Local high street serving the area

**THORNTON HEATH LIBRARY**  
Renovated and extended in 2010, good quality community space

**TRUMBLE GARDENS**  
Small green space close to the town centre, with tennis courts and playground

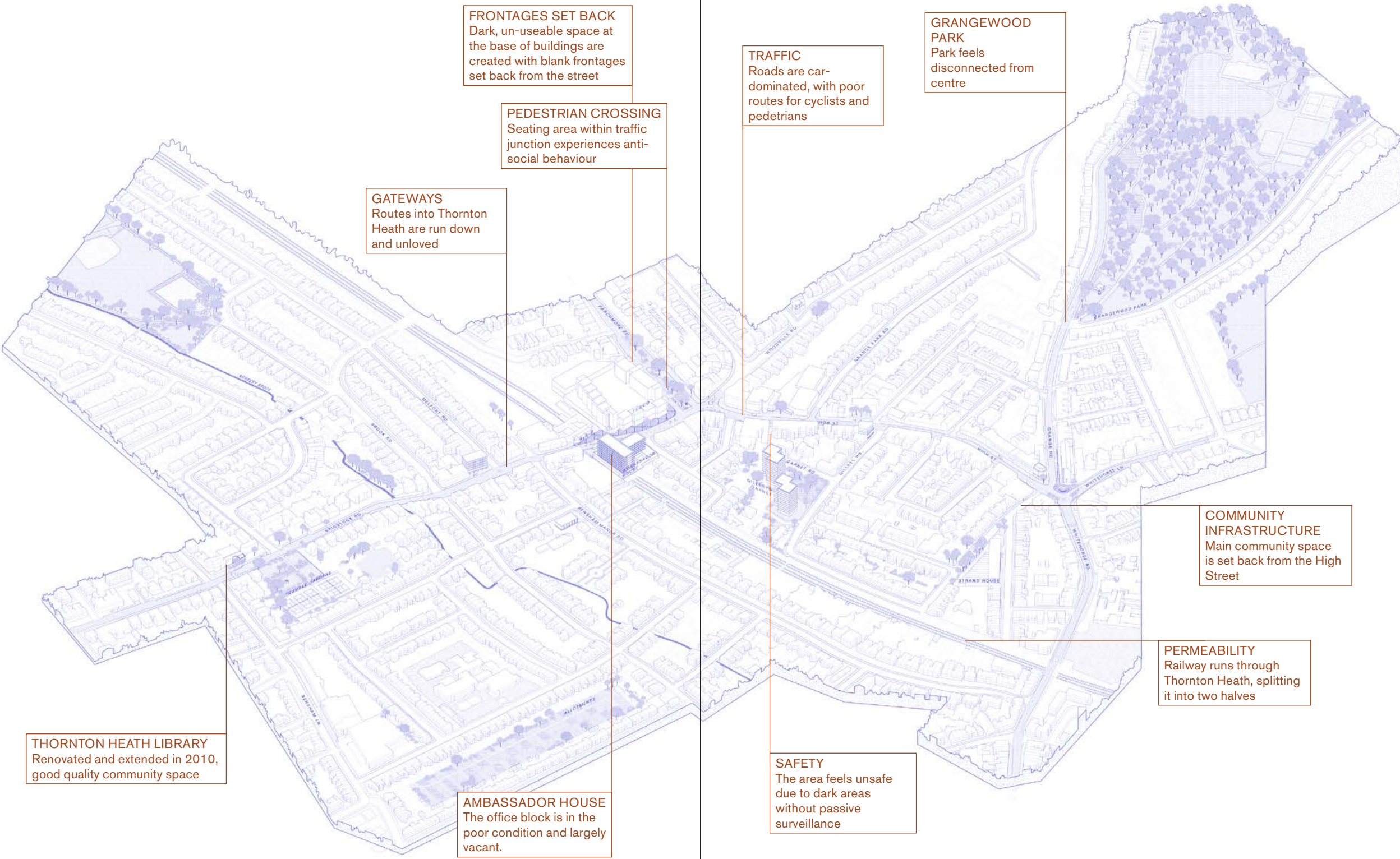
**ALLOTMENTS**  
Two sets of allotments in local area

**LANDMARK BUILDINGS**  
Cluster of tall and recognisable buildings

**STRAND HOUSE**  
Adult learning centre

**NORBURY BROOK**  
Hidden, culverted waterway





**FRONTAGES SET BACK**  
Dark, un-useable space at the base of buildings are created with blank frontages set back from the street

**PEDESTRIAN CROSSING**  
Seating area within traffic junction experiences anti-social behaviour

**GATEWAYS**  
Routes into Thornton Heath are run down and unloved

**THORNTON HEATH LIBRARY**  
Renovated and extended in 2010, good quality community space

**AMBASSADOR HOUSE**  
The office block is in the poor condition and largely vacant.

**TRAFFIC**  
Roads are car-dominated, with poor routes for cyclists and pedestrians

**GRANGEWOOD PARK**  
Park feels disconnected from centre

**COMMUNITY INFRASTRUCTURE**  
Main community space is set back from the High Street

**PERMEABILITY**  
Railway runs through Thornton Heath, splitting it into two halves

**SAFETY**  
The area feels unsafe due to dark areas without passive surveillance

PRINCIPLES

1 STRONG LOCAL CHARACTER

Enhancing the character of Thornton Heath by celebrating landmarks. New development should be sensitive to existing buildings and urban grain.

“I think the beautiful buildings of St Alban Church and The Prince George pub could be cleaned and lit up.”

“The colourful painted buildings are nice, they show history and suggest the area is cared about.”

“There is a lot of character in the residential streets... we are proud of our home and our road.”

3 GOOD HOMES

Making good homes with high quality and legible communal space, and making Thornton Heath a healthy and happy place to live.

“Keep family housing in the area”

“I love the fact that there are a variety of different styles of homes; houses, flats, privately owned, privately rented and local authority.”

“Affordable run down houses are being turned into HMOs, encouraging denser populations, more waste and less opportunities for those already here.”

2 FUTURE-PROOF HIGH STREET

Repairing and extending active frontage. Making space to nurture local business and culture, and supporting new uses including a market and entertainment.

“The 3 community-organised markets were very popular and successful and acted as a springboard for some local entrepreneurs – a monthly market would be good.”

“If Thornton Heath had more to offer on its high street then perhaps people wouldn’t need to travel so much by car.”

4 COMMUNITY SPACE

Creating safe public space for the local community and addressing design issues that contribute to anti-social behaviour. Supporting community initiatives in the public realm and on the high street.

“We need safe spaces where people can spend time together without spending money.”

“Anything to make people want to stay and talk and experience life together.”

“Art studios and workshop space for people to use away from home.”

5 SUSTAINABLE DEVELOPMENT

Re-using and regenerating existing buildings where possible, and making any new development environmentally sustainable.

“Refurbish Ambassador House, as it’s the first thing you see when coming out of the station.”

“Let’s find a cultural and environmental USP for Thornton Heath.”

7 SUSTAINABLE MOVEMENT

Improving routes and the public realm to make it a good place for pedestrians, wheelchair users, and cyclists. Encouraging inclusive active travel over car use.

“If it was safer to cycle down the high street, I’d probably do it.”

“I’d like more places to park bikes.”

“Definitely less traffic, the high street is always gridlocked with traffic throughout the day.”

6 GREEN INFRASTRUCTURE

Providing additional greening along the high street to improve air quality. Enhancing existing green space on and near the high street.

“Street trees really improve people’s health and mental well-being, as well as pride...”

“I’d like to see more green spaces for general use.”

“Add more greenery – it would be nice to have tree-lined streets.”

8 BLUE INFRASTRUCTURE

Protecting and improving blue infrastructure to manage water for climate change mitigation and wellbeing.

“Norbury Brook is a missed opportunity as a natural waterway running through the area; it would be great to find out way to open up sections of it and to make them an attractive feature rather than a transit for floating rubbish.”

“The brook could be made more of – we have water above ground – what an asset!”



# 2

# SHAPING YOUR OWN PROJECT

## PLANNING YOUR PROJECT

This Manual contains ideas for projects which support the overall vision of the High Street Plan. They are collated in the Manual to:

- Share ideas and best practice with landowners.
- Assist local stakeholders in developing and seeking funding for community projects.

If you are considering shaping your own project for Thornton Heath, here is a checklist to get you started.

### Identifying the need

- How can this project or site contribute to Thornton Heath?

### Stakeholders

A group of stakeholders with different interests may form a partnership for a community project.

- Who are the current identified partners?
- Do your stakeholders reflect the diversity of Thornton Heath?
- Could additional partners be found locally?
- Can different stakeholders enable access to different funds?

### Location

- Do you have a site to offer?
- Are you looking for a site for your activity?
- Could you collaborate with someone else?
- Do you have ideas for activating a Council asset?

### Costs

Identify the cost of the project. This might include:

- Site ownership/rent
- Design fees and permissions
- Capital cost of building work
- Revenue cost of operation
- Contingency allowances
- Do you have a viability gap?

DELIVERY AND FUNDING

Project Stages

What stage is your project at? These stages may be useful in helping you to plan your project:

- Feasibility
- Business Plan and risk assessment
- Governance plan
- Design development
- Permissions – what permissions do you need?
- Planning – see links on p.4 for pre-application advice.
- Funding – different funders have different requirements
- Costing and delivery
- Capital works
- Launch and operation

Advice

Advice is available from the following organisations, many of which also provide funding:

- |                         |  |
|-------------------------|--|
| – Power to Change       | <a href="http://www.powertochange.org.uk">www.powertochange.org.uk</a>       |
| – Heritage Lottery Fund | <a href="http://www.heritagefund.org.uk">www.heritagefund.org.uk</a>         |
| – The National Lottery  | <a href="http://www.tnlcommunityfund.org.uk">www.tnlcommunityfund.org.uk</a> |
| – Locality              | <a href="http://www.locality.org.uk">www.locality.org.uk</a>                 |
| – Trust for London      | <a href="http://www.trustforlondon.org.uk">www.trustforlondon.org.uk</a>     |
| – LCF                   | <a href="http://www.londoncf.org.uk">www.londoncf.org.uk</a>                 |
| – Funding Central       | <a href="http://www.fundingcentral.org.uk">www.fundingcentral.org.uk</a>     |
| – Postcode Lottery      | <a href="http://www.postcodetrust.org.uk">www.postcodetrust.org.uk</a>       |
| – Comic Relief          | <a href="http://www.comicrelief.com">www.comicrelief.com</a>                 |
| – DSC                   | <a href="http://www.dsc.org.uk">www.dsc.org.uk</a>                           |
| – Sport England         | <a href="http://www.sportengland.org">www.sportengland.org</a>               |
| – Arts Council          | <a href="http://www.artscouncil.org.uk">www.artscouncil.org.uk</a>           |
| – Viridor Credits       | <a href="http://www.viridor-credits.co.uk">www.viridor-credits.co.uk</a>     |
| – Spacehive             | <a href="http://www.spacehive.com">www.spacehive.com</a>                     |

The organisation Groundwork provides a useful guide for community organisations seeking funding here:  
[www.groundwork.org.uk/project-fundraising-tips/](http://www.groundwork.org.uk/project-fundraising-tips/)

DELIVERY AND FUNDING

The funding landscape changes regularly, and there have been many changes due to the Covid-19 pandemic. Possible funding routes may include one or more of the following:

Mayor of London

- Good Growth Fund, or current equivalent
- Greener City Fund, or current equivalent
- Current community funding programmes are listed here:  
[www.london.gov.uk/what-we-do/civil-society/grants-and-funding](http://www.london.gov.uk/what-we-do/civil-society/grants-and-funding)

National funding bodies

- Future High Streets Fund: supporting high streets
- Arts Council England: funding projects for the arts
- Sport England: supporting sport and physical activity
- National Lottery Community Fund
- National Lottery Heritage Fund
- NHS Community Mental Health Framework

Charities and community groups

A large number of groups and charities are active in the area. Some of these are listed in the directory in Section 4.

Other funding

- Crowdfunding
- Charitable trusts
- Commercial funding
- Corporate Social responsibility
- Business operators, concessions or rent

Croydon Council

Croydon Council may have a role in coordinating larger funding applications. Local Government funding is currently very constrained, but in future funds such as Ward budgets, Neighbourhood CIL, and Section 106 may be available to support local projects.

SHAPING YOUR OWN PROJECT

	DESCRIPTION
Name	
Type	
Ownership	
Size	
Partners	

STAGES
1
2
3
4
5

NOTES

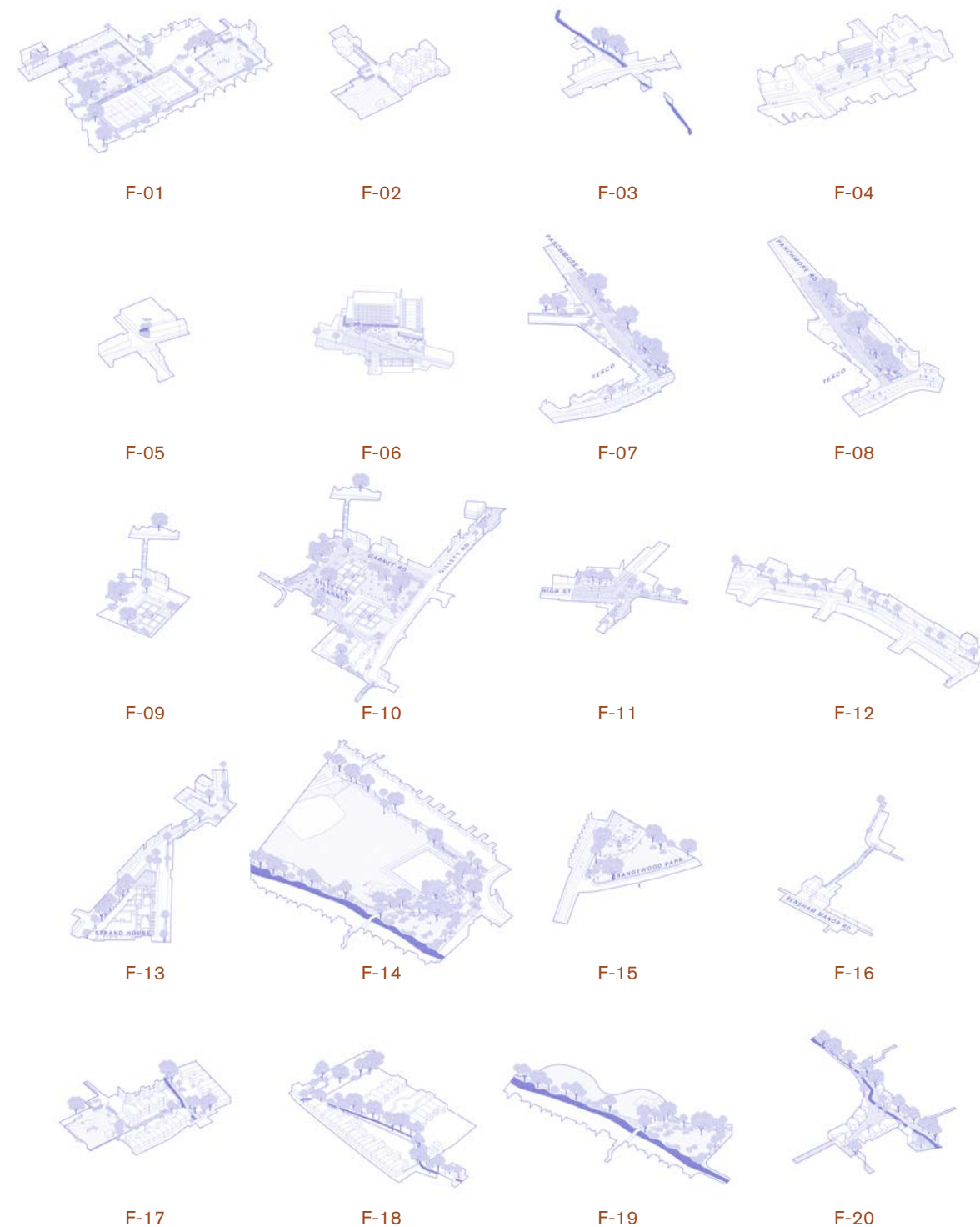
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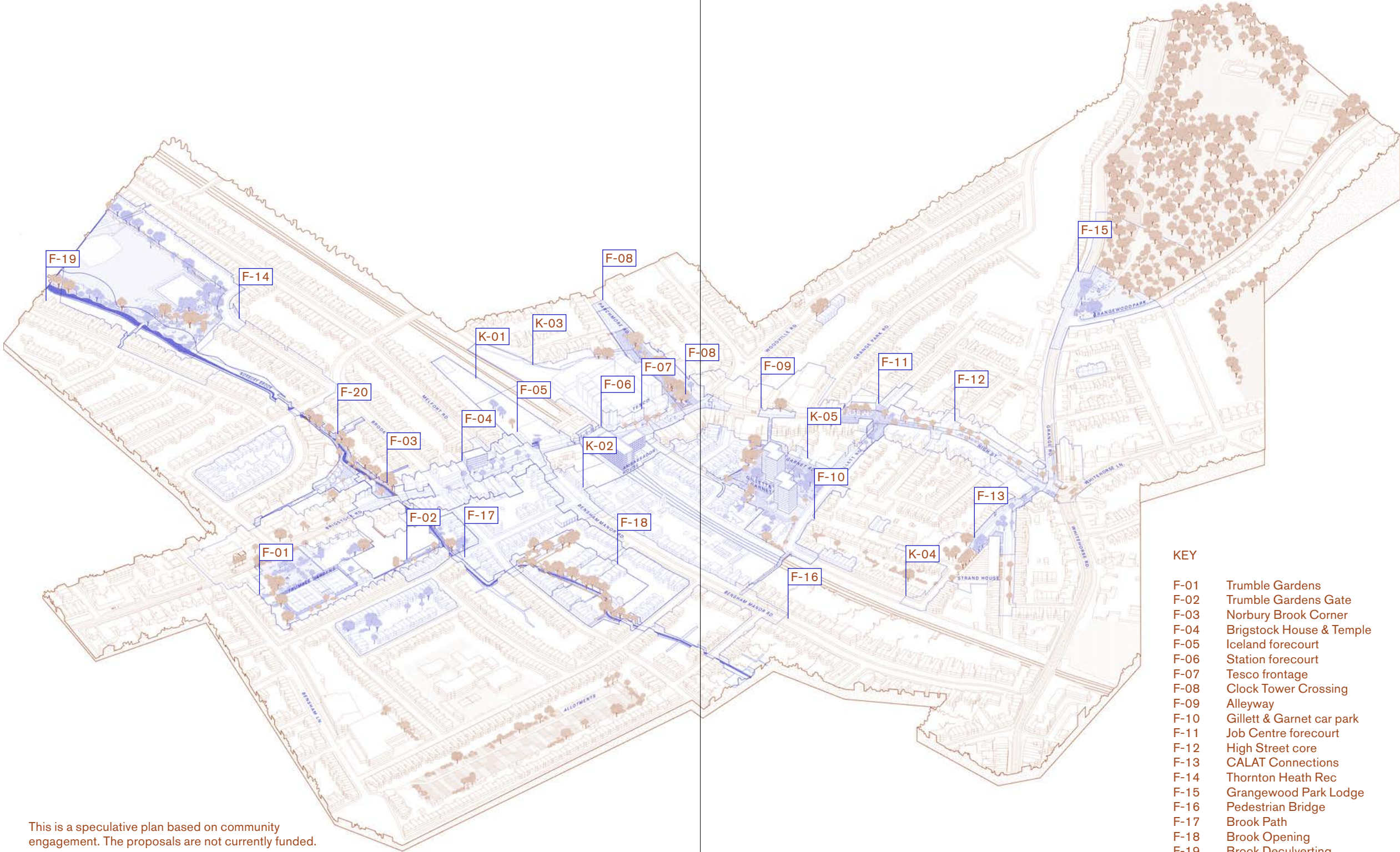
  

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# 3 PROJECT IDEAS

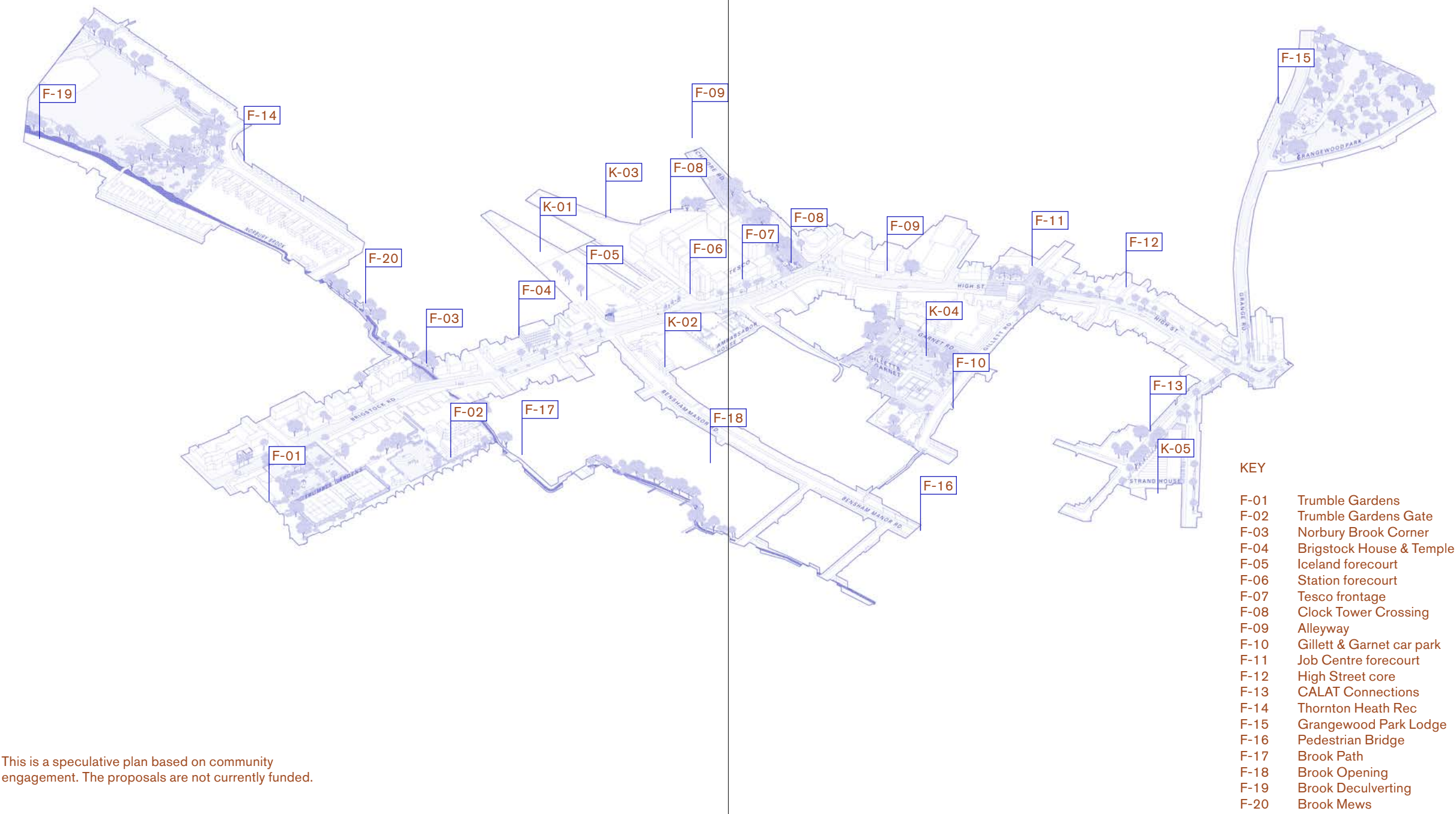




- KEY
- F-01 Trumble Gardens
  - F-02 Trumble Gardens Gate
  - F-03 Norbury Brook Corner
  - F-04 Brigstock House & Temple
  - F-05 Iceland forecourt
  - F-06 Station forecourt
  - F-07 Tesco frontage
  - F-08 Clock Tower Crossing
  - F-09 Alleyway
  - F-10 Gillett & Garnet car park
  - F-11 Job Centre forecourt
  - F-12 High Street core
  - F-13 CALAT Connections
  - F-14 Thornton Heath Rec
  - F-15 Grangewood Park Lodge
  - F-16 Pedestrian Bridge
  - F-17 Brook Path
  - F-18 Brook Opening
  - F-19 Brook Deculverting
  - F-20 Brook Mews

This is a speculative plan based on community engagement. The proposals are not currently funded.







PROJECTS MAP: ROLLING LIST

Key Sites

Analysis of key sites identified by the Council, and guidance on their role in promoting the principles of the plan.

- K-01 Iceland car park
- K-02 Ambassador House
- K-03 Laxton & Kettering
- K-04 Gillett & Garnet
- K-05 Strand House

Framework Projects

A series of interlinked projects along the High Street.

- F-01 Trumble Garden
- F-02 Trumble Gardens Gate
- F-03 Norbury Brook Corner
- F-04 Brigstock House & Temple
- F-05 Iceland forecourt
- F-06 Station forecourt
- F-07 Tesco frontage
- F-08 Clock Tower Crossing
- F-09 Alleyway
- F-10 Gillett & Garnet car park
- F-11 Job Centre forecourt
- F-12 High Street core
- F-13 CALAT Connections
- F-14 Thornton Heath Rec
- F-15 Grangewood Park Lodge
- F-16 Pedestrian Bridge
- F-17 Brook Path
- F-18 Brook Opening
- F-19 Brook Deculverting
- F-20 Brook Mews

Project and Activity Ideas

These ideas are based on community suggestions received through the engagement process, which could be applied to multiple locations, or which are “looking for a home”. These are collated to assist local stakeholders in developing their feasibility and seeking funding.

Project and Activity Ideas

- P-01 Street trees
- P-02 De-paving and SUDS
- P-03 Rainwater as a resource
- P-04 Lighting enhancements
- P-05 Local wayfinding
- P-06 Community hub
- P-07 Event space
- P-08 Market
- P-09 Space booking platform
- P-10 Outdoor events
- P-11 Facade enhancements
- P-12 Greener garages
- P-13 Rewild your driveway
- P-14 Water butts
- P-15 Green your roof
- P-16 Block upgrades
- P-17 Zero Carbon heating
- P-18 Solar panels
- P-19 Winter gardens
- P-20 Retrofit insulation

Transport Initiatives

- T-01 Crossings and routes
- T-02 Bicycles and scooters
- T-03 Supporting buses
- T-04 Vehicle traffic
- T-05 Cars and loading

Reference Projects

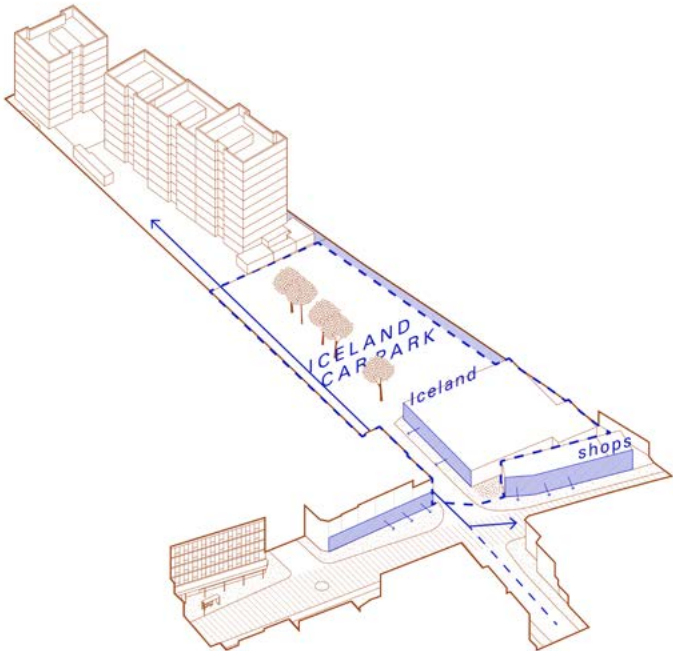
- R-01 Ambassador House deck
- R-02 Public Realm 2018
- R-03 THCAT initiatives
- R-04 Festivals & Events
- R-05 Reimagine TH

Material Palette

- M-01 Paving
- M-02 Planting
- M-03 Sound
- M-04 Light



K-01 56 BRIGSTOCK ROAD



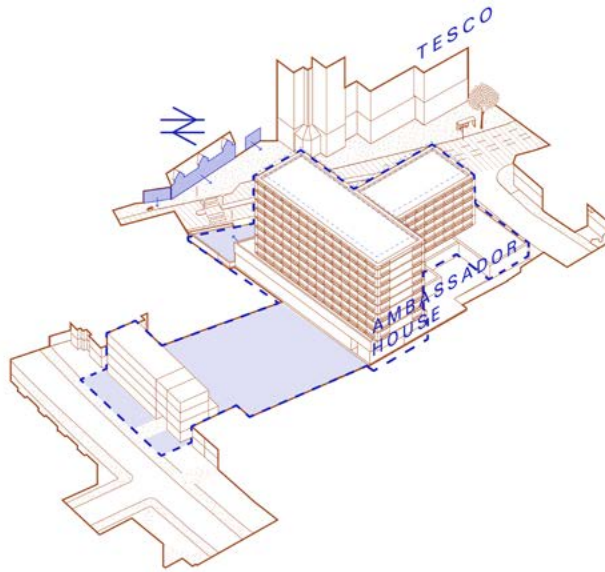
The Brigstock Road sites include the Iceland supermarket and car park and a builders' yard to the rear of the site.

The opportunities and constraints of this key site in the longer term are detailed in the High Street Plan.

Project F-05 includes ideas for shorter term improvements, which could be progressed in collaboration with the community.



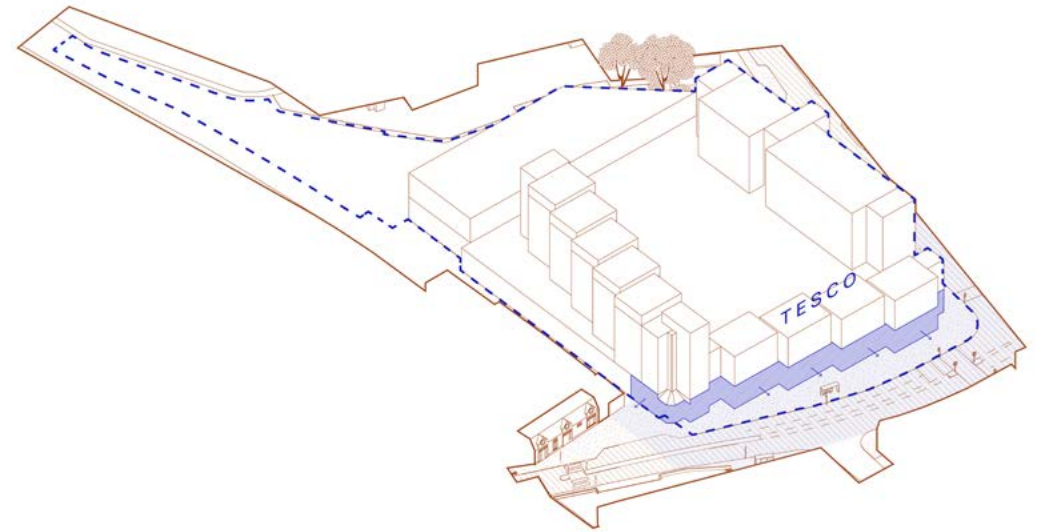
## K-02 AMBASSADOR HOUSE



Ambassador House is a 1960s office block immediately opposite Thornton Heath station, a key gateway to the area. The opportunities and constraints of this key site in the longer term are detailed in the High Street Plan.

The forecourt area has recently been improved (see Project R-01). Project F-06 includes ideas for further shorter term improvements, which could be progressed in collaboration with the community.

## K-03 LAXTON & KETTERING /TESCO

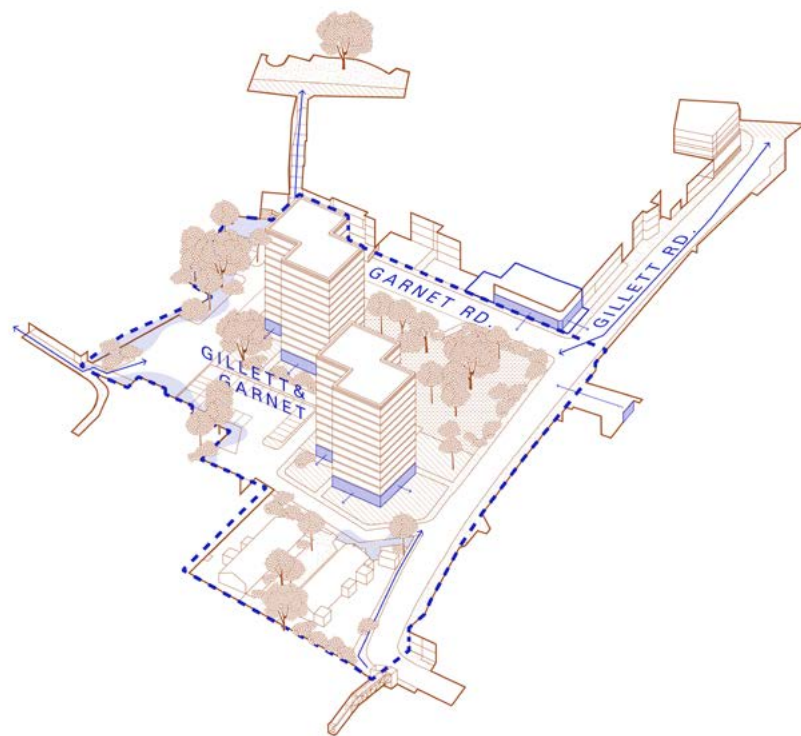


The Laxton and Kettering Courts estate, built in the late 1970s, has 123 homes with a Tesco supermarket on the high street at ground floor level. Both the estate and Tesco car park have serious anti-social behaviour issues. The opportunities and constraints of this key site in the longer term are detailed in the High Street Plan.

Project F-07 includes ideas for shorter term improvements, which could be progressed in collaboration with the community.



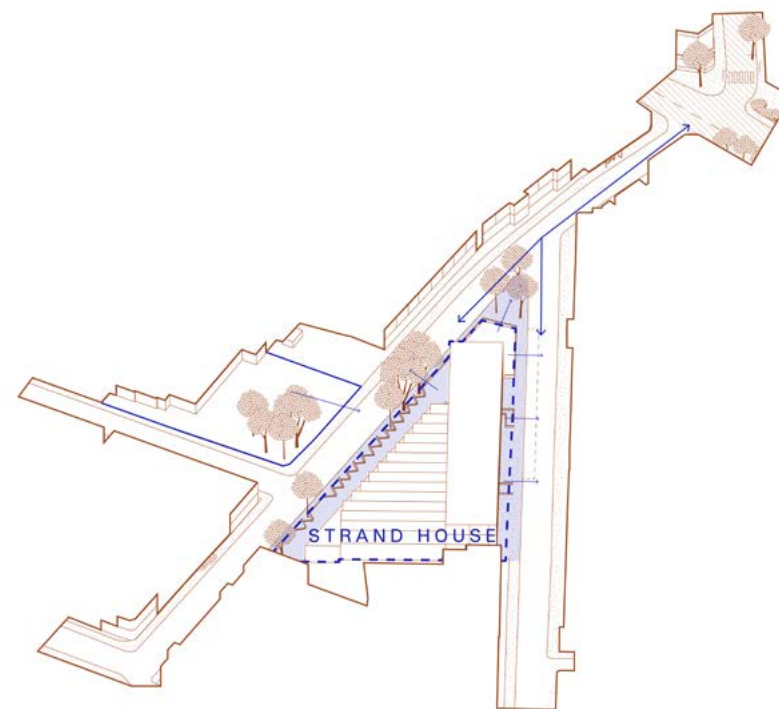
## K-04 GILLETT & GARNET



Gillett and Garnet are two 1960s council owned blocks with a mix of 1 bed and sheltered flats. The opportunities and constraints of this key site in the longer term are detailed in the High Street Plan.

Projects F-09 and F-10 include ideas for shorter term improvements to this area, which could be progressed in collaboration with the community.

## K-05 STRAND HOUSE



Strand House is Council owned and houses Croydon Adult Learning and Training (CALAT), an important community asset which has recently been refurbished. The opportunities and constraints of this key site in the longer term are detailed in the High Street Plan.

Project F-13 includes ideas for shorter term improvements to this area, which could be progressed in collaboration with the community.

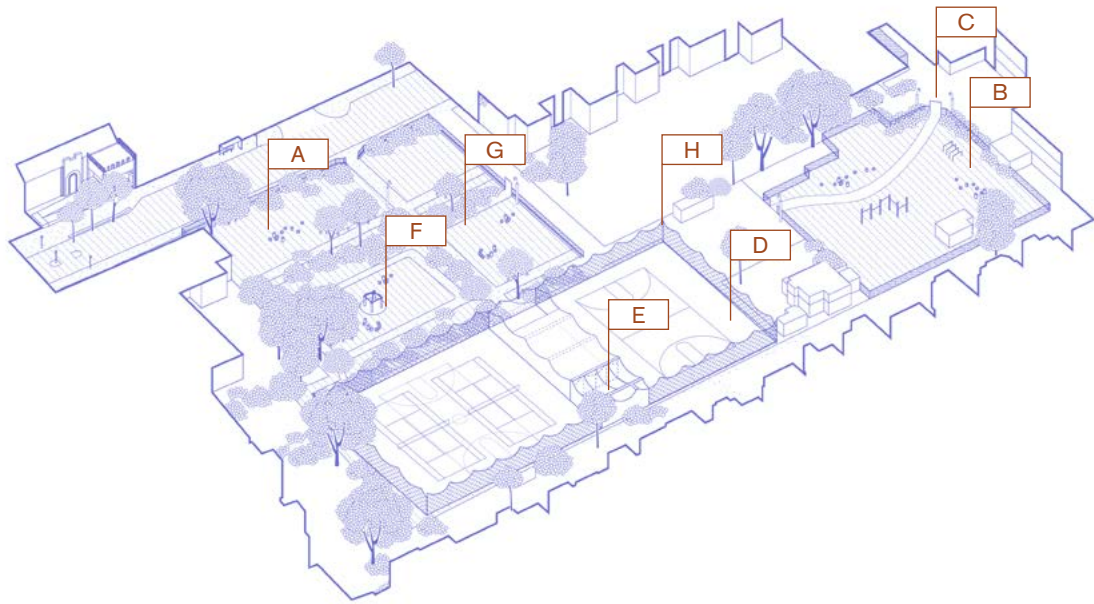


A series of interlinked projects along the High Street, focusing on public realm improvements to support the Plan.

These are collated in the Manual to assist local stakeholders in developing their feasibility and seeking funding.

All projects are likely to require permission, which may include agreement with stakeholders and planning permission.

## F-01 TRUMBLE GARDENS



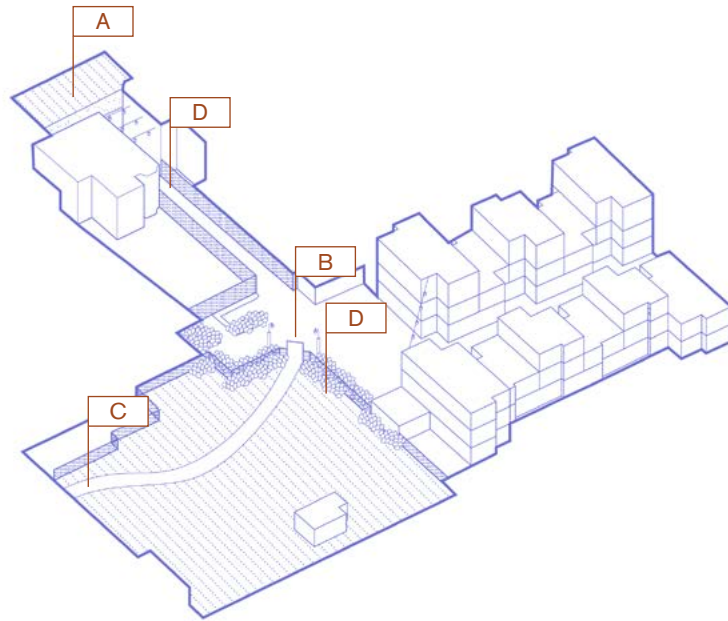
General improvements to the public realm and re-organisation of the park, play space, and tennis courts.

The project could include:

- A Play trail throughout park
- B Gym equipment added alongside existing play equipment
- C Additional entrance (see F-02)
- D MUGA
- E Pavillion with cafe and WC
- F Planting to existing structure
- G Lighting



## F-02 TRUMBLE GARDENS GATE

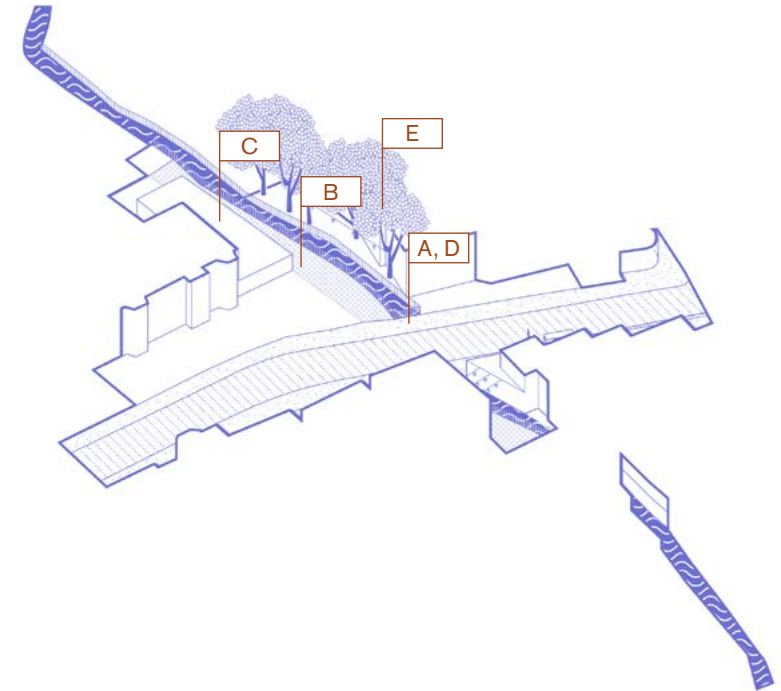


There is an opportunity to create a new entrance into Trumble Gardens from Bennington Close, improving permeability and safety.

This could include:

- A New signage on Brigstock Road
- B Opening up a new, characterful gate to the playground
- C Creating safe playground area and improving residents' connection
- D Depaving and planting

## F-03 NORBURY BROOK CORNER

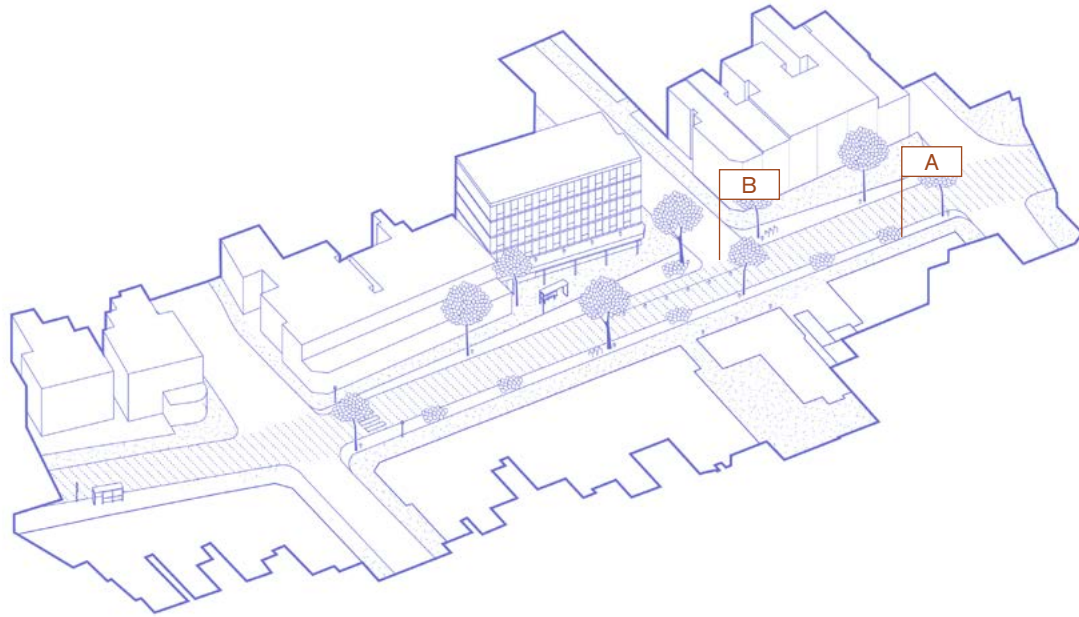


Create a more visible connection to the Brook as part of a gateway project celebrating arrival at Thornton Heath. It could include:

- A Replace brick walls with a decorative railing to reveal Norbury Brook
- B Decorative surface treatment evoking water and local area.
- C Work with car wash to make improvements to the forecourt and signage
- D Story-telling signage
- E Decorative lighting in trees



## F-04 BRIGSTOCK HOUSE & TEMPLE

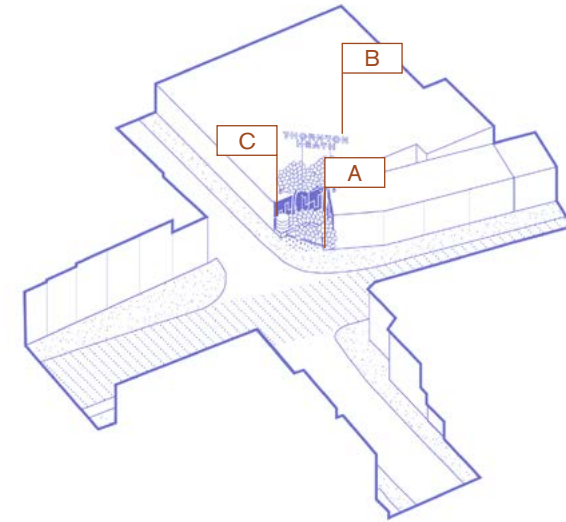


Review the roundabout arrangement and explore the potential for more space for pedestrians, cyclists, and planting. Increased street planting including trees and rain gardens would reduce the extent of asphalt, increase the width of the footway and decrease the width of carriageway.

The project could include:

- A Street planting
- B Changes to road layout to remove the need for a roundabout

## F-05 ICELAND FORECOURT

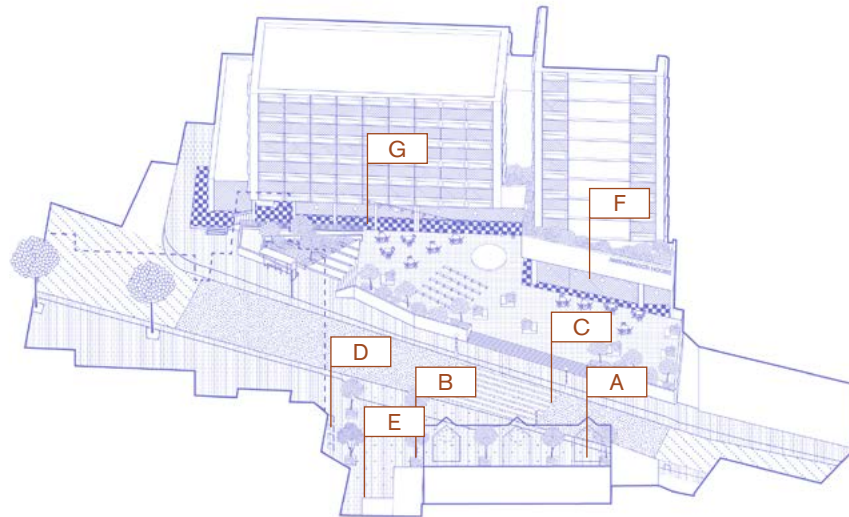


Prior to any longer term plans, implement improvements to the entrance including lighting and planting. If excavation is not possible, a large planter could be installed, fed by rainwater from adjacent roofs. The project could include:

- A Planting
- B Signage lighting as welcome to Thornton Heath
- C Rainwater collection for watering plants

Iceland management will be a key partner to make the project viable.

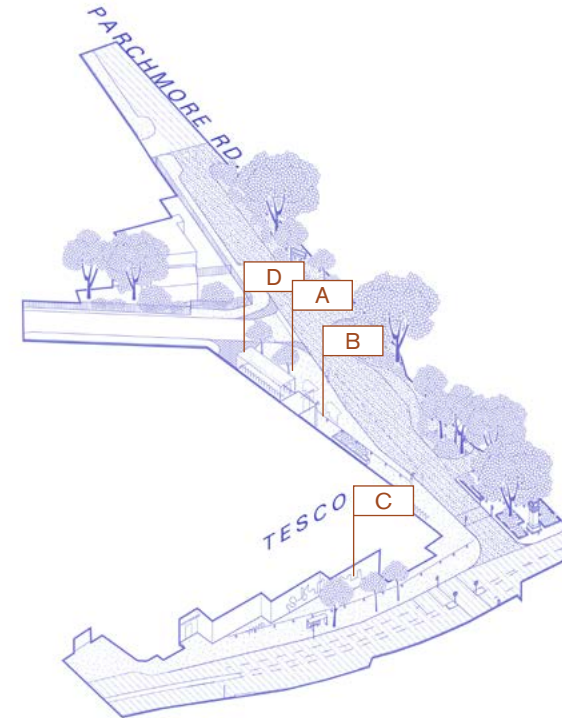
## F-06 STATION FORECOURT



Explore the feasibility of adding an additional entrance to Thornton Heath Station, alongside general public realm improvements including lighting, surfaces and awnings to encourage use of the Ambassador House forecourt. This could include:

- A Lighting to building and paving
- B Trees
- C Wider crossing area
- D Cycle parking
- E Florist or Café
- F Active uses within ground floor units with seating
- G Parade with floor pattern, soffit lighting, and signage

## F-07 TESCO FRONTAGE

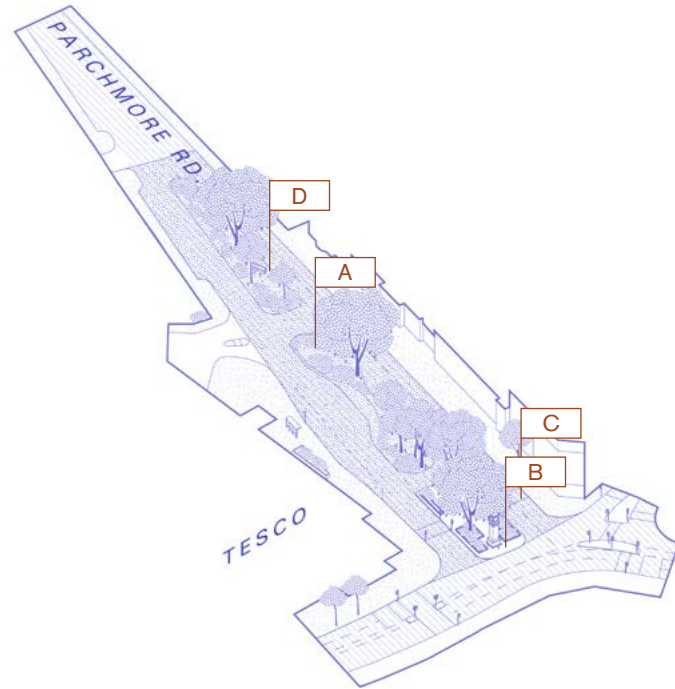


Prior to any longer term plans, implement improvements to entrances, lighting and signage and make changes to setback areas, improving sight lines. This could include large mobile planters with trees as an active nursery, for later planting in local streets.

- A Additional street trees with up-lighting
- B Improvements to block entrances
- C Sound-based play trail on blank facades
- D Setbacks removed with decorative screening and space used for cycle storage



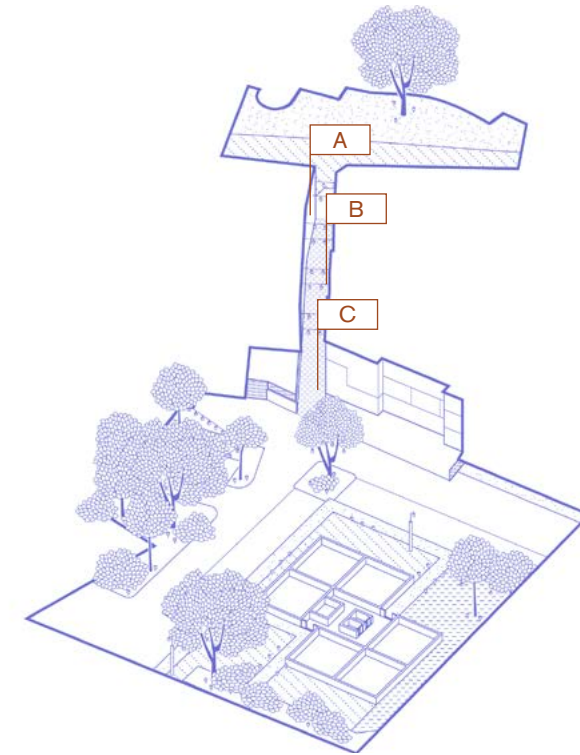
## F-08 CLOCK TOWER CROSSING



Consider a wider crossing as part of an overall transport strategy, to make the Clocktower space more permeable and integrated into the streetscape. Increased positive activity is one means of addressing the use of benches and planters as a focus for anti-social behaviour. Continue to enhance the green space and planting, highlight the historic horse trough.

- A Rain gardens
- B Lighting to trees and clock tower
- C Decorative crossing
- D Highlight the historic horse trough

## F-09 ALLEYWAY



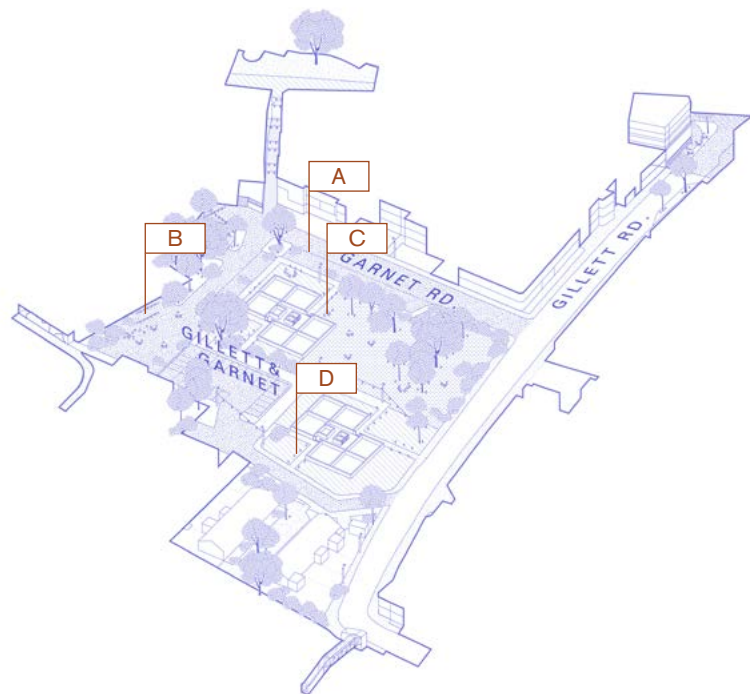
Improvements to the public realm with playful street art and lighting to encourage use of pedestrian route. Consider the use of sound and light as part of the design palette, working in collaboration with an artist or musician.

The project could include:

- A Sound-based interactive play trail
- B Decorative lighting
- C Upgrade ground treatment



## F-10 GILLETT & GARNET CAR PARK

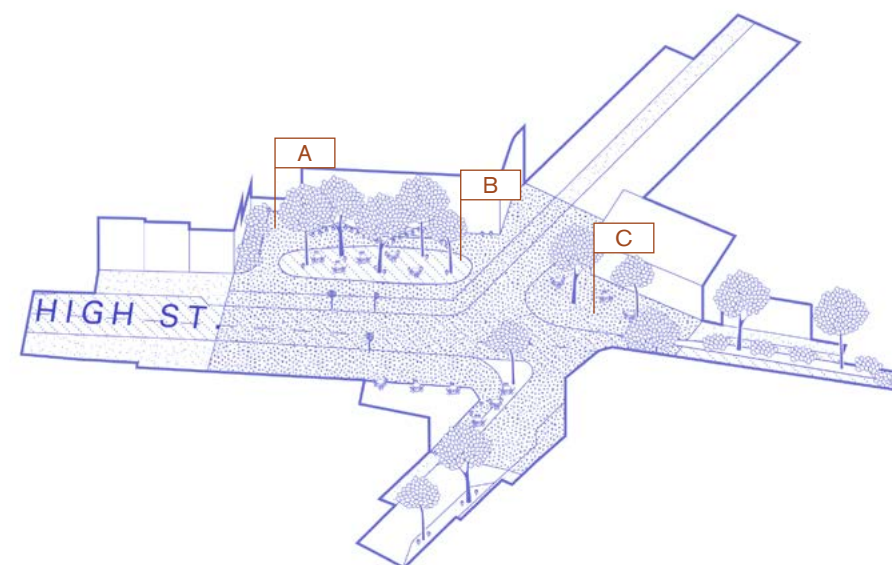


Increased permeable paving and green space, with possible reduction in car parking spaces. Improvements to entrances, lighting and signage would create an opportunity to host markets and events.

The project could include:

- A Introduction of community garden
- B Planting and paving
- C Lighting to trees and base of blocks, power for markets
- D Improvements to ground floor of blocks, including entrances and additional signage

## F-11 JOB CENTRE FORECOURT

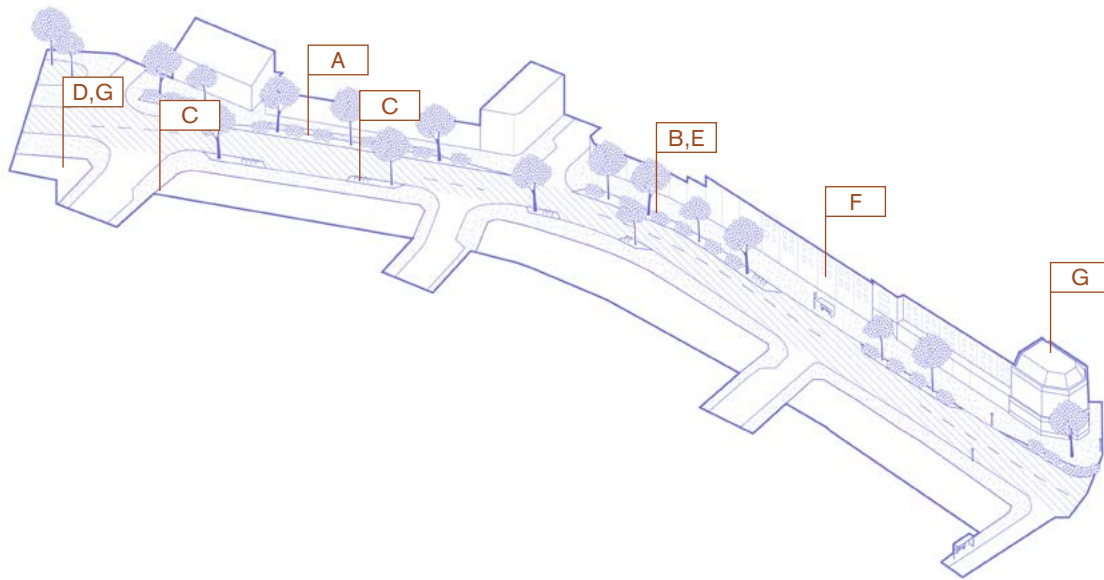


High quality trees create an opportunity for a pocket park on the high street in front of this decent mid-century building. Install new higher quality permeable paving, or a lower cost paint or pattern to the existing tarmac, and arrange access to the garden to host community events and markets.

The project could include:

- A Paving or ground treatment
- B Lighting on building facade and trees, power for markets
- C New street trees and SUDs

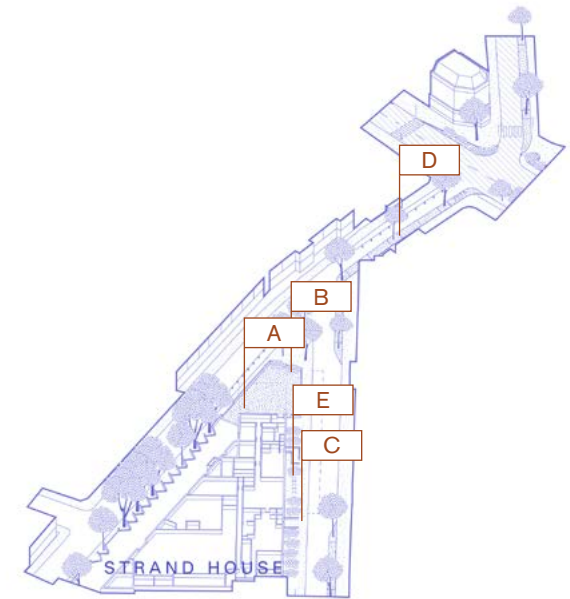
## F-12 HIGH STREET CORE



Enhancements to the high street, building on the popular recent improvements to shopfronts and public realm to create an avenue of trees, incorporating SUDs, and feature lighting with wayfinding signage. The project could include:

- A Review of parking bays
- B Street trees and SUDs
- C Cycle parking
- D Encourage re-opening of pub
- E Lighting of trees
- F Lighting of signage
- G Lighting of historic buildings

## F-13 CALAT CONNECTIONS



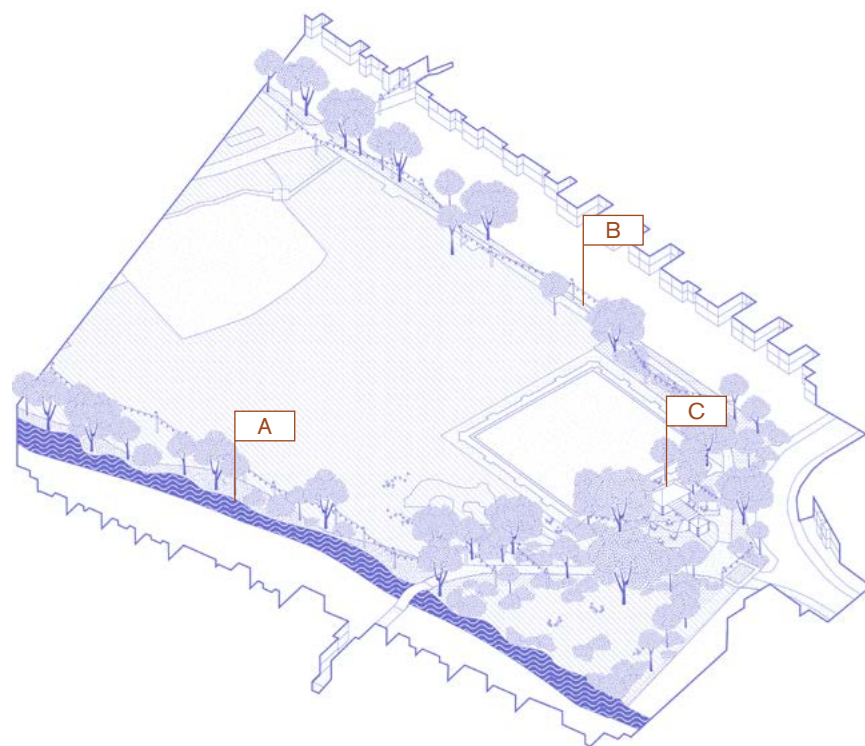
Prior to any longer term plans, implement improvements to entrances, lighting and signage, increasing the connection to the high street.

The project could include:

- A Mural/signage to wall
- B Opening up current parking area to create an outdoor space
- C Improvement to entrances and ground floor interfaces
- D New street trees
- E Cycle parking



## F-14 THORNTON HEATH REC

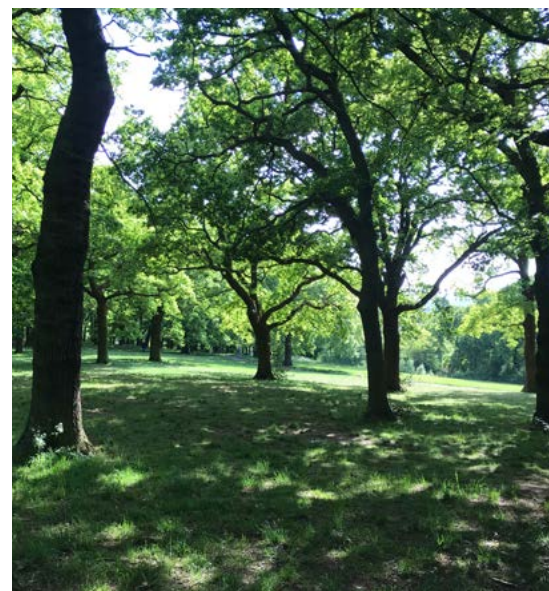
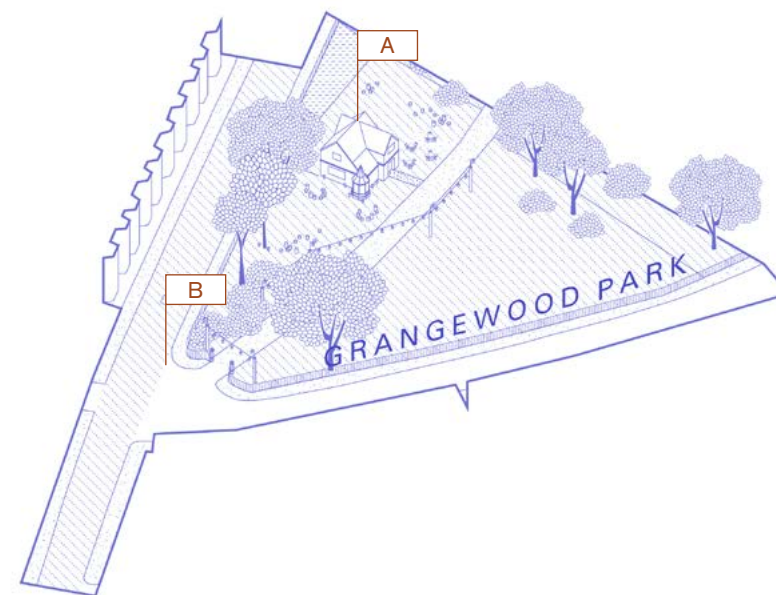


Improvements to existing facilities at Thornton Heath Rec. Investigate the deculverting of Norbury Brook to increase biodiversity, flood mitigation and for the community to enjoy. Community-led cleaning sessions of Norbury Brook have demonstrated local interest in the project.

The project could include:

- A De-culverting of Norbury Brook
- B Lighting
- C Improvements to pavilion, with WCs and cafe

## F-15 GRANGEWOOD PARK LODGE



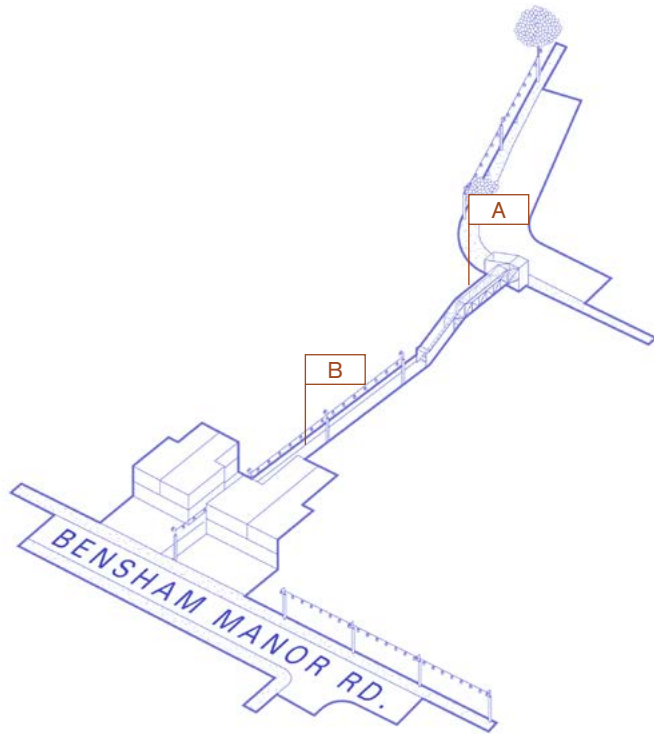
Use the empty gate house as a community building to run programs relating to nature, supporting the maintenance of the park. Consider a commercial use alongside community use to cover running costs.

The project could include:

- A Refurbish Grangewood Park Lodge as community centre or park facility.
- B Signage and wayfinding



## F-16 PEDESTRIAN BRIDGE



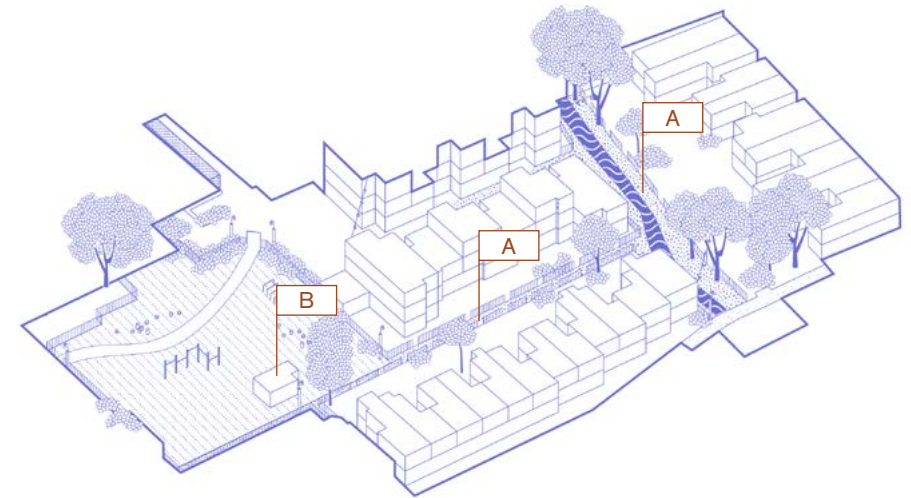
Improvements to the railway bridge route, footways, and cycle route would improve permeability and active travel connections between different parts of Thornton Heath. This could include:

This could include:

- A Explore potential improvements to the bridge, such as widening or replacing corrugated metal sides with transparent material
- B Enhance lighting

Buy-in from rail operators will be key to making the project viable, perhaps as part of a future larger project.

## F-17 BROOK PATH



Opportunities for opening up Norbury Brook as a natural resource should be explored, to deliver flood alleviation benefits and support biodiversity and local identity.

This project illustrates one possibility, which could include:

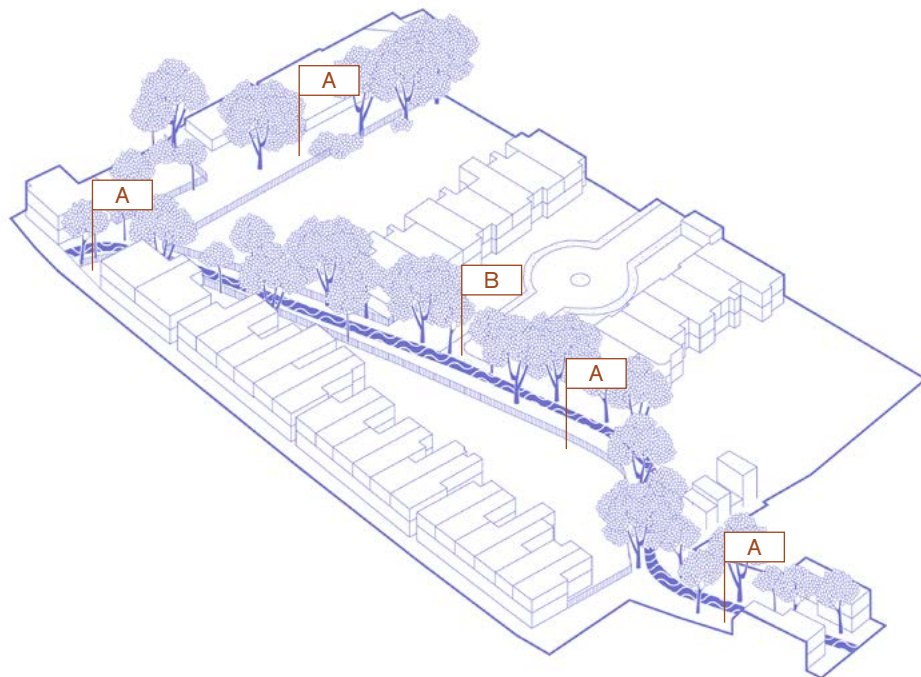
- A A new path or drainage swale between back gardens
- B Link to Trumble Gardens



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## F-18 BROOK OPENING

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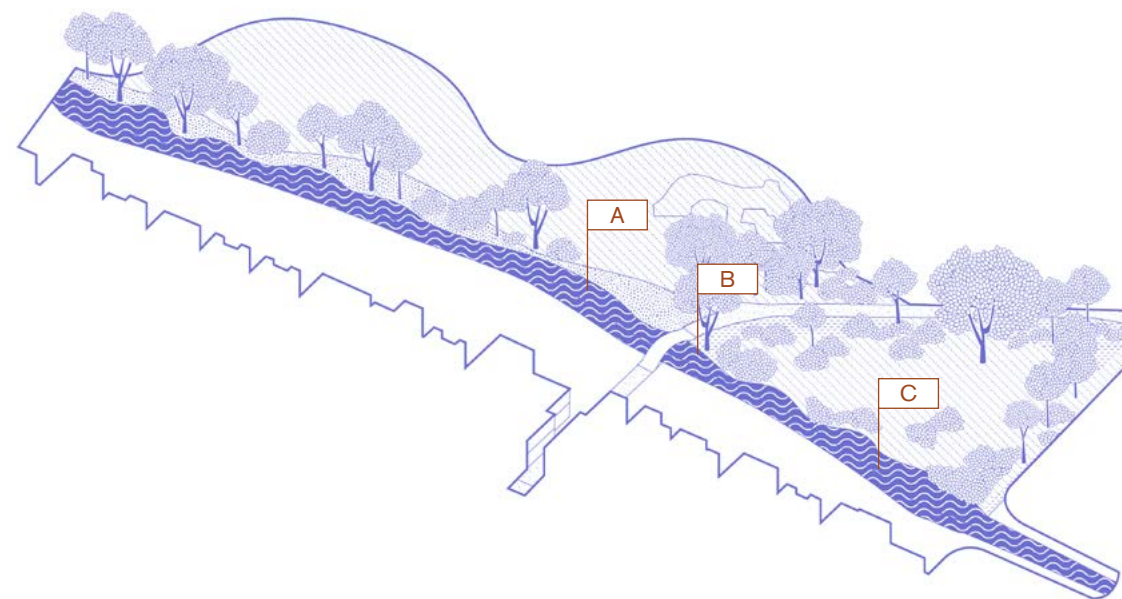
Opportunities for opening up Norbury Brook as a natural resource should be explored to deliver flood alleviation benefits and support biodiversity and local identity. This project illustrates one possibility, which could include:

- A Changing fences to celebrate and mark the Brook, with small public realm interventions and lighting.
- B Identify opportunities for nature trails or routes, either for public access or as re-wilded biodiversity corridors

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## F-19 BROOK DECULVERTING

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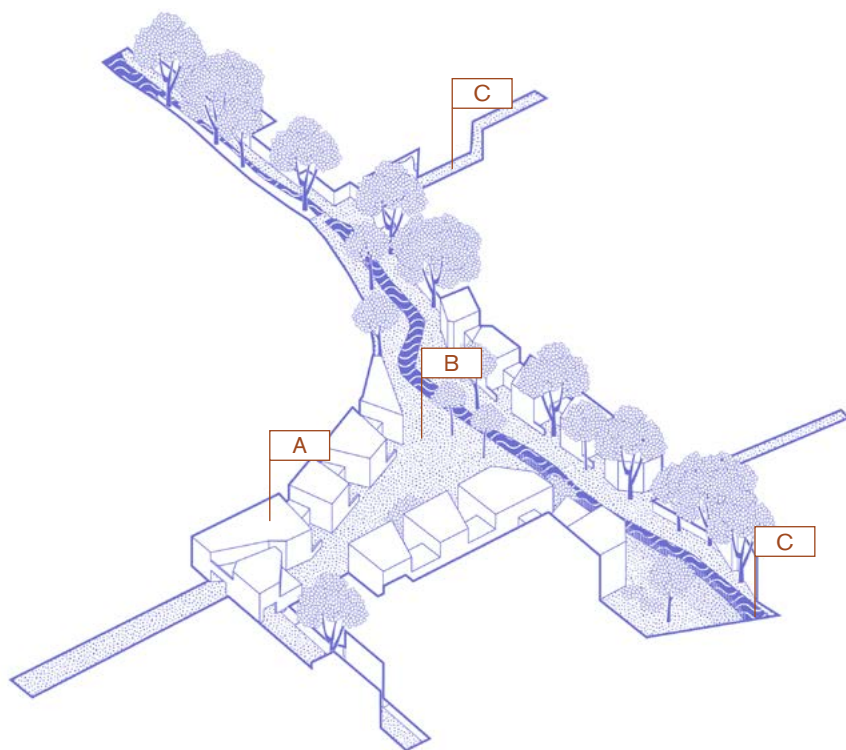


Opportunities for opening up Norbury Brook as a natural resource should be explored to deliver flood alleviation benefits and support biodiversity and local identity.

This project illustrates one possibility, which could include:

- A De-culverting the Brook in the existing green space
- B Consider effects on existing trees
- C Allow areas for safe public access

# F-20 BROOK MEWS



**Opportunities for opening up Norbury Brook as a natural resource should be explored. This project illustrates one possibility for improvements enabled by potential development, which could include:**

- A Existing houses**
- B Potential development of portion of industrial site as Mews, while retaining existing industrial/employment use, with public access to the Brook.**
- C Allow areas for safe public access and local placemaking**

## NOTES

This image shows a blank sheet of white paper with horizontal brown dashed lines, typical of primary-ruled notebook paper. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.





These project ideas are based on community suggestions received through the engagement process, which could be applied to multiple locations, or which are “looking for a home”.

These are collated in the Manual to assist local stakeholders in developing their feasibility and seeking funding.

These ideas may require permission, such as agreement with stakeholders or planning permission.

## P-01 STREET TREES



Potential locations	High Street Residential Streets Forecourts
Potential stakeholders	Community Groups Landowners Developers
Key principles supported	1 Strong local character 6 Green infrastructure 8 Blue infrastructure
Case studies & guidance	The Street Trees project, Woodland Trust
Other notes	----- ----- -----

New street trees should be planted wherever possible. If planting is not possible at ground level due to service installations or structural constraints, consider large planters. This could include mobile planters as an active nursery, growing trees for later planting in local streets. Limited funds are available for maintenance and therefore it should be possible for planting to be maintained and watered by local community volunteers. Funding and advice may be available from environmental charities.



## P-02 DE-PAVING AND SUDS



Potential locations	High Street Residential Streets Forecourts
Potential stakeholders	Community Groups Landowners Developers
Key principles supported	5 Sustainable development 6 Green infrastructure 8 Blue infrastructure
Case studies & guidance	Lost Effra project London Wildlife Trust Amsterdam Rainproof
Other notes	----- ----- -----

**Sustainable urban drainage (SUDs) should be incorporated into all new public realm and development projects, at small and large scale. Unused areas of impermeable hard landscaping should be de-paved, and permeable paving should be used whenever possible.**

**Stakeholders may include Croydon Council, Thames Water and TfL**

**Refer to Croydon's environmental policies. Funding and advice may be available from environmental charities.**

## P-03 RAINWATER AS A RESOURCE



Photography Studio, 6a Architects

Potential locations	High Street Residential Streets Forecourts
Potential stakeholders	Community Groups Landowners Developers
Key principles supported	5 Sustainable development 6 Green infrastructure 8 Blue infrastructure
Case studies & guidance	London Wildlife Trust Amsterdam Rainproof
Other notes	----- ----- -----

**Introduce a network of publicly accessible rainwater collection and storage vessels along the high street. This could be as simple as attaching a rainwater butt to an area of roof or downpipe, with safe and inclusive access from the street, or a more elaborate design solution.**

**All new developments will be encouraged to incorporate a public tap linked to rainwater collection as part of their SUDs strategy.**



P-04 LIGHTING



Potential locations	High Street	<b>Seek opportunities to add identity and delight through additional lighting in the public realm, in addition to the street lighting required for safety and wayfinding.</b>  <b>Opportunities:</b> <ul style="list-style-type: none"><li>– Enhance existing street lighting</li><li>– Add new feature lighting</li><li>– Light key buildings at night, with listed buildings requiring careful consideration</li><li>– Use lighting creatively in new building projects.</li></ul>
Potential stakeholders	Community Groups Building owners	
Key principles supported	1 Strong local character 4 Community space 7 Sustainable movement	
Case studies & guidance	Croydon Public Realm Design Guide for street lighting	
Other notes	----- ----- -----	

P-05 WAYFINDING



Folkets Park in Malmö by Byggstudio, Photography by Lotten Pålsson

Potential locations	High Street Residential Streets Forecourts	<b>Seek opportunities to enhance local identity through signage and wayfinding in the public realm, in addition to statutory street and traffic signage. A network of local wayfinding signage, colourful and bespoke, could reflect the character of the area.</b>  <b>Opportunities:</b> <ul style="list-style-type: none"><li>– Directions to local green spaces</li><li>– Marking the route of the Brook</li><li>– Local amenities such as CALAT</li><li>– Banners and flags</li><li>– Terrazzo mats in pavement.</li></ul>
Potential stakeholders	Community Groups Landowners Developers	
Key principles supported	5 Sustainable development 6 Green infrastructure 8 Blue infrastructure	
Case studies & guidance	London Wildlife Trust Amsterdam Rainproof	
Other notes	----- ----- -----	



## P-06 COMMUNITY HUB



South Norwood Community Kitchen

Potential locations	High Street Existing or new buildings
Potential stakeholders	Local charities Community Groups Landowners
Key principles supported	1 Strong local character 2 Future-proof high street 4 Community space
Case studies & guidance	Croydon Voluntary Action Socco Cheta Community Hub Phoenix Community Centre Nunhead Green community centre
Other notes	----- ----- -----

**There is widespread interest in the creation of a neutral shared community hub space.**

**Thornton Heath has pioneered social prescribing through a network of local community and healthcare organisations, which may have a key role in the high street of the future.**

**This suggests that a new kind of community space would benefit the local area. This could be created by redeveloping an existing site, or as part of a new building project.**

## P-07 EVENT SPACE



Potential locations	High Street Existing or new buildings
Potential stakeholders	Community Groups Performance charities Landowners
Key principles supported	1 Strong local character 2 Future-proof high street 4 Community space
Case studies & guidance	Stanley Arts, South Norwood Upper Norwood Library Hub West Norwood Picturehouse
Other notes	----- ----- -----

**There is interest from numerous stakeholders in the creation of an event space or destination cultural venue, so that there is “more to do” locally in Thornton Heath.**

**This could potentially be one of the functions served by a community hub (P-06) or it could be an independent site.**



P-08 THORNTON HEATH MARKET



Potential locations	High Street Gillet & Garnet car park Trumble Gardens
Potential stakeholders	Local businesses New micro businesses Community Groups
Key principles supported	1 Strong local character 2 Future-proof high street 4 Community space
Case studies & guidance	South Norwood Clocktower Crystal Palace West Norwood Feast
Other notes	----- ----- -----

**There is strong local interest in bringing a regular market to the area, from a wide range of stakeholders. An appetite for markets in Thornton Heath was the single most common response in the survey.**

**Local examples mentioned in engagement include South Norwood Clocktower market, Crystal Palace, and West Norwood Feast. Council support could include coordination of permissions such as licensing and temporary road closures to create a car-free space to hold a market.**

P-09 SPACE ACTIVATION PLATFORM



Potential locations	High Street Vacant units
Potential stakeholders	New businesses Landowners
Key principles supported	1 Strong local character 2 Future-proof high street 4 Community space
Case studies & guidance	Aberfeldy Street 'Start Here' Start Here Harrow Camden Collective
Other notes	----- ----- -----

**Monitor vacant commercial units and connecting landlords with tenants who could bring something useful or new to the area, while promoting the appropriate long term use of the site. This project may need to be run by a local charity or group, or as a social enterprise venture.**

**Case study: the Camden Collective charity run by the Business Improvement District for Camden Town takes temporary leases of empty buildings and brings them back to life for start-ups.**



## P-10 JOINT OUTDOOR EVENTS



Garden Pavilion by Piovenefabi

Potential locations	Trumble Gardens Thornton Heath Rec Grangewood Park
Potential stakeholders	Community Groups Local Charities
Key principles supported	1 Strong local character 4 Community space 6 Green infrastructure
Case studies & guidance	West Norwood Feast Crystal Palace Festival
Other notes	----- ----- -----

**Develop a programme of joint outdoor events, perhaps with a delivery partner, celebrating local green spaces and bringing together different community organisations. This could include programming activities for spaces currently subject to anti-social behaviour due to a lack of positive social activity, such as the Clocktower crossing.**

**Local organisations and businesses could be encouraged to “adopt a bench” to help manage ASB.**

## P-11 FACADE ENHANCEMENTS



Leyton by Camille Walala

Potential locations	High Street
Potential stakeholders	Landowners
Key principles supported	1 Strong local character 2 Future-proof high street 4 Community space
Case studies & guidance	Aberfeldy Street “Start Here” Leyton block refurbishment
Other notes	----- ----- -----

**Consider collective improvements to share costs and benefits.**

**Case study: residents of Leyton have crowdfunded the overhaul of an entire block on their local high street, recruiting designer Camille Walala to decorate it with a large-scale mural in her colourful, signature style.**



## P-12 GREENER GARAGES



Frederiks Brygge bicycle storage by Gehl Architects

Potential locations	Residential streets
Potential stakeholders	Resident Groups Homeowners
Key principles supported	3 Good homes 6 Green infrastructure 7 Sustainable movement
Case studies & guidance	Frederiks Brygge
Other notes	----- ----- -----

**Thornton Heath contains a large number of structures built as garages, which are now rarely used for off-street parking.**

**These spaces could be easily converted to support a greener transport infrastructure.**

**This could include:**

- Cycle storage
- EV charging
- Car and Bicycle share schemes
- Space for larger E-Cargo bikes

## P-13 REWILD YOUR DRIVEWAY



Lost Effra by Helen Spring, London Wildlife Trust

Potential locations	Residential streets Back gardens Front gardens
Potential stakeholders	Community Groups Performance charities Landowners
Key principles supported	3 Good homes 6 Green infrastructure 8 Blue infrastructure
Case studies & guidance	Lost Effra project Sudrain advice Amsterdam Rainproof
Other notes	----- ----- -----

**Domestic Sustainable urban drainage (SUDs) should be incorporated into all existing and new homes, at small and large scale, to enable rainwater to be absorbed in the ground.**

**Unused areas of impermeable hard landscaping should be de-paved, and permeable paving should be used whenever possible.**



P-14 RAINWATER GARDENS

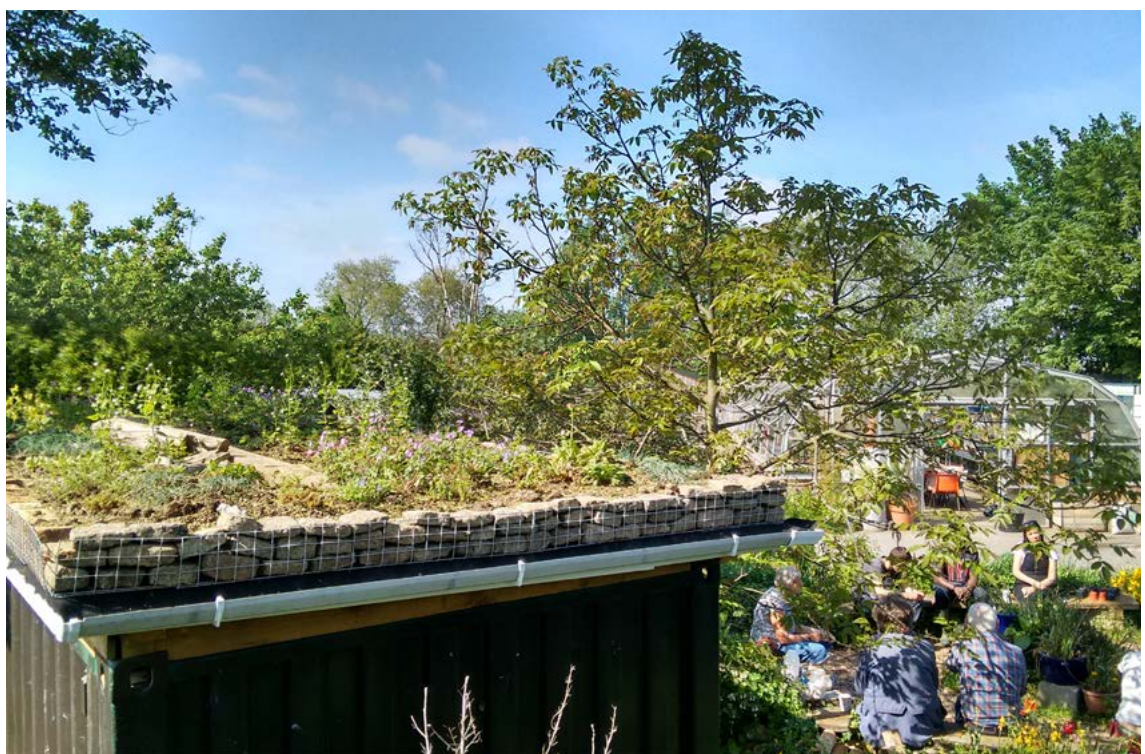


Swan Yard by J & L Gibbons.

Potential locations	Residential streets
Potential stakeholders	Resident Groups Homeowners
Key principles supported	3 Good homes 6 Green infrastructure 8 Blue infrastructure
Case studies & guidance	Susdrain advice Amsterdam Rainproof
Other notes	----- ----- -----

**Encourage all homeowners to incorporate SUDs principles into their gardens. This could be as simple as attaching a rainwater butt to an area of roof or downpipe, or a more elaborate design solution incorporating carefully selected planting.**

P-15 GREEN YOUR ROOF



Brockwell Park green roof by London Wildlife Trust

Potential locations	Residential streets Back gardens
Potential stakeholders	Landowners Resident Groups Homeowners
Key principles supported	3 Good homes 6 Green infrastructure 8 Blue infrastructure
Case studies & guidance	Lost Effra project Susdrain advice Amsterdam Rainproof
Other notes	----- ----- -----

**Encourage all building owners to incorporate green roofs into existing buildings, sheds, and extensions**

**Case study: Brockwell Park biodiverse green roof, constructed by 15 volunteers during a one-day group-build session. The aim was to give volunteers the skills they needed to build their own small scale green roofs at home and in local spaces.**



## P-16 BLOCK RETROFIT



Potential locations	Residential streets
Potential stakeholders	Resident Groups Homeowners
Key principles supported	3 Good homes 5 Sustainable development 6 Green infrastructure
Case studies & guidance	CIBSE case study Passivhaus Trust Green Deal
Other notes	----- ----- -----

**Energy-efficient retrofitting of existing building stock is essential to tackle the climate crisis and reduce carbon emissions.**

**Case Study: Passivhaus standard refurbishment of a Victorian semi-detached house in Manchester by Ecospheric. Passivhaus buildings are super-insulated with controlled ventilation to provide high levels of comfort while using very little energy for heating and cooling.**

## P-17 DECARBONISED HEATING



Potential locations	High Street Residential streets
Potential stakeholders	Resident Groups Developers
Key principles supported	3 Good homes 5 Sustainable development 6 Green infrastructure
Case studies & guidance	Energy Saving Trust Green Deal
Other notes	----- ----- -----

**Replacement of fossil fuel-powered heating systems is essential to tackle the climate crisis and reduce carbon emissions. There is potential to share installations across several homes.**

**Many homes in the UK are heated by burning fossil “natural” gas. Alternatives currently available include:**

- Air source heat pump
- Ground-source heat pump
- Electric heating from renewable sources



## P-18 SOLAR PANELS



Potential locations	Residential streets
Potential stakeholders	Resident Groups Homeowners
Key principles supported	3 Good homes 5 Sustainable development 6 Green infrastructure
Case studies & guidance	Solar Together Green Deal
Other notes	----- ----- -----

**Replacement of fossil fuel-powered heating systems is essential to tackle the climate crisis and reduce carbon emissions. There is great potential to share installations across several homes to reduce costs.**

**Case study: the Solar Together scheme enables residents to join a group-buying scheme, for solar photovoltaic panels and battery storage to access economies of scale and better rates.**

## P-19 WINTER GARDENS



Grand Parc in Bordeaux by Lacaton & Vassal

Potential locations	High Street Residential streets
Potential stakeholders	Resident Groups Developers
Key principles supported	3 Good homes 5 Sustainable development 6 Green infrastructure
Case studies & guidance	Energy Saving Trust Green Deal
Other notes	----- ----- -----

**Energy-efficient retrofitting of existing building stock is essential to tackle the climate crisis and reduce carbon emissions. There is great potential to share installations across several homes to reduce costs.**

**Case study: at Grand Parc, three 1960s social housing towers were extended by wrapping them in new wintergardens to improve environmental performance and increase living space.**



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P-20 WARM ROOF

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## Potential locations

High Street  
Residential streets

## Potential stakeholders

Resident Groups  
Developers

### Key principles supported

- 3 Good homes
- 5 Sustainable development
- 6 Green infrastructure

## Case studies & guidance

Energy Saving Trust  
Green Deal

## Other notes

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Energy-efficient retrofitting of existing building stock is essential to tackle the climate crisis and reduce carbon emissions.**

**Sharing a loft conversion over several houses would reduce construction costs and enable a group of householders to work together, for example to add an additional room or storey onto a number of homes, subject to appropriate design.**

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## NOTES

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[illegible]



Where transport has a key role to play, these ideas should be progressed in coordination with Croydon's Strategic Transport team, perhaps with external funding from TfL or DfT.

Image: ShowBox temporary street furniture and play space installation for the Market Street Prototyping Festival, a three day street festival in San Francisco, taking over roads usually dominated by cars.

## T-01 CROSSINGS



Crossing at Eltham by East

Where possible, crossings should be redesigned to prioritise pedestrian movement and to continue the flow of the street.

This type of project would need to be progressed in coordination with Croydon's Strategic Transport team.



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## T-02 BIKES AND SCOOTERS

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Supporting a safe network of cycle routes and storage to encourage the use of cycling and scooters over motor vehicles, to support public health and the environment.

This type of project would need to be progressed in coordination with Croydon's Strategic Transport team.

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## T-03 BUSES AND TRAMS

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Supporting the use of greener buses and the importance of local bus routes. Possible future extension of tram route.

This type of project would need to be progressed in coordination with Croydon's Strategic Transport team.



## T-04 VEHICLE TRAFFIC



Review of traffic and routes to improve the High Street for pedestrians and road users.

This type of project would need to be progressed in coordination with Croydon's Strategic Transport team.

## T-05 PARKING



Review of parking and loading requirements, and enforcement of double-parking, to improve the High Street for pedestrians and road users.

This type of project would need to be progressed in coordination with Croydon's Strategic Transport team.





Thornton Heath Light Festival 2018 by CR7 Network

Previous local initiatives and projects are included here, for reference in planning future projects. This is intended to be a resource which can be added to in future.

R-01 FORECOURT GARDEN



Timberland's Nature Needs Heroes campaign

2020 installation of planters on the deck of Ambassador House, supported by Timberland's Nature Needs Heroes campaign and Loyle Carner.

This project demonstrates the potential for a commercial sponsor to catalyse community activity and create lasting social benefit.



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## R-02 SHOPFRONTS & PUBLIC REALM

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Public realm and shopfront improvements by Croydon Council, supported by GLA funding, during 2016–2018. Upgrades to the public realm include new paving, wider footways, better aligned pedestrian crossings, more street trees and planting, the removal of redundant street furniture and promoting walking.

Seating and planters in some areas have been a focus for street drinkers and anti-social behaviour, requiring a coordinated multi-agency response.

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## R-03 THCAT INITIATIVES

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Photo: THCAT

Thornton Heath Community Action Team have carried out a series of successful interventions and activities, including the installation of murals, mosaics, and planters, as well as running programmes such as the Thornton Heath in Bloom competition.

These programmes are ongoing and attract significant local support.



## R-04 FESTIVALS AND EVENTS



Ganesh Chaturthi 2017, Studio Tiger, Thornton Heath Chronicle

Successful community events and activities in recent years include:

- Thornton Heath Carnival
- Thornton Heath Festival
- Thornton Heath Light Festival, 2018
- Ganesh Chaturthi festival
- Young People's Food market
- Thornton Heath in Bloom
- Thornton Heath stands with BLM

These projects showcase different strands of the character of Thornton Heath, and the appetite for local activities and events.

## R-05 REIMAGINE THORNTON HEATH



Competition scheme by Maria Tsvetkova, Becky Barnett and Samuel Beattie

A competition run by THCAT in 2019 to create interest in how the district centre could become more attractive, modern and inviting by better utilising the space around the Station, Tesco and Ambassador House. The competition was won by students Maria Tsvetkova, Becky Barnett and Samuel Beattie.

This project demonstrates the potential for a well designed large-scale development to benefit Thornton Heath.



## M-01 PALETTE:PAVING



Pavements in Copacabana by Roberto Burle Marx



Vartov Square, Copenhagen by Hall McKnight

Patterns and textures enliven the public realm, and can define small areas.

## M-02 PALETTE:PLANTING



Grey to Green, Sheffield by Nigel Dunnett, Zac Tudor, Robert Bray Associates

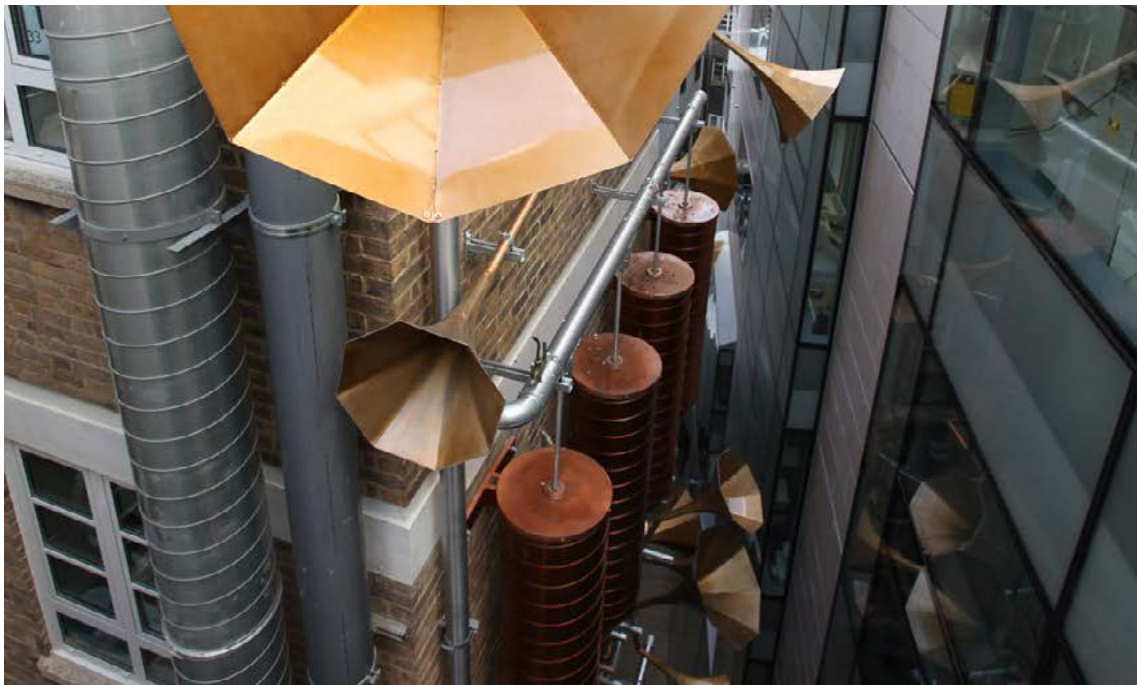


Cal Metre's path, Gironella, by Carles Enrich Studio

Rain gardens and permeable paving support blue and green infrastructure.



M-03 PALETTE: SOUND



Lullaby Factory sound installation by Studio Weave

Sound is one way that all ages can engage playfully with the environment.

M-04 PALETTE: LIGHT

Barkingside Town Square, Redbridge, by DK-CM



Synolkia Pittaki installation, Athens, by BEFORELIGHT Light Art



Lighting can be designed for delight and to celebrate local character.

# 4 THORNTON HEATH NETWORK

## COMMUNITY SPACES

### Venues / community facilities

44th Croydon Air Scout Group  
Age UK Croydon Hall  
ASKI  
Bensham Hall  
Bensham Manor Bowling Club  
Brigstock family practice  
CALAT  
Costa Coffee  
Grangewood Park Bowling Club  
Haslemere Hall  
His Grace Evangelical Outreach  
Kettering & Laxton Community Space  
Legacy Youth Centre  
Leisure Centre  
Parchmore medical centre  
Prince George Pub  
Sakthy Ghanapathy Temple  
Salvation Army Charity Shop  
Salvation Army Hall  
Scratchley Hall  
St Alban Marty's church hall  
St John's Congregational Church  
St Pauls Church Hall  
Streatham Croydon Rugby Football Club  
Thornton Heath Health Centre  
Thornton Heath Islamic Centre  
Thornton Heath Library

### Green spaces

Trumble Gardens  
Thornton Heath Rec  
Grangewood Park  
Bensham Manor Allotments



COMMUNITY GROUPS

Area-based groups

THCAT  
Thornton Heath Chronicle  
Safe Neighbourhood Ward Panel  
Laxton Court RA  
Kettering Court RA  
Love Thornton Heath

Issue / Asset specific

Friends of Grangewood Park  
CR7 Square  
Thornton Heath Sustainability Group  
Community Food Stop  
Thornton Heath Gardening Club

Charities working locally

Palace for Life  
BME Forum  
CVA  
Age UK Croydon - Memory Tree Café  
Salvation Army  
CACFO  
ACLT  
Jagruti Asian Women’s Group  
Bangladeshi Welfare Association  
Croydon People First  
Another Night of Sisterhood  
ASKI  
Music Relief  
Lioness Circle  
The Lions Society  
Kerala Cultural Community Association

Faith based groups

Shree Sakthy Ganapathy Hindu Temple  
Thornton Heath Islamic Centre  
St Alban the Martyr  
His Grace Evangelical Outreach  
St Paul’s Church  
Parchmore Church  
St John’s Congregational  
Croydon Community Church  
Amazing Grace Ministries  
Beulah Family Church  
Salvation Army  
Holy St Saviour  
Shiloh Worship Centre

Cultural

CR7 Culture network  
Thornton Heath Festival  
Arts Week  
Lip Festival  
Well-versed Ink  
Lots of individual artists

Solely virtual / web-based groups

Thornton Heath Ward Facebook  
Thornton Heath Local

Schools / Education / Employment

CALAT  
Paxton Academy Sports & Science  
Job Centre  
Beulah Nursery  
Daffodils Nursery  
Thornton Heath Nursery  
Red Robin Montessori Nursery  
Tammy’s Tiny Tots Nursery  
Winterbourne Nursery  
St James Great RC Primary  
Winterbourne Primary  
Ecclesbourne Primary  
Whitehorse Manor Primary

Health and fitness

GP Practices  
Parchmore Medical Centre / Social Prescribing  
One Croydon Programme (NHS South West London CCG)  
Thornton Heath Leisure Centre  
Streatham Croydon Rugby Club (Brigstock Road)

Other amenities

Thornton Heath Library

Youth

Legacy Youth Zone  
C3 - Council programme  
Croydon Youth Forum North  
Croydon Council Youth Services  
44th Croydon Air Scout Group  
67th Croydon Scout Group  
Reaching Higher  
Reaching Higher Youth Board

