



CRITICAL DESIGN RESPONSE : CROYDON & BOUNDARIES

DEVP0002 Transforming Local Areas: Urban Design for Development
Ayesha L Khalil, Bobae Lee, K S Anvesh Rao, Marcus Hughes, Nada Elfeituri, Yin Jiawei
14 March 2019

EXECUTIVE SUMMARY

The borough of Croydon is at a historic moment; if plans to construct a Westfield are implemented, it could bring economic prosperity to the area and transform Croydon's infamous reputation. But this change could also be a harbinger of downfall for the borough's many residents who are currently struggling to make ends meet in an increasingly difficult economy.

Within this volatile context - which is still affected by decisions from the past - we propose here a set of design strategies in order to ensure that the development of Croydon's center is positive for all its residents. This proposal is based on a comprehensive urban analysis of the town center, in an attempt to understand Croydon as a place of boundaries. The subsequent principles and strategies aim to break these boundaries and reconnect the area in time and space.



TABLE OF CONTENTS

Executive Summary	
Table of Contents	
List of Figures	
Introduction	1
Integrated urban analysis	2
Conceptual framework	3
SWOT Analysis: Strength	4
SWOT Analysis: Weakness	5
SWOT Analysis: Opportunity	6
SWOT Analysis: Threat	7
Lenses of Urban Analysis and Actors	8
Asset mapping	9
Vision	10
Development Strategy	11
Timeline of strategy	12
Design Principles and Guidelines	13
Principles and Guidelines	14
Interventions: table	15
Spatial Mapping of interventions	16
Strategy: Porous boundary	17
Strategy: Urban Pocket	19
Conclusions	
References	

LIST OF FIGURES

Figure 1. Picture of Croydon	1
Figure 2. Diagram of conceptual framework	3
Figure 3-1. Q- Park Car Park	4
Figure 3-2. Croydon College	4
Figure 3-3. Pedestrian Street between Centrale and Whitgift Centre	4
Figure 4-1. Empty building as Car Park to compensate limited spaces in East Croydon	5
Figure 4-2. Wellesley Road- A node	5
Figure 4-3. Footbridge in East Croydon Station	5
Figure 5-1. Surrey Market	6
Figure 5-2. Fairfield Halls	6
Figure 6. Mapping of threats	7
Figure 7. Diagram for Integrated Urban Analysis showing lens of Analysis and Actors	8
Figure 8. Mapping of assets	9
Figure 9. Spatializing principles and guidelines	11
Figure 10-1. Existing site as a boundary	12
Figure 10-2. Porous boundary	12
Figure 10-3. Create urban pocket	12
Figure 10-4. Permeability	12
Figure 11. Development Strategy Timeline	14
Figure 12. Grouping of interventions	14
Figure 13. Axonometric Diagram of site showing the spatial mapping of interventions	15
Figure 14-1. A conceptual montage street view showing the art and food stalls for day and night	16
Figure 14-2. A conceptual montage street view showing moveable furniture and interactive installations	16
Figure 15-1. Current heritage walk map	17
Figure 15-2. Mapping the heritage strategy	17
Figure 16-1. Existing pedestrian access	18
Figure 16-2. Connection to the existing pedestrian access	18
Figure 16-3. Current pedestrian access around the site	18
Figure 16-4. Suggested interventions	18
Figure 17-1. Connection to the existing pedestrian access	19
Figure 17-2. A bird's-eye view of a footbridge and a path through passage on the site	19
Figure 18-1. Connecting existing assets on the site	20
Figure 18-2. A street view of the cut-through on the site	20

INTRODUCTION

Croydon is a place in transition. On the move from a place that - to the average outsider - is devoid of much, to the new prospective epicentre south of the river. As part of the Opportunity Area plan established for Croydon back in 2013, a Westfield shopping complex supplied by Rodamco-Unibail-Westfield and Hammerson would take centre stage in the regeneration and further development of Croydon, situated where currently the Whitgift shopping centre resides.

Croydon has an extensive and profound history and has experienced numerous transitions throughout its existence, yet the decisions of the past whether known or not still have an effect today. Once again the borough is upon the cusp of another historic and indeed dramatic transition with grand plans for a transformative regeneration as one of the Capital's 33 identified opportunity areas. Yet movements to begin with the process which consists of the instillation of a Westfield shopping complex (£1.4 of a greater £5.25 billion plan) (Prynn and Bourke, 2019) have been slow and could be slower still given the constant changes and developments that continue to occur and no real solid date has been provided as to when the project will actually commence.

However, the project has been fraught with issues since the initial steps of its design were instigated back in 2013. With the supposed date with which the project would finally commence and the responsibility of the site handed over consistently vague since the end 2017. It has now reached a point where the joint venture have cited the uncertainty around Brexit among other things for as to why they can no longer confirm that work will commence this September, seemingly unaware that such uncertainty and fragility that will be perceived from this position can have on the Croydon metropolitan area.

Considering that nothing has yet to happen on the ground in Croydon it is very much possible that Rodamco-Unibail-Westfield and Hammerson could pull out and not follow through with their scheme and therein leave the central area of metropolitan Croydon in a potential stasis. Due to this very real possibility we feel there is a need to plan accordingly and so our intervention strategy has been tailored to dealing with and establishing a promising discourse from this outcome. The Westfield project is a crucial insight into the overall Croydon condition; mass development that aims to elevate the borough to city status, and redefine Croydon's place in London, but so far this is still a substantial distance from becoming a reality.

From the terms by which the previous stage of this process was defined, we have established a periodic intervention strategy we feel can aid in assuring Croydon's future in the face of the uncertainty it is currently besieged by. With accessibility as a core premise for how we approached the task at hand this brings with it the context for inclusivity. We present a periodic intervention/development strategy that aims to be diverse in its nature, representing the diversity with which Croydon is renowned for. By utilising the principles and guidelines we set out we feel that what we propose should not only be achieved, but can effectively be achieved.



Figure 1. Picture of Croydon

INTEGRATED URBAN ANALYSIS

This project brief is built on an urban context analysis which looked at Croydon as a place of boundaries. We investigated both the tangible and intangible boundaries of the Croydon central ward, how they were formed and how they became weaved into the urban fabric. Our methodology was built on direct engagement with the site of study as well as reviewing the literature on border-making, enclaves and borderlands. Through this approach, we mapped out the administrative boundaries in Croydon, as well as the Croydon mini-master plans, in an attempt to understand what effects the politics around Croydon has on the making and unmaking of boundaries. We also looked at land use and accessibility to find where the "hard" tangible boundaries are formed, and demographic data and security mapping to understand the "soft" intangible boundaries.

Through this analysis, we considered alterity and ageing as boundaries in themselves, which helped in our understanding of who uses certain public spaces and how historic developments has shaped the (lack of) public space today. From our perspective as researchers, we saw Croydon as a neighbourhood contained within the legacy of neoliberal-driven planning and the aspirations of the council to shape London's "third city".

The outcomes of our urban analysis included the discovery of the following key issues:

The town center of Croydon contains very few non-commercial public spaces, a direct result of the 1956 Croydon Corporation Act

An indirect effect of the transportation planning in the area is the creation of hard boundaries in an around the Croydon town center, in particular the border created by Wellesley which hinders pedestrian movement from East Croydon station

The mini master plan approach adopted by the Croydon Council attempts to promote development as well as connectivity between the different districts in the central ward, but leave out key areas (notably the Whitgift area)

Because many of the office and commercial buildings in Croydon are empty, there is minimal movement after sundown which increases feelings of insecurity

Croydon is an area which contains a rich historic past and a diverse population, but this is not clearly reflected in the built environment

Because the questions of Westfield loom over the future of Croydon, we also looked into what effect the construction of Westfield malls had in other parts of London. In Shepherd's Bush, the public space appears lively and well-designed, but the invisible implication is the securitization of space by the Westfield group which excludes many groups. This is in line with the general threat of "pseudo public-space" across London (Carmona, 2017) and could have particularly adverse effects on the limited public space in Croydon. The following sections contain a more detailed mapping of these outcomes grouped by the strengths, weaknesses, opportunities and threats.

CONCEPTUAL FRAMEWORK

Critical Identification of Potentialities and Weaknesses

Within the context of Croydon, we established that in the former stage of the intervention and during the current process, the differing lenses of perception (Boundaries, Ageing and Alterity) allowed us to identify a series of potentialities and weaknesses.

We feel that these can be presented as assets, assets which are not being used to their full potential but which can be unlocked. In a way, both Alterity and Ageing can be thought of as a boundary but more so as a frontier, perceptions waiting to be integrated into a meaningful strategy.

Through Ageing and and Alterity, alongside boundaries, it can be understood that the otherness present in Croydon, especially between the youth and the wider population for example, is an asset waiting to be harnessed.

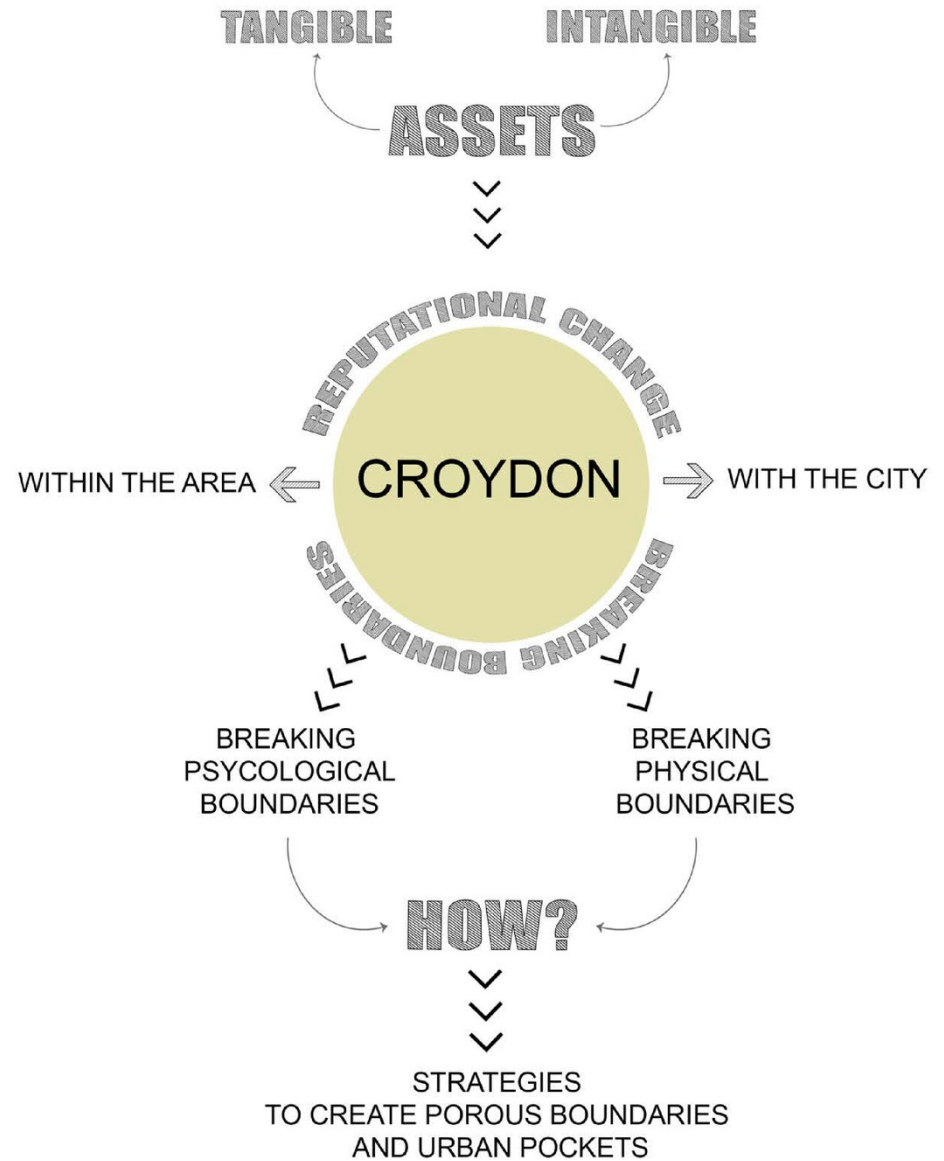


Figure 2: Digram of Conceptual Framkework

SWOT - Strength

SOCIAL

One of the biggest strengths of Croydon is the youth population and the cultural identity of the area. With a diverse population, comprising of talented artists, musicians and entrepreneurs, the people in Croydon show great sense of belongingness to the area which also acts as major strength. Many festivals such as the RISE Festival showcasing Urban Art, Croydon food fest, Arts and Music festivals bring in people from all around the country and therefore is a major strength for the area.

SPATIAL

Being the gateway to London and its close proximity to Gatwick Airport, One of the major physical strengths of the Croydon is its connectivity with the city. The East and West Croydon stations provide access to wider audience to central area of Croydon which is within walking distance to the site. It also has the Croydon Tramlink is London's only tram network, adding to the historical significance of the area. It also has 5 car parks within close proximity to the site.

A major yet under stated strength is the North End road behind Whitgift, which works as pedestrian shopping streets which is a strength for the area as the area is not very pedestrian friendly. In addition, another strength is the fairfields hall which has been renovated and will now be one of London's top theaters thus bringing in people from around the city to Croydon.

ECONOMIC

Croydon Council has over the years crafted very detailed and significantly sensitive masterplan which may transform the area positively. With the possibility of new investments coming in, this could be a major strength that could significantly change the reputation of the area and improve the spatial characteristics.

POLITICAL

In our opinion, it seemed that Croydon Council's role in an attempt towards development is commendable. The council's initiatives to keep the area clean and report crime through apps and other media was an interesting finding. Therefore we see it as a strength as the council's involvement can help accelerate the changes that need to take place.

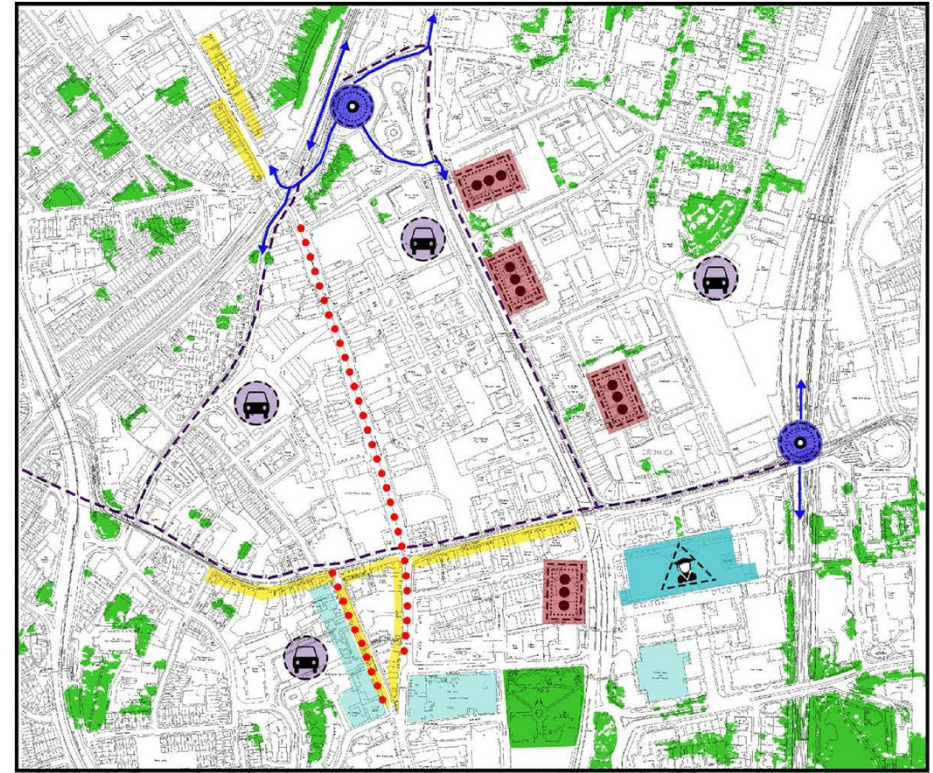


FIGURE 1: CAR PARK



FIGURE 2: QUEENS PARK



FIGURE 3: THE NORTH END ROAD (PEDESTRIAN WALKWAY BEHIND WHITGIFT)

SWOT - Weakness

SOCIAL

Croydon has been listed as a severely deprived area. The amount of crime in the area is significantly high. Therefore, the reputation of the area becomes one of its major weakness. From our experience in Croydon another weakness we identified that there were many interesting activities taking place which were only visible when inside the council house which has the potential to induce community participation if it is well represented to the public.

SPATIAL

Pedestrian Connectivity is one of the major weaknesses of Croydon. Wellesley Road barely has three points for crossing and therefore is not pedestrian friendly. The atmosphere of the underpass on Wellesley road is not good which brings up the question of safety. The parks especially Queens Park despite being a strength as a public space is a center for crime and drug abuse thus remains underused.

Many commercial and residential towers in the area are completely empty. Adding to the element of ageing this becomes a weakness for the area.

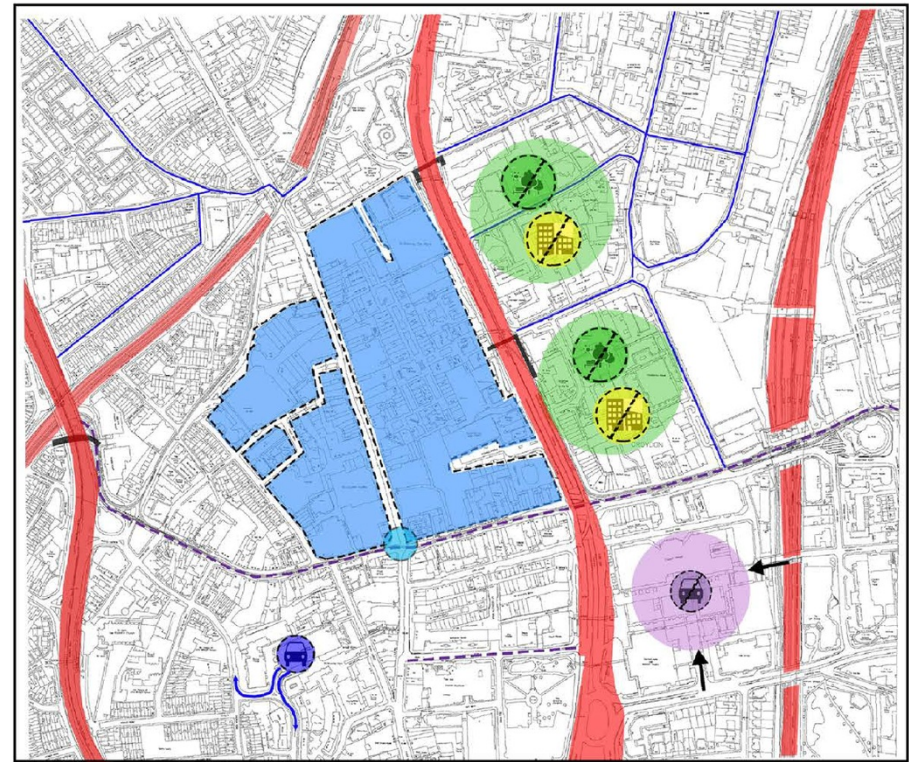
Also, The built area of Whitgift itself acts a weakness as it covers a massive part of land on ground level and therefore creates a boundary between the North End road and Wellesley road. Overall the area lacks sufficient outdoor public spaces for all social groups which becomes a weakness for Croydon.

ECONOMIC

Considering the current economic condition of the area, the major weakness of the area is the lack of investment. As a deprived borough of the city, the lack of investments is also affecting the people. Reputation also plays a role in the economic weaknesses of the area.

POLITICAL

The economic condition of Croydon is directly linked to BREXIT. With the unpredictable political situation, the investments expected to come to Croydon is being affected thus making it a weakness for the area.



LEGEND

- Road and Railway Barriers
- Insufficient Access to Car Park
- Nodes/ Barriers
- Lack of Public Spaces
- Pedestrian Unfriendly
- Insufficient Car Park
- Residential Deficit
- Missing Bus Route



Photo Credit: Google Earth

Figure4. Empty building as Car Park to compensate limited spaces in East Croydon.



Photo Credit: Google Earth
Figure5. Wellesley Road



Photo Credit: Architen
Figure6. Foot-bridge in East Croydon Station.

SWOT- Opportunities

SOCIAL

It was clear from our interactions with locals on site and through conversations with the Croydon Council that there is a strong sense of community in the area. These strong community ties can contribute to the success of local initiatives. The local cultural heritage of the area also provides an opportunity to build initiatives on existing history, eg. Croydon museum features a “Croydonians” exhibition which highlights notable locals.

SPATIAL

While the construction that occurred after the passing of the Croydon Corporation Act led to an eclectic mix of commercial buildings throughout the site, the majority of these empty buildings offer the opportunity for new uses. An example of how this is being utilized is the transformation of the Nestle Tower building into a housing project. As per the Croydon Council’s policy, 50% of this housing is expected to be social housing. There are also many pedestrian friendly areas.

ECONOMIC

There exists a local economy in Croydon which can be observed in the Surrey Street Market and other small and medium enterprises around the area. There are already existing initiatives to promote SME growth in the area¹, and this can be capitalized on to foster a more vibrant night economy.

POLITICAL

The Croydon Council appears to be an active stakeholder in the development of the area, working with citizens to address the borough’s biggest needs in the most sustainable way possible.

¹ <https://smallbusiness.co.uk/croydon-fast-growing-hub-young-companies-2534036/>

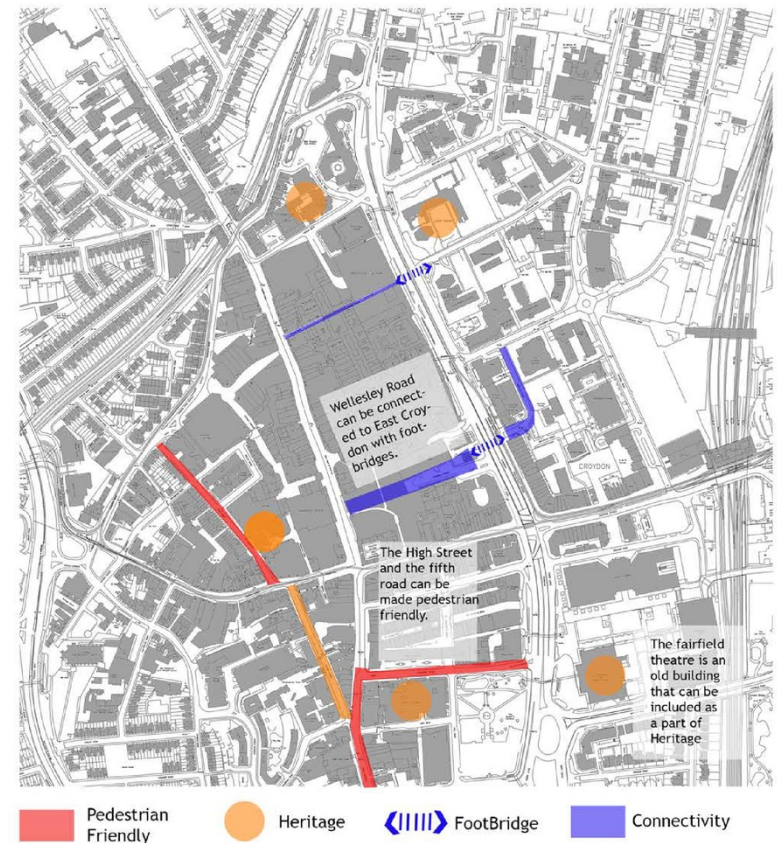


Figure 7. Surrey Market is a historic landmark in Croydon, providing local business owners to sell fresh produce, meat and fish products, along with textiles.

Figure 8. The Croydon Town Hall, known by the locals as ‘the Clock Tower’ due to the bus station named after it, houses a museum, library and cafe, along with a children’s play space. It is a strong asset that is used by many different groups in the community.



SWOT- Threats

Currently the biggest threat to the area seems to be the rapid redevelopment occurring across the city center. The most notable of these is the Westfield development set to replace Whitgift. While the future of these developments seems to be unclear in the current climate of Brexit and financial uncertainty, if they do go through unchecked they could have negative effects on the area, potentially reliving the fall of Croydon after the 1970s.

SOCIAL

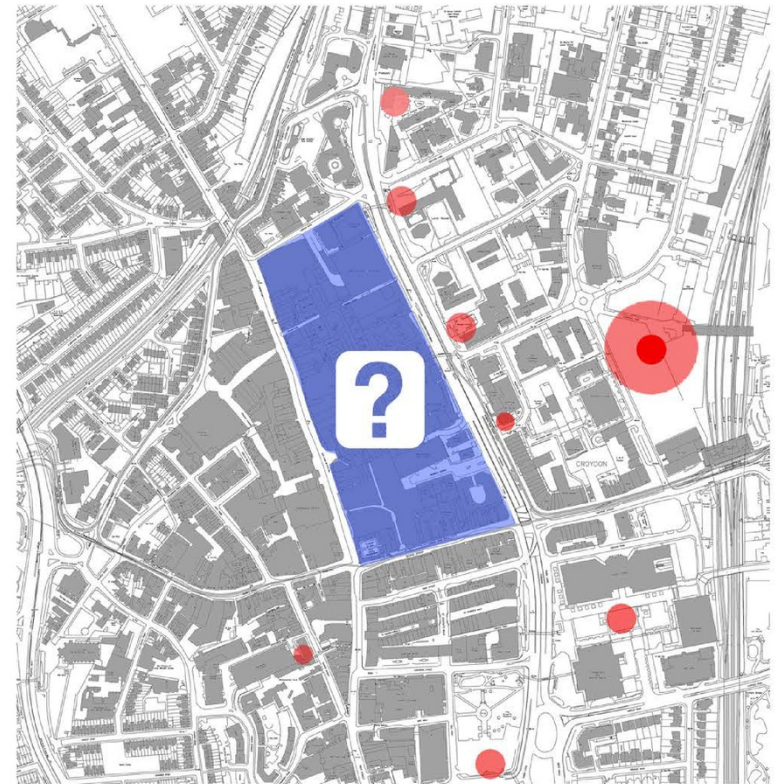
The development of a Westfield, along with other mixed use projects that incorporate housing, could affect the existing community.

SPATIAL

The design of the development projects do not take into account the existing urban fabric and are oriented more towards a cost-effect design. They also threaten to increase the rise of pseudo-public space

ECONOMIC

Potentially the biggest threat from the development projects will be the increasing cost of land and cost of living in Croydon, as the middle class who can no longer afford to live in the more central areas of London are pushed to the periphery. Gentrification in Croydon will have the same negative repercussions that have occurred in other parts of London, such as Brixton and Elephant & Castle.

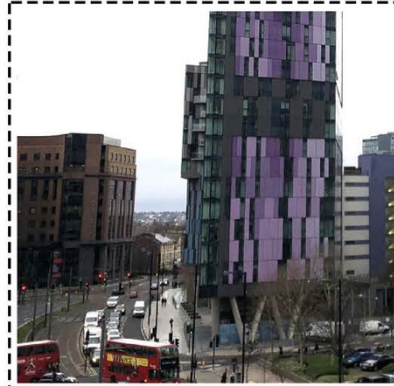


From left to right:

Figure 9: Taberner House
Image source:
<https://www.hubgroup.co.uk/projects/taberner-house/>

Figure 10: Saffron Tower

Figure 11: Vita Ruskin Square
Image source:
<http://www.eos-facades.co.uk/gallery/vita-ruskin-square/>



LENSES OF URBAN ANALYSIS AND ACTORS

After looking at the strengths, weaknesses, opportunities and threats of Croydon, we attempted to analyze these elements through four lenses to identify existing and potential actors involved, in order to establish our comprehensive urban strategies.

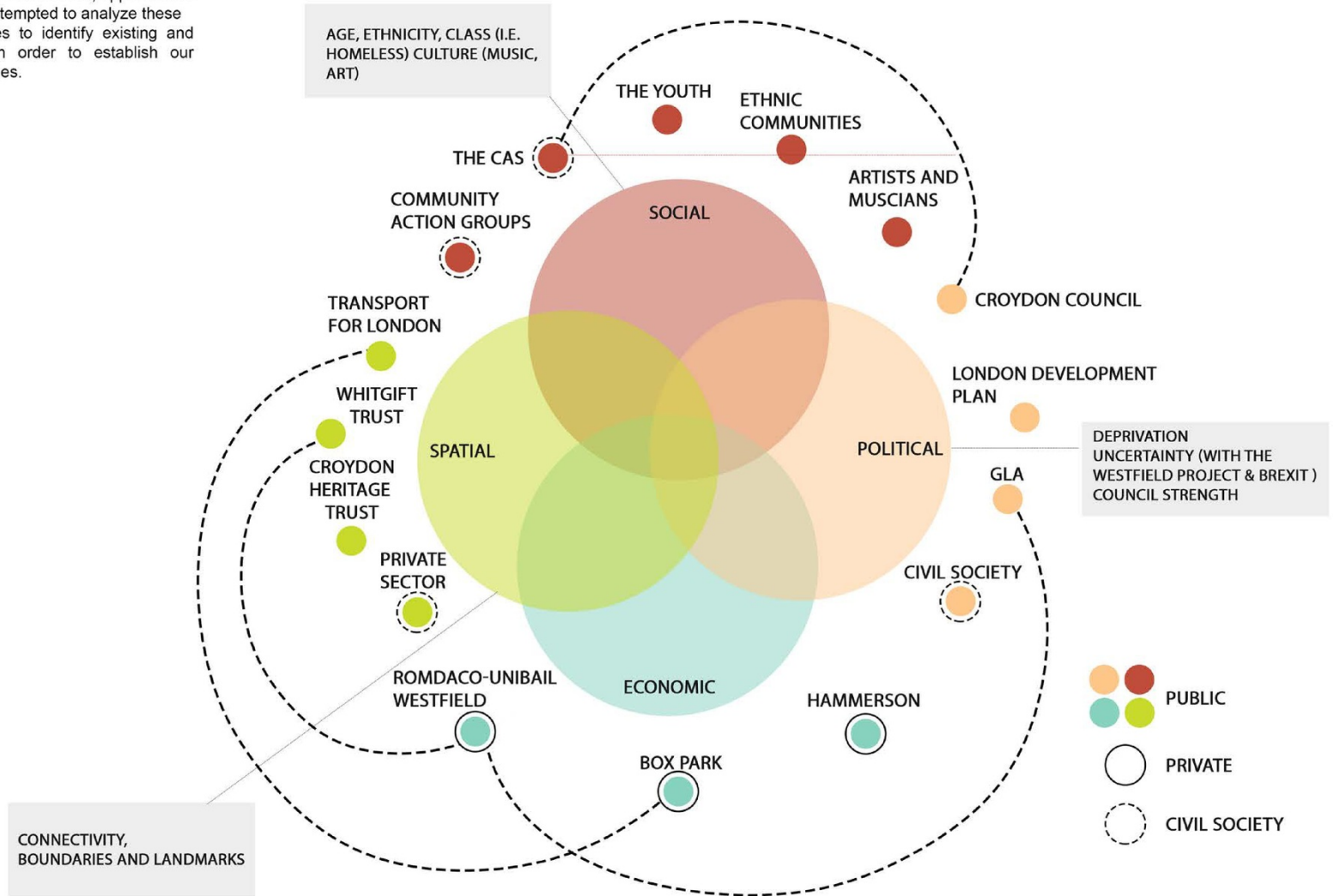


Figure 7. Diagram for Integrated Urban Analysis showing lens of Analysis and Actors

ASSET MAPPING

Following on from the SWOT analysis we identified a number of 'assets' that can be categorised into two types, both tangible and intangible.

Tangible:

- Pedestrian walkway (North End)
- Scope for new development
- Community centre(s) (e.g. the CAS)
- High street
- Surrey Market
- Library
- Parks

Intangible:

- Cultural identity
- Historical Background
- Croydon music and arts festival
- Croydon food festival
- Gateway to London
- Rise Festival (Urban Arts festival)
- Media
- TURF
- Croydon Council
- Youth Population

By doing this we establish that all 'assets' hold potential and therein produce more mindful strategies that address the psychological as well as the physical.

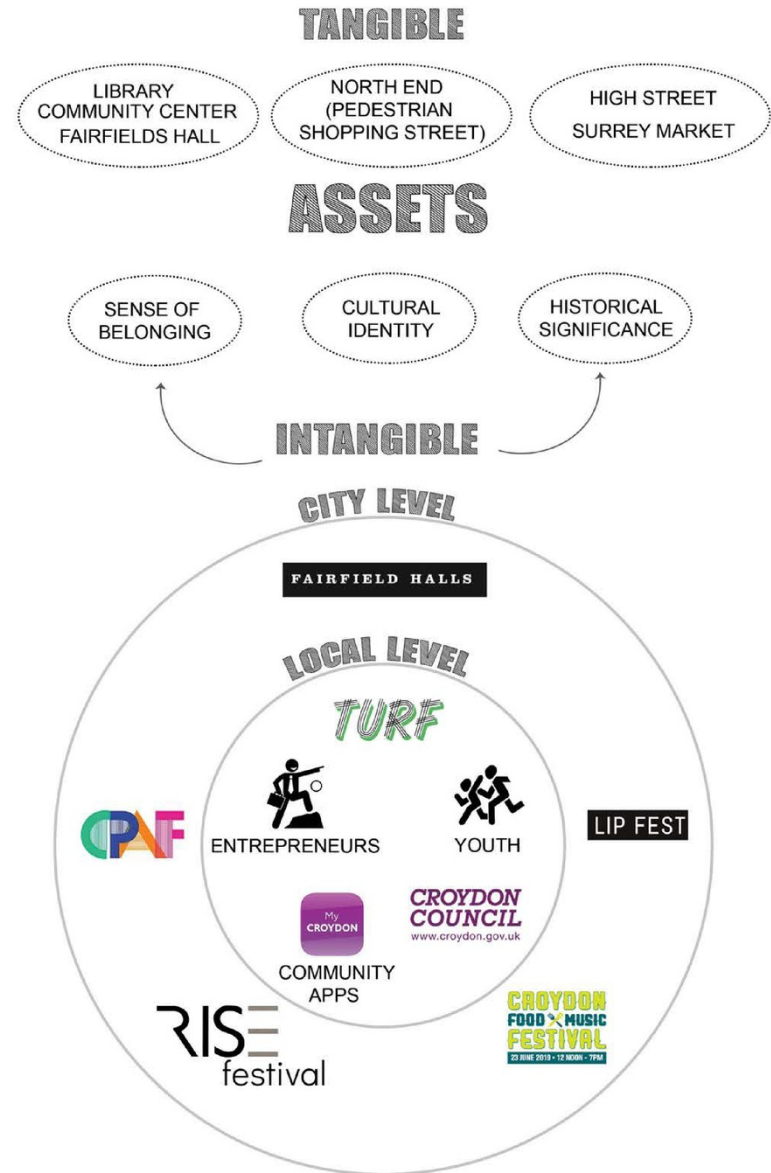


Figure 8. Mapping of Assets

VISION

***“WE AIM TO CONTRIBUTE TO THE VIEW OF CROYDON
AS ONE OF LONDON’S CELEBRATED CENTRALITIES WITH
DEVELOPMENT GROUNDED IN***

LOCAL CULTURAL IDENTITY,

HISTORY

AND HERITAGE;

A CONNECTED CROYDON FOR ALL FROM PAST TO FUTURE.”

#CROYDONIANS

Our vision is based on our own experience of Croydon through the research, as a place of multiple narratives and potentialities and aspirations, and we recognize that achieving these aspirations must be achieved through a holistic strategy that does not push anyone out of the borough in the pursuit of security or prosperity. We believe that this can be achieved by looking at Croydon’s diversity as an asset and we wanted our development strategy to represent this diversity.

DEVELOPMENT STRATEGY

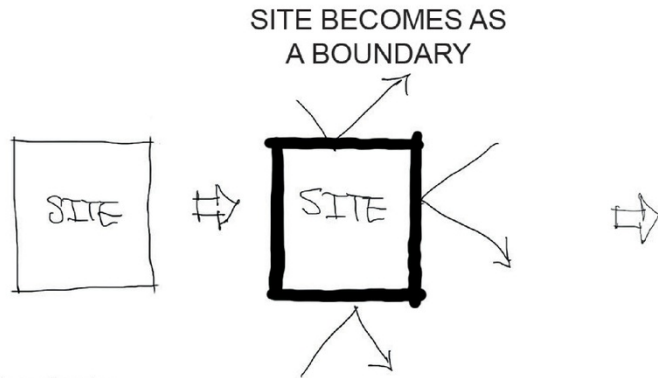


Figure 10-1. Existing site as a boundary

POROUS BOUNDARY



Figure 10-2. Porous boundary

URBAN POCKET

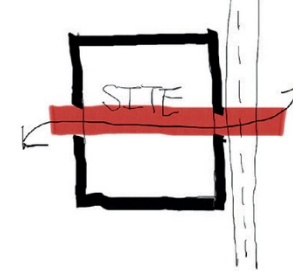


Figure 10-3. Create urban pocket

We redefined the notion of boundaries in the urban analysis conducted in the phase one, identifying several factors creating intangible and tangible boundaries. The site itself is also becoming a boundary not only tangible boundary by blocking accessibility of pedestrians, but also intangible boundary for groups of citizens who cannot afford to be shopping at the site. The east side of the site is facing Wellesley Road which is also a boundary with a poor connectivity of pedestrian walks.

After we defined assets of the area of Croydon, we came up with a development strategy. Starting from the boundary of the site, one strategy is to make a porous boundary by enabling citizens' activities at the boundary. By activating activities as interventions, the boundary becomes as a borderland. The other strategy is to make urban pockets on the site by breaking through the boundary. Creating outdoor passage piercing through the site and placing a footbridge over Wellesley Road will not only connect pedestrian connectivity, but also will create space for citizens' activities.

Through the porous boundary and urban pockets created, the existing assets will be linked through permeability achieved by suggested interventions.

PERMEABILITY

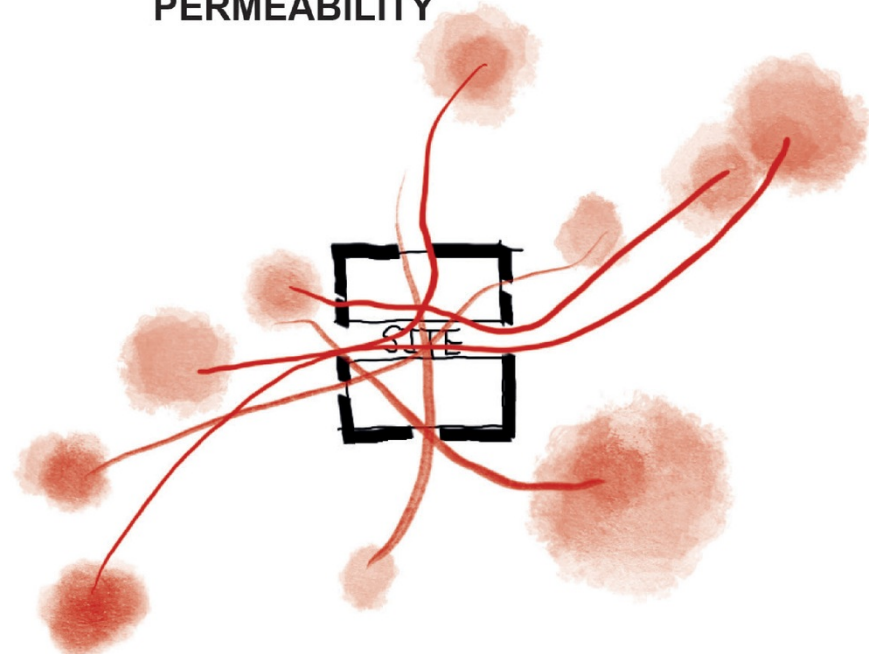


Figure 10-4. Permeability

TIMELINE OF STRATEGY

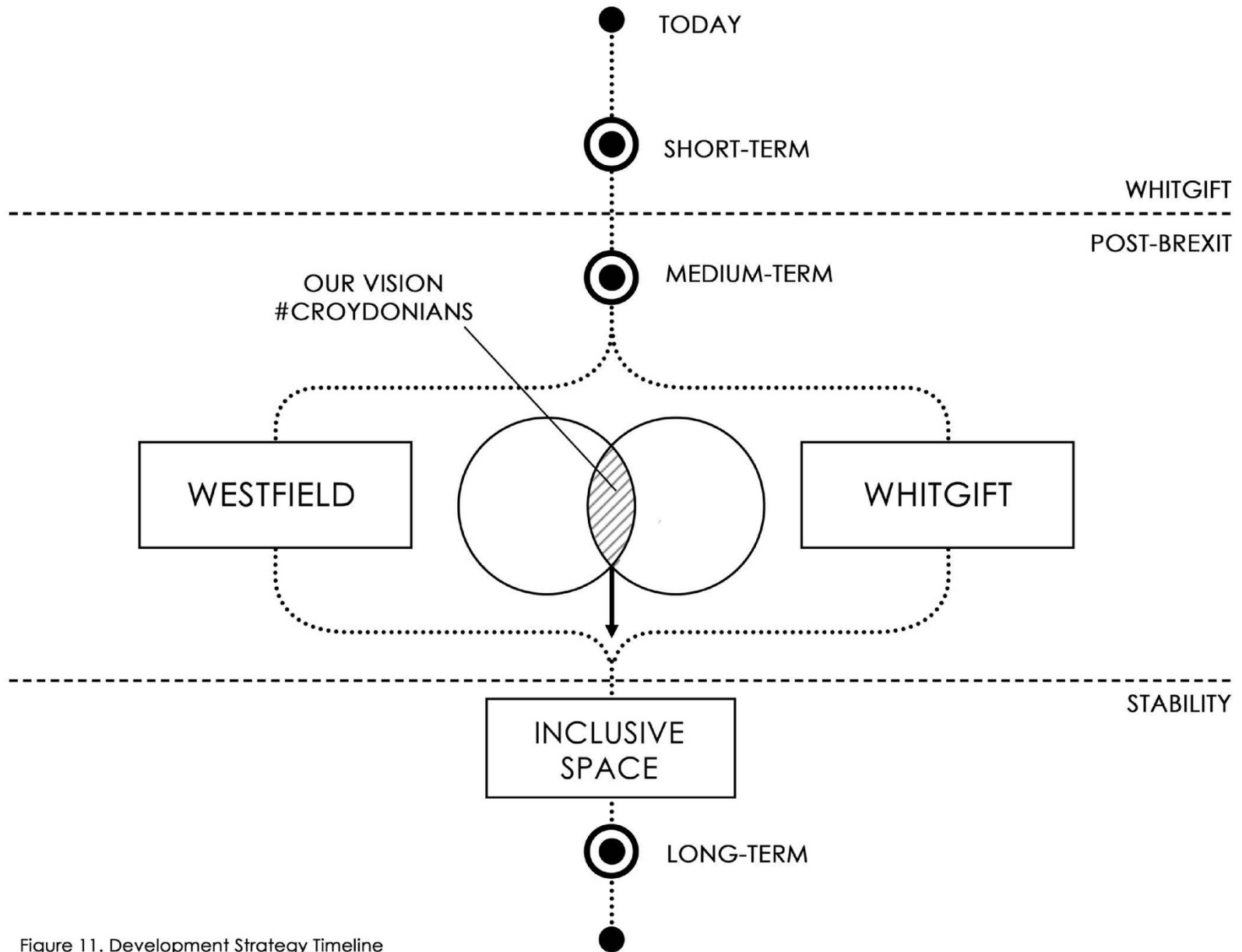


Figure 11. Development Strategy Timeline

PRINCIPLES AND GUIDELINES

The underlying foundation of our principles is based on achieving permeability through boundaries



Recognition of heritage/history



Revitalizing space through enabling activities at day and night



Celebrating diversity



Preservation and promotion of local economies



Promoting accessibility and connectivity



Figure 9. Spatializing principles and guidelines

INTERVENTIONS

In order to ensure that the proposed interventions will contribute to the overall vision in a balanced way, they were formulated on the basis of scale and timeframe along with their alignment to the principles and guidelines. The below table shows how the interventions were grouped.















	micro	meso	macro
short term	<p>moveable interactive objects (street furniture)</p> 		<p>way-finding paths to connect different areas of the city and guide visitors</p> 
medium term	<p>art and music events (pop-ups, collaborations with box park, etc.)</p>   	<p>weekend road closures to hold community activities</p>  	<p>commemoration of historic sites throughout the areas</p>  
long term	<p>youth space for art, music, sports, etc.</p>   	<p>footbridges over Wellesely road & breathrough paths through Whitgift site</p> 	<p>supporting the night economy through incentivized loans for small business owners</p> 

Figure 12. Grouping of interventions

SPATIAL MAPPING OF INTERVENTIONS

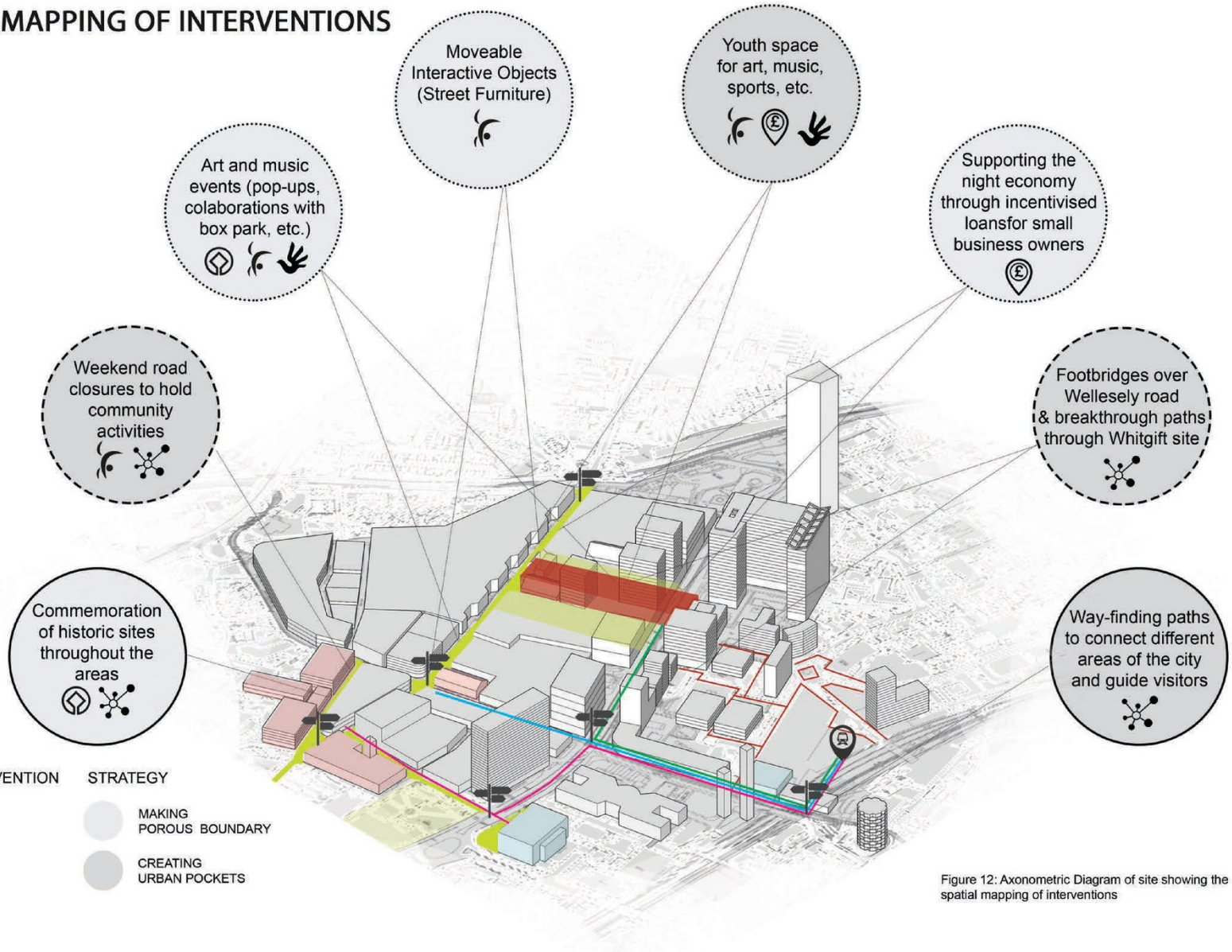


Figure 12: Axonometric Diagram of site showing the spatial mapping of interventions

STRATEGY: MAKING POROUS BOUNDARIES

INTERVENTION: ART AND MUSIC EVENTS (MEDIUM TERM EVENT ON THE MICRO LEVEL)

ACTORS



ASSETS



With the aim to increase permeability of existing boundaries both tangible and intangible more permeable, this strategies uses the assets identified in the analysis as element that will induce the change.

Also targeting the need to harness the vitality of and give support to the youth, the idea to implement music and potentially art events are crucial in the new space that will be situated upon Whitgift centre in central Croydon. Events where young talent can be supported and promoted would be highly beneficial both the space and to Croydon. Supporting local artists including those talented in the skill of Graffiti is also a priority. To attract and secure investment and introduce the concept of a multi use social and public space this could be done in collaboration with Boxpark.



Figure 14.1: A street view showing the art and food stalls for day and night.
Image source: <http://test.sf.ac.kr/munhwaplusseoul/html/view.asp?PubDate=201510&CateMasterCd=200&CateSubCd=712>

INTERVENTION: WEEKEND ROAD CLOSURE (MEDIUM TERM MESO SCALE)

There are a number of roads on site that could be easily closed on a weekend basis whether weekly or a couple of times a month to allow for community based engagement to take place. There is a lot of activity, culture and vibrancy in Croydon and not that many outlets for the wider croydon community to see and experience what is going on. Whether it be an extension of the Surrey street market, group yoga sessions, art sessions aimed at all ages but with an area also set aside for people to express their graffiti talents. Meditation sessions or an extensive table set up for a community meal, this intervention is aimed at harnessing the diverse community feeling that emanates from Croydon and would be beneficial in the transgression of boundaries.

INTERVENTION: INSTALLATION OF MOVEABLE FURNITURE AND INTERACTIVE OBJECTS

This would help identify the emerging alterity in Croydon - (it is increasingly a space of the young), especially amongst the youth. Croydon has the highest percentage of London's young demographic and given the provision of social housing that the borough is expected to take on as part of the larger plan for the GLA, which could be as high as 80,000 across the borough - the number of young people who will be using and traversing croydon and quintessentially the areas around whitgift will undoubtedly increase over the coming years which further lends credence to the idea; in essence the increase in public space. If there are more interactive areas for the young to use, there will be fewer they will frequent in which their use of these spaces would be considered a nuisance, hazardous to the public, anti-social and therein subject to interaction from the Police

ACTORS

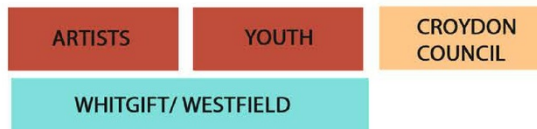


Figure 14.2: A street view showing moveable furniture and interactive installations.
Image source: <https://architectureau.com/articles/public-art-in-the-city/>

INTERVENTION: PERMEABILITY COMMEMORATING HERITAGE

Croydon is a borough built on a rich history and heritage. However, that heritage is often unseen as the city's multiple historic areas clash spatially. The aim of this strategy is to recognize Croydon's heritage through commemorative elements (plaques, signage, public art such as graffiti). There is often contention around the term heritage, in particular the definition of heritage in any particular context and who creates this definition. The current definition of heritage in Croydon is limited to the old town area, with some buildings outside of this boundary protected as historic sites. We recognize that heritage is a collective resource whose definition is formed through the memory of the inhabitants, and not just limited to bureaucratic boundaries or specific historic eras. As part of this strategy, we propose a multi-faceted participatory approach to defining and commemorating heritage in Croydon:

1. Community focus groups with the Croydon Council to discuss and define heritage buildings in the neighbourhood
2. Commemorating these sites with visual signage
3. Incorporating these heritage sites into a more inclusive heritage walk

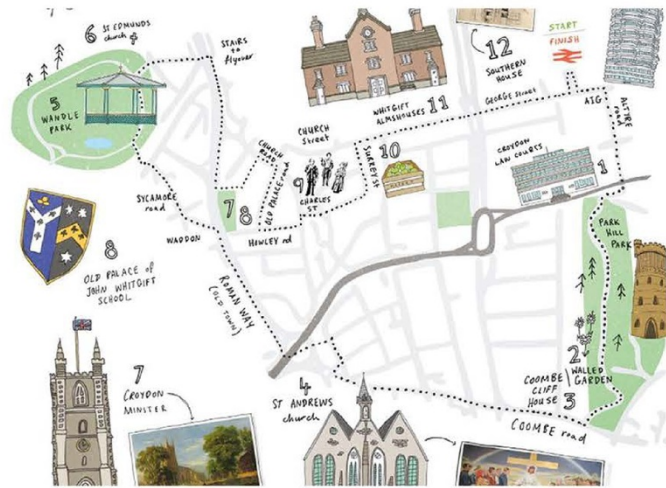
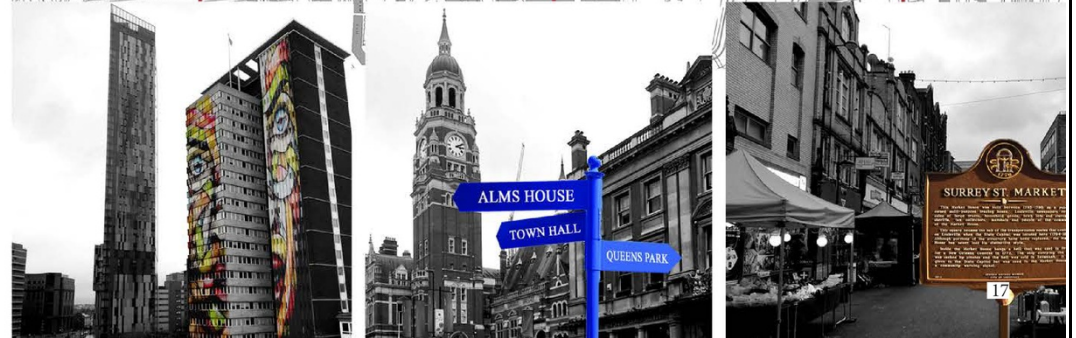
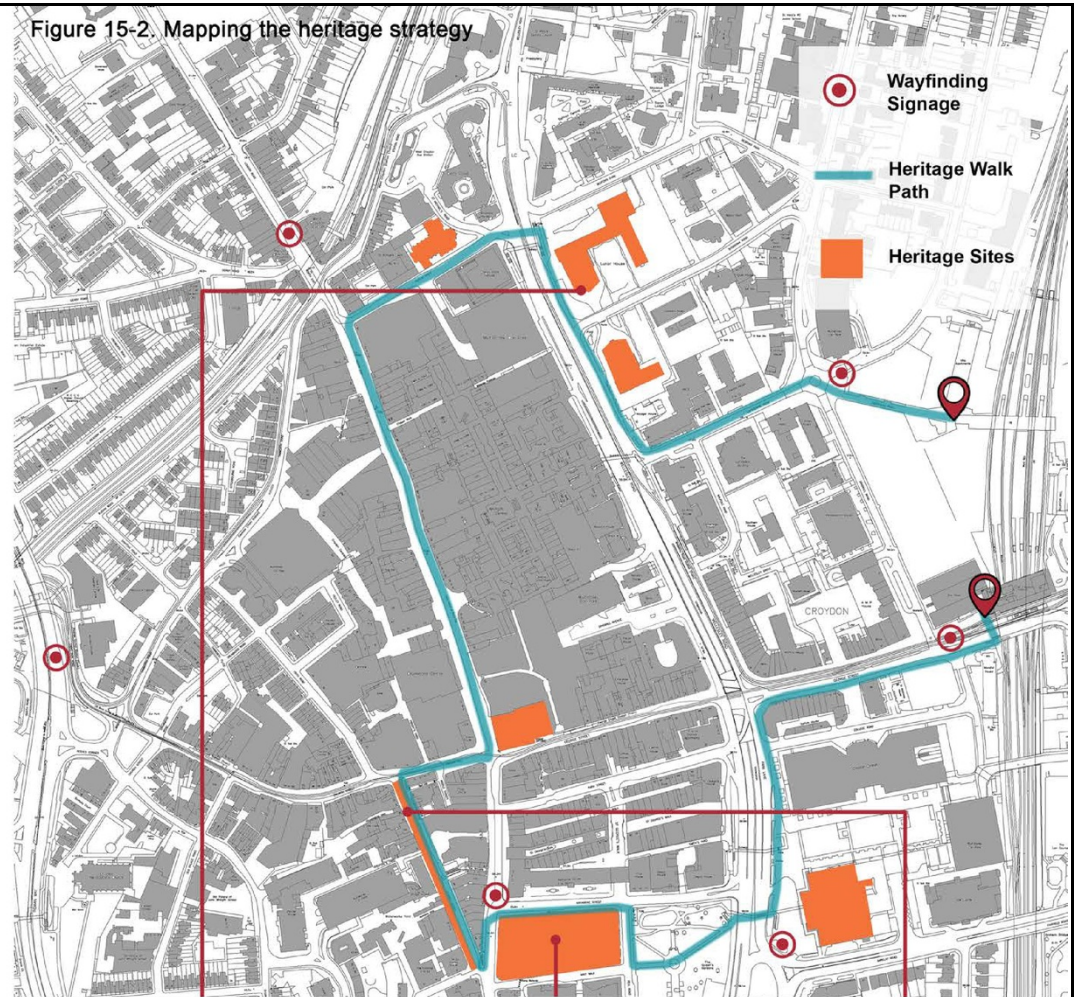


Figure 15-1. Current heritage walk map
(Source: <https://www.whitgiftfoundation.co.uk/content/famous-croydon-walking-tour-published>)

Figure 15-2. Mapping the heritage strategy



STRATEGY: URBAN POCKET

INTERVENTION: CREATE URBAN POCKET TO CONNECT PEDESTRIAN ACCESS

CURRENT SITUATION

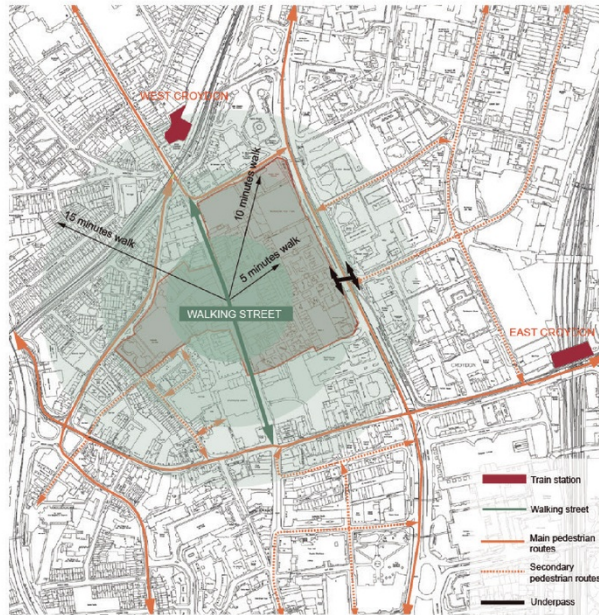


Figure 16-1. Existing pedestrian access

The current situation surrounding the site is indicated in figure 19-1, showing the pedestrian access is disconnected by the site and Wellesley road on the east side of the site. The underpath of the Wellesley road would not be considered a comfortable route of access or area due to its lack of lighting and the anti-social behaviour and drug taking that is often associated with. The road, as it is a dual carriageway does not have a pedestrian crossing near the site, with the closest possible point of overground crossing at either end where Wellesley road is intersected by Poplar walk (near West Croydon rail) and St George Street (near East Croydon rail) respectively.

To increase the accessibility for pedestrian activity, we propose the creation of what we call the urban pocket in two ways: one by installing a footbridge over the Wellesley Road, the other by creating a path through the site. The path through will be an outdoor to hold activities of citizens, align with structure of spaces to hold nightlife economy, youth and children spaces, and community spaces. The footbridge will also expand to the upper deck of structure the spaces to extend pedestrian access to the High Road on the west side of the site. Pedestrians will have a choice to choose to connect to the path through of the site to engage with the activities.

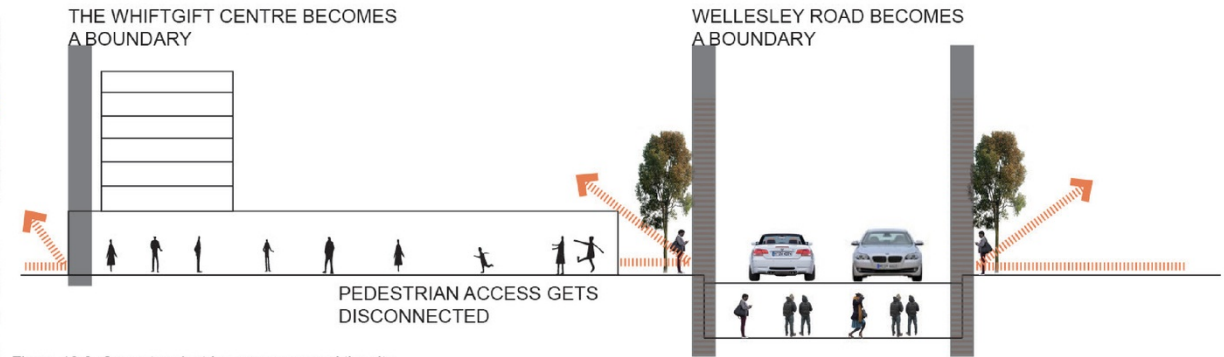


Figure 16-3. Current pedestrian access around the site
<https://skalgunbar.se/>

INSTALL A FOOTBRIDGE OVER WELLESLEY ROAD

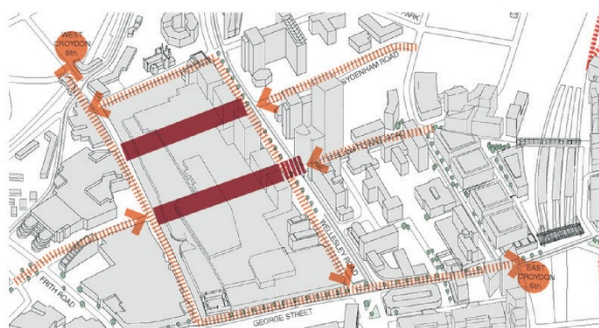


Figure 16-2. Connection to the existing pedestrian access
https://module-1819.ucd.ac.uk/pluginfile.php/1335559/mod_resource/content/1/CROYDON%20MASTER%20AXO_with%20APF%20Boundary.pdf

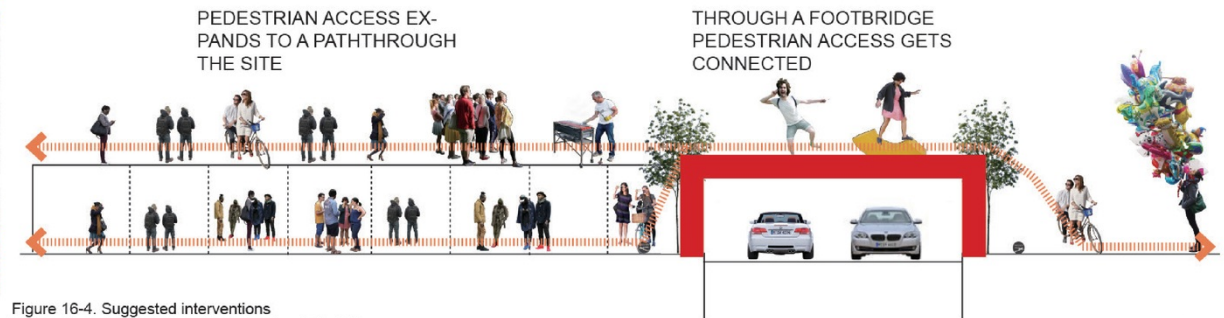


Figure 16-4. Suggested interventions
<https://insidecroydon.com/category/charity/croydon-nightwatch/>

STRATEGY: URBAN POCKET

INTERVENTION: ENABLE ACTIVITIES to transform pedestrian connection to space for intergration



Figure 17-1. Connection to the existing pedestrian access
<http://spacehubdesign.com/project/westfield-croydon/>

When creating the cut-through on the site and the footbridge/ walkway over Wellesley Road, we suggest that it is important to enable activities that can take place in the created space. Often pedestrian areas without activities, can also become boundaries. For instance in Kigali, Rwanda, pedestrian walkways and pavements in certain parts of the city are controlled by the police, if a person is not moving and remaining in space, they will ask the person to move. There are no activities and no integration of the citizenry, no interactions. The pedestrian walkways becomes boundaries than space to connect.

By creating specific structures for spaces where citizens' activities can take place, it can lead to an association and so eventually host permanent activities at the created space. In essence, they are appropriated, shared, inhabited, maintained and continuously negotiated spaces of coexistence and co-presence (lossifova, 2015).

Music activities



Case: Oosadan Steps Market, Seoul, Republic of Korea
<https://tongblog.sdm.go.kr/4812>

Street markets



Case: Hongik Free Market, Seoul, Republic of Korea
<https://freemarket.or.kr>

Art activities



Case: Art Club Croydon, London, United Kingdom
<https://www.croydonjst.co.uk/artclubcroydon/>

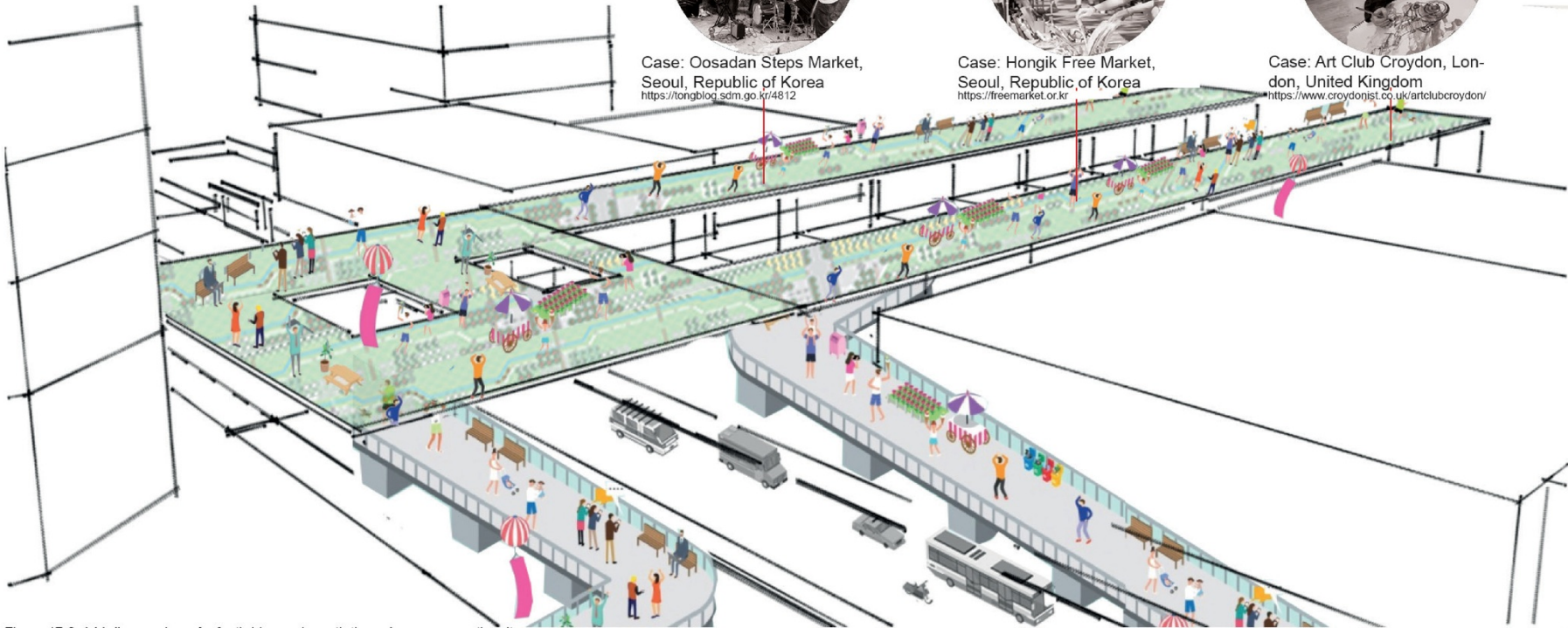


Figure 17-2. A bird's-eye view of a footbridge and a path through passage on the site
<http://info-graphics.kr/?p=12837&ckattempt=1>

STRATEGY: URBAN POCKET

INTERVENTION: CREATE A STRUCTURE OF SPACES FOR ACTIVITIES



Figure 18-1. Connecting existing assets on the site
https://moodle-1819.ucl.ac.uk/pluginfile.php/1335559/mod_resource/content/1/CROYDON%20MASTER%20AXO_with%20OAPF%20Boundary.pdf

In the space created by the urban pocket and the structures that make up this strategy as part of the wider intervention, there are three activities identified that could specifically take place their among other things.

A youth space would occupy one area, a dedicated space for music where young and aspiring croydonians could enjoy workshops in djing and music production that could be supported by Croydon council and receive endorsement from musicians, artists and dj's alike that originated from the area as many do.

A space to help support Croydon's night time economy, this could be done in collaboration with Boxpark as well as Croydon Council, given that they already have a pop-up mall as such in the area, it could present an interesting opportunity.

A children's activity space would also occupy a section of the area making up the urban pocket. We noticed that the space dedicated to children inside the Whitgift centre saw a lot of activity and this should be replicated. Besides mothers could present a customer base to local businesses that may also have an opportunity to occupy the area

Actors

Community Action groups

Civil Society

Croydon Council

The Whitgift Trust

Artists and Musicians

The youth

Youth space



Case: Youth DJ Program, MMM-MAVEN, Cambridge, MA, USA
<https://mmmmaven.com/ag/youth-dj-program/>

Night economy



Case: Boxpark, Croydon, London, United Kingdom
<https://www.boxpark.co.uk/blog/social-media-manager/>

Children space

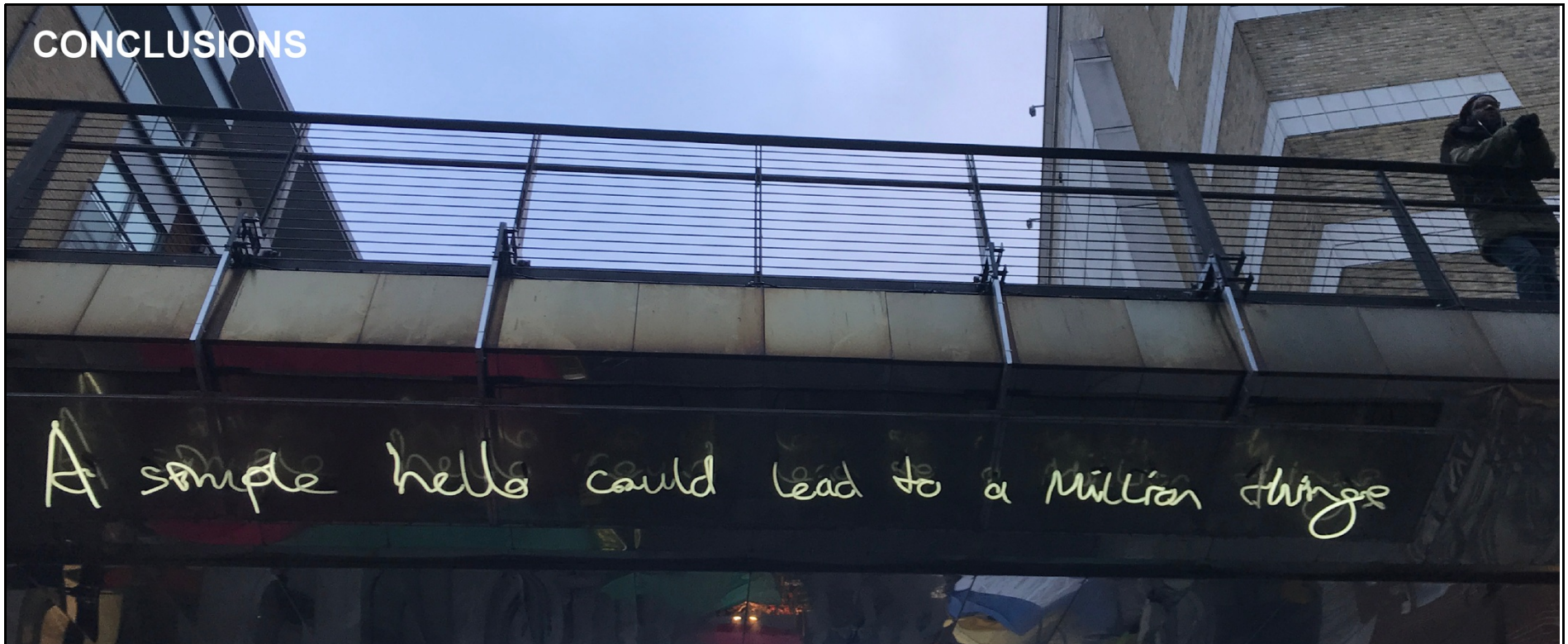


Case: Pop-up play space, Christchurch, New Zealand
<https://www.woodland-escape.co.nz/blog/2018/4/6/pop-up-play-space>



Figure 18-2. A street view of the cut-through on the site
<http://www.yiwenbaida.com/zhengzhou/peixun/44642108.html>

CONCLUSIONS



There is little that can be done to stop the creep of pseudo-public space and the securitisation of the public realm or what is considered to be so. But what can be done is to ensure or envision a situation where at least the existence of space that is usable and interactive to the public is not an uncertainty. We feel this is an important angle to take because of the importance that Croydon has and will continue to have as one of the opportunity areas of London whatever the case surrounding the existence of a Westfield may be. So in light of this, planning accordingly makes sense considering that something needs to happen for Croydon at least in the short to midterm should the current plans fall through.

It is rare that things are perfect and everything is a work in progress, especially in London. But if we can go some way to establish what might be beneficial to helping to assure Croydon's prospective future and to aid in destabilising some of the stigma the area might currently carry, then this is the discourse that is in our best interest to take, for the sake of Croydonians at the very least.

This said, the development strategy we propose seeks to add to Croydon's landscape in ways that are beneficial to Croydonians at a local level, not something juxtaposed and retrofitted that screams out of place. By breaking up our development strategy into multiple interventions we aim to capture this and produce something that could be intrinsic. In this sense, to propose something that would tie in with Croydon's diversity in terms of its physical form and architecture and profound multi-cultural wealth, historically informed and considered given the town's heritage,²¹

REFERENCES

Burges, J, Harrison, CM and Limb, M (1988) People, parks and the urban green: A study of popular meanings and values for open spaces in the city. *Urban Studies*, 25. pp. 455-473

Carmona, M. (2019). 57. The 'publicisation' of private space. [online] Matthew Carmona. Available at: <https://matthew-carmona.com/2017/08/08/57-the-publicisation-of-private-space/>.

Develop Croydon. (2019). Home - Develop Croydon. [online] Available at: <https://developcroydon.com/>

Iossifova, D. (2014). Borderland urbanism: seeing between enclaves. *Urban Geography*, 36(1), pp.90-108.

London Borough of Croydon. (2019). London Borough of Croydon. [online] Available at: <https://www.croydon.gov.uk/>.

Prynn, J. and Bourke, J. (2019). Westfield's £1.4bn Croydon development 'under review'. [online] Evening Standard. Available at: <https://www.standard.co.uk/news/london/westfield-s-14bn-croydon-development-under-review-due-to-brex-it-and-structural-changes-on-the-high-a4066846.html>.

Burges, J, Harrison, CM and Limb, M (1988) People, parks and the urban green: A study of popular meanings and values for open spaces in the city. *Urban Studies*, 25. pp. 455-473

The Whitgift Foundation (2019). Famous Croydon walking tour published | The Whitgift Foundation. [online] Available at: <https://www.whitgiftfoundation.co.uk/content/famous-croydon-walking-tour-published>.