



**THE QUEEN'S
GARDEN
LANDSCAPE OPPORTUNITIES**

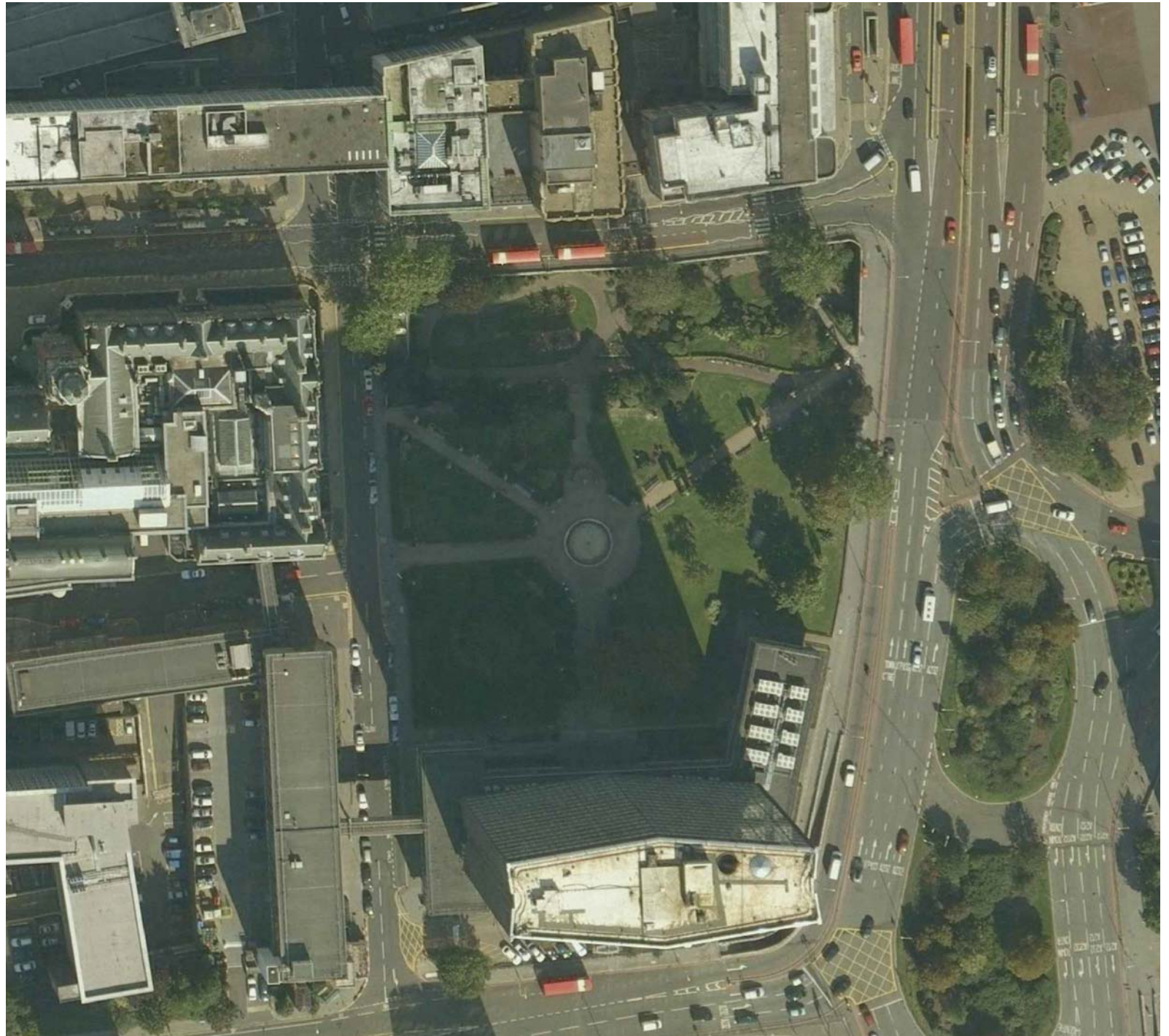
JULY 2014

INTRODUCTION

This document is a high level summary undertaken by the London Borough of Croydon Placemaking Team. It sets out the landscape parameters, opportunities and designs for improvements to Queen's Gardens that have been developed through a series of plans and proposals.

This document summarises the following:

- 1.** Landscape proposals and parameters and visualisations as set out in the Mid Croydon Masterplan. Adopted 2012
- 2.** Landscape proposals and parameters undertaken through a further more detailed briefing document for Queens Gardens. 2013/2013
- 3.** Landscape proposals including visualisations put forward by the design team for the CCURV Taberner House redevelopment scheme. These are one design response to the parameters established in documents **1.** and **2.**



Aerial photograph of the current layout

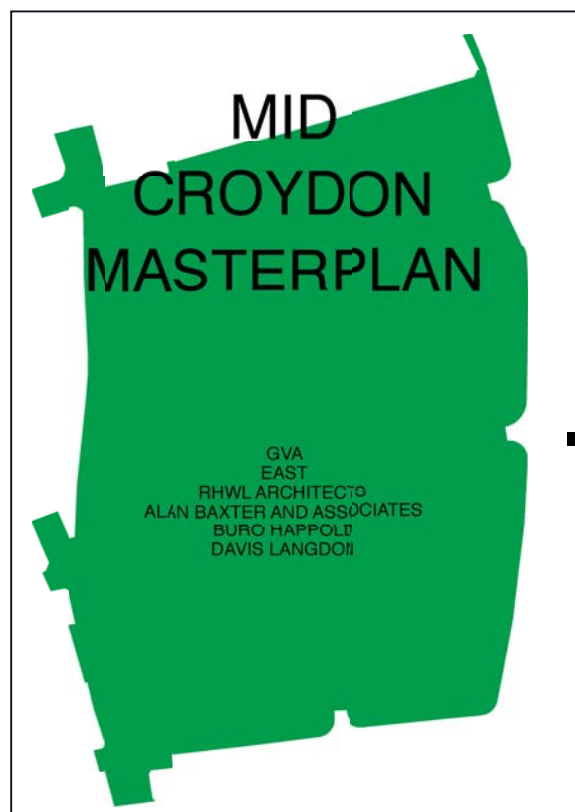
CONTEXT

The CCURV design proposals for Queen's Gardens are a response to Design Parameters set out in the adopted Mid Croydon Masterplan and The Queen's Gardens Briefing Document

PLANNING FRAMEWORK

1.

MID CROYDON MASTERPLAN (2012)



The Mid Croydon Masterplan was prepared to:

- Establish a strongly delivery focused masterplan
- Provide a high quality and connected public realm framework
- Establish a development framework, outlining uses, scale and the form of development
- Contribute to and integrate with the wider movement network
- Set public transport, parking and servicing objectives
- Identify green and grey infrastructure strategies
- It sets clear design parameters for the regeneration of Queen's Gardens

DESIGN PARAMETERS & BRIEF

2.

THE QUEENS GARDENS BRIEFING DOCUMENT (2012/2013)



The Queen's Gardens Briefing Document builds on the Mid Croydon Masterplan to provide a more detailed analysis and design guidance for the regeneration of Queen's Gardens.

DESIGN PROPOSALS

3.

CCURV TABERNER HOUSE REDEVELOPMENT PROPOSALS (2014)



As part of the Taberner House redevelopment scheme, landscape and public realm proposals were submitted. This submission included the entirety of The Queen's Gardens and responds to the parameters set out in documents 1. and 2.

HISTORY

The Queen's Gardens is on the proposed Local List of Historic Parks and is framed by two listed buildings, The Town Hall and Segas Building along with Fairfield Halls (locally listed) to the east. The view from the park to the Town Hall is particularly important as the Clocktower is also a designated landmark.

Bernard Weatherill House now provides an important civic entrance to the south west corner of the gardens.

The northern, sunken part of the park is within the Central Croydon Conservation Area.

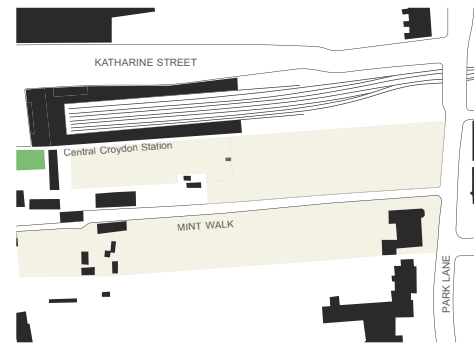


- Grade 1-2 Listed buildings
- Central Croydon Conservation Area

HISTORIC DEVELOPMENT

The Park has developed in three distinct phases over the past hundred years, as the maps to the right show.

1868



Map 1868, shortly after the station was opened, showing Mint Walk before improvement, and the Town Hall on the High Street

1896



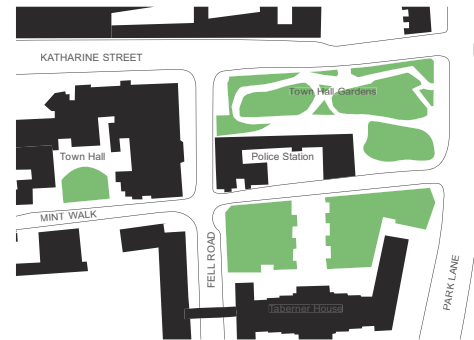
By 1896 the new Town Hall and a police station were built, the gardens were not yet laid. Short lengths of rail remained in position

1913



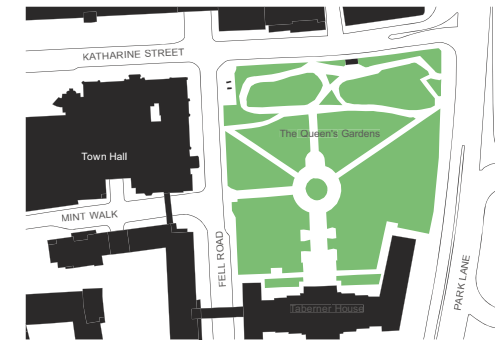
The Sunken Town Hall Gardens were completed, and also a small garden in Town Hall yard was built.

1968



Taberner House and associated gardens completed to the south of the Town Hall Gardens

2010



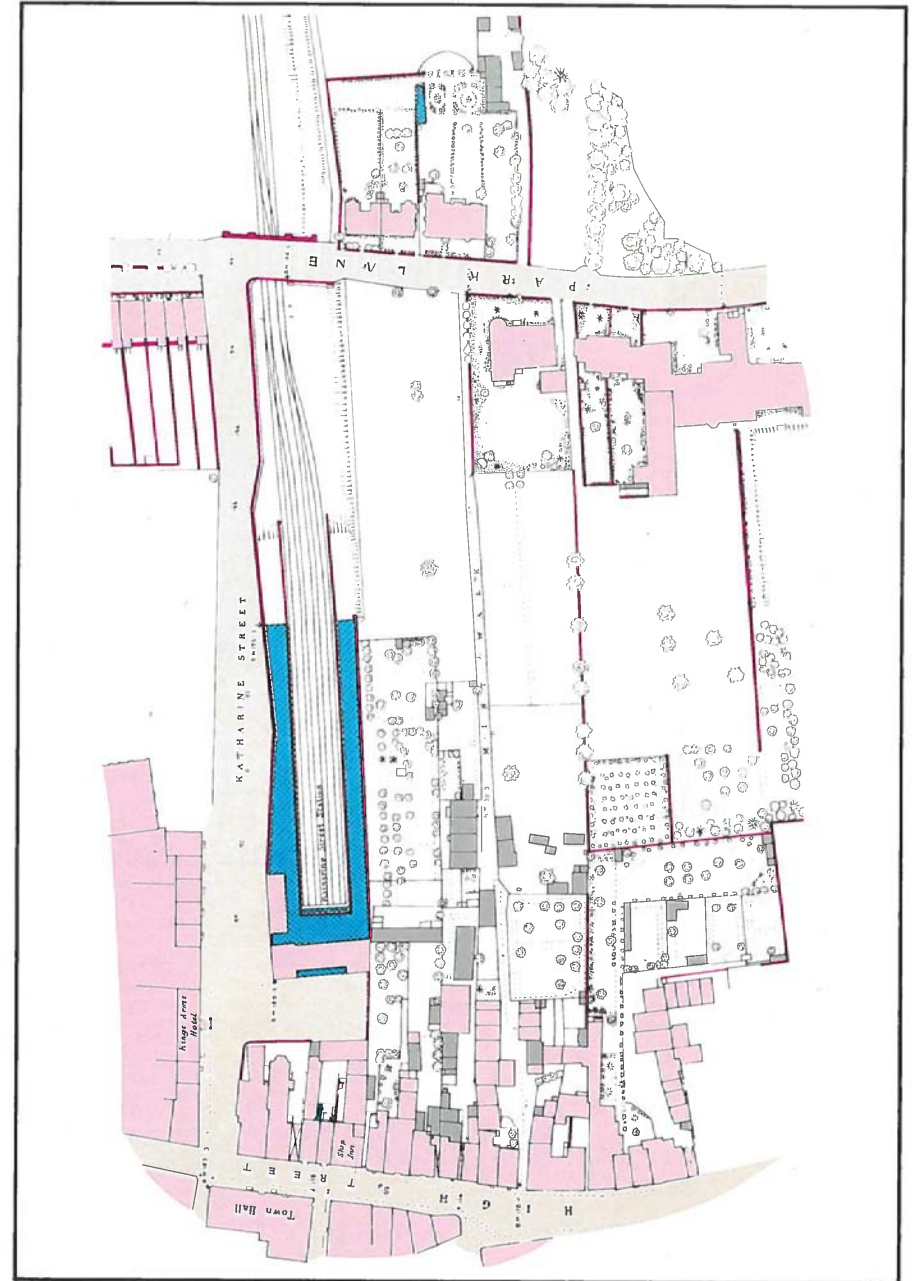
The Gardens as they are today, work completed 1983, police station demolished 1980



Central Croydon Station once stood on the site of the sunken area of The Queen's Gardens.



Early photograph of gardens taken around 1905 by Frith,



Ordnance map of 1868 after the Station was built. Compare the 'improved' Katharine Street with Mint Walk.

1. MID CROYDON MASTERPLAN (2012)

QUEEN'S GARDENS - ISSUES AND SOLUTIONS

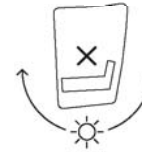
CURRENT ISSUES

MASTERPLAN SOLUTIONS

OVERSHADOWING



Gardens are overshadowed by Taberner House



Minimise overshadowing through redevelopment of Taberner House

CHARACTER

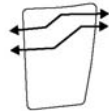


The Gardens currently have indistinct character areas

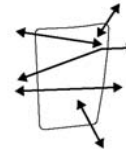


Create distinct character areas

CONNECTIVITY

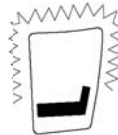


The Gardens have limited connectivity to surrounding areas



Create routes through and improve connections to the surrounding area and new pedestrian crossings

HERITAGE



Taberner House has a negative impact on heritage assets



Protect and enhance heritage assets such as the sunken gardens, Town Hall and Segas House

GREENERY



Taberner House and the surrounding streets provide an urban setting with a lack of greenery



Respect valuable trees and increase greenery, including providing green roofs and walls on new development

FACILITIES



There are currently no facilities for park users



Provide a new park cafe

USES



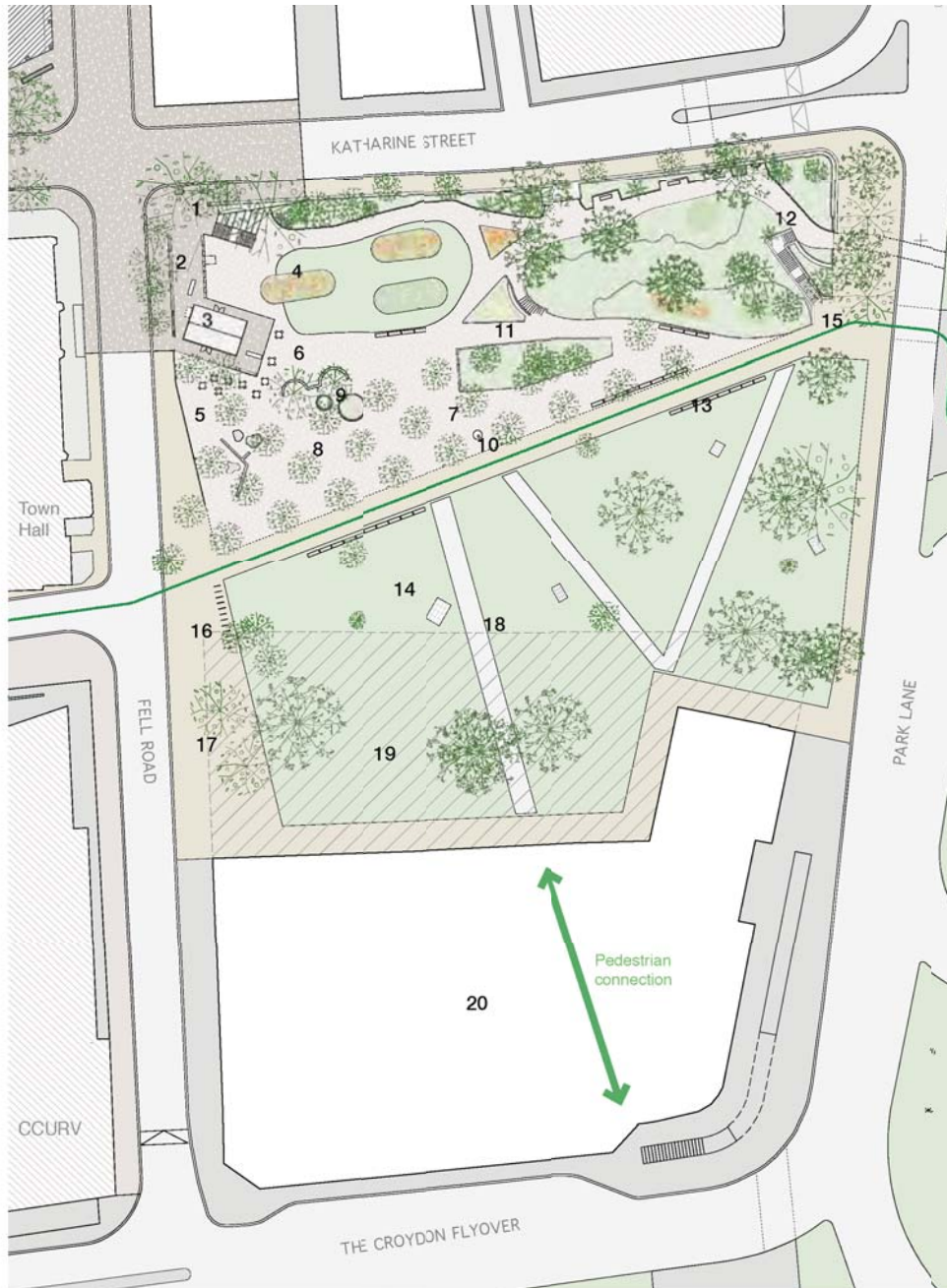
There is currently a poor range of opportunities for activity in the Gardens.



Provide opportunities for varied activity

MID CROYDON MASTERPLAN (2012) 1.

The plan on this page sets out the design parameters that were established in the Mid Croydon Masterplan.



Indicative Queen's Gardens plan proposal.

PROPOSALS KEY (See plan on previous page)

- 1 Wide staircase to provide access from Katharine Street
- 2 Public toilets and Part Keeper's office
- 3 Café addressing street and park level
- 4 Existing extent of flower bed and lawn adjusted
- 5 Informal play area
- 6 Retaining wall to existing trees (potential re-use of balustrade to removed steps)
- 7 Relocated plaque
- 8 Area of new trees planted with high crowns to allow flexible use of shaded space beneath. Levels to be adjusted to create a singular space from the new path to the sunken garden and new café, with trees planted in a grid allowing new visual link between the two levels of the park.
- 9 Round platforms under trees - seating and play opportunities (sandpits)
- 10 New 4m wide path across park from Mint Walk to Park Lane for pedestrians and cyclists (Connect2 route)
- 11 New retaining wall to existing rockery / flowerbed

INDICATIVE MATERIAL KEY (see plan on previous page)

-  Granite setts
-  Special surfacing
-  Concrete - exposed aggregate
-  Concrete flagstones
-  Bound gravel

- 12 Entrance to underpass improved to increase visibility
- 13 Existing benches re-used and reconfigured
- 14 Ceramic tile 'picnic blankets'.
- 15 New kerb alignment and at-grade crossings to be implemented as part of the Connect 2 project.
- 16 Cycle parking and use of spaces along the line of new development are subject to ground floor uses and access arrangements.
- 17 Public space addressing Bernard Weatherill House on Fell Road and the park, with potential for outside seating for a new café. Existing mature London Plane tree retained, and new trees planted.
- 18 Path creating new connection between the new at-grade crossing or Flyover to the south east and the new entrance stair at the north west corner of Queen's Gardens
- 19 Extended site where development may take place [Extent hatched in grey].
- 20 Extent of existing Taberner House Curtilage.

1. MID CROYDON MASTERPLAN (2012)

The two visualisations on this page have been extracted from the Mid Croydon Masterplan and show the potential improvements to access the lower gardens from the Katherine Street / Fell Road junction which have been further developed and interpreted through the CCURV proposals.



Indicative view of new entrance to Queen's Gardens from Fell Road / Katharine St junction.



Indicative view of Queen's Gardens entrance stair and café pavillion from the sunken garden.

A more detailed briefing document was produced in 2012/2013 to provide more detailed analysis and design parameters for the regeneration of Queen's Gardens. The following material is extracted from that document.

3.2 PARK MASTERPLAN

The masterplan for The Queen's Gardens has been developed based on the objectives and aims set out in the Mid-Croydon Masterplan.

On the following pages proposals are identified across two options. The first option reflects a reduced extent as currently proposed by the Taberner House redevelopment project. The second option indicated opportunities for the southern edge of the gardens should the Council decide to maintain the current Taberner House site boundary.

KEY MASTERPLAN ELEMENTS

- The historic sunken garden is maintained and improved with new access and interpretation.
- The north-west corner is opened up with new wide stairs and a café which addresses both the street and the gardens to increase footfall and visibility.
- A new path for pedestrians and cyclists across the park forms part of the Connect2 cycle route.
- A new central space is created with adjusted levels to open up the sunken gardens and create a hub for activity including informal play opportunities around the new café protected by an extensive tree canopy.
- The southern edge and paths across the lawn is subject to the Taberner House redevelopment. The lawn will be available to flexible use across the year, including picnic, lunch breaks, relaxation, sunbathing and play.

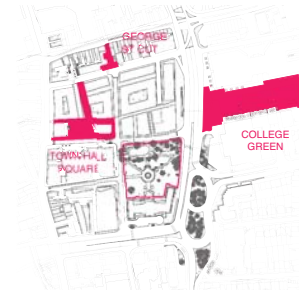


3.1 PARK MASTERPLAN PRINCIPLES



NEW CONTEXT

Mid Croydon will become a place for urban living that needs a lively green park at its centre.



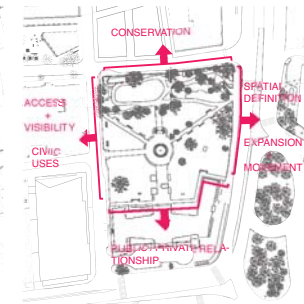
AN URBAN PARK

Mid Croydon needs a high quality 'soft' counterpart to the new civic space in Croydon - the Town Hall Square as well as College Green which is located above an underground car park.



CONNECTIONS

New desire lines need to be accommodated as part of the wider public realm network.



EDGES

The Queen's Gardens need to draw together the Town Hall Neighbourhood, Bernard Wetherill House, Fairfield Hall and Taberner House as well as respond to specific role of each of its edges.



CHARACTER AND USE

The Queen's Gardens need to work harder for more people with improved access to the Victorian garden, a new café and informal social / play space as well as fresh southern edge with new community uses and open space for picnics, sunbathing, relaxation and play.

2. THE QUEENS GARDENS BRIEFING DOCUMENT (2012/2013)

The Queen's Gardens Briefing Document sets out two broad options, one with a CCURV development extending further in to the gardens and another that maintained the existing extents of Queen's Gardens with development set further to the south of the site.

PARK MASTERPLAN OPTION 1

NEW TABERNER HOUSE SITE
EXTENT



0 5 15 50m

PROPOSALS KEY

- 1 Wide staircase to provide access from Katharine Street
- 2 Public toilets and Park Keeper's office
- 3 Café addressing street and park level
- 4 Existing extent of flower bed and lawn adjusted
- 5 Informal play area
- 6 Retaining wall to existing trees (potential re-use of balustrade to removed steps)
- 7 Relocated plaque
- 8 Area of new trees planted with high crowns to allow flexible use of shaded space beneath. Levels to be adjusted to create a singular space from the new path to the sunken garden and new café, with trees planted in a grid allowing new visual link between the two levels of the park.
- 9 Round platforms under trees - seating and play opportunities (sandpits)
- 10 New 4m wide path across park from Mint Walk to Wellesley Road for pedestrians and cyclists (C2C Route)
- 11 New retaining wall to existing rockery / flowerbed
- 12 Entrance to underpass improved to increase visibility
- 13 Existing benches re-used and reconfigured
- 14 Ceramic tile 'picnic blankets'
- 15 New kerb alignment and crossings to be implemented as part of Wellesley Road Phase 1 works.
- 16 Cycle parking and use of spaces along the line of new development are subject to ground floor uses and access arrangements.
- 17 Public space addressing Bernard Weatherill House on Fell Rd and the park, with potential for outside seating for a new café. Existing mature London Plane tree retained, and new trees planted.

MATERIALS KEY

- A Gravel aggregate applied to raised carriageway at Katharine Street junction
- B Bound gravel to footways and paths
- C Self-binding gravel
- D In-situ concrete paths inset into lawn
- E Concrete pavers

PARK MASTERPLAN OPTION 2

EXISTING TABERNER HOUSE SITE
EXTENT



PROPOSALS KEY

- 1 Wide staircase to provide access from Katharine Street
- 2 Public toilets and Park Keeper's office
- 3 Café addressing street and park level
- 4 Existing extent of flower bed and lawn adjusted
- 5 Informal play area
- 6 Retaining wall to existing trees (potential re-use of balustrade to removed steps)
- 7 Relocated plaque
- 8 Area of new trees planted with high crowns to allow flexible use of shaded space beneath. Levels to be adjusted to create a singular space from the new path to the sunken garden and new café, with trees planted in a grid allowing new visual link between the two levels of the park.
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- 14 Ceramic tile 'picnic blankets'
- 15 New kerb alignment and crossings to be implemented as part of Wellesley Road Phase 1 works.
- 16 Cycle parking and use of spaces along the line of new development are subject to ground floor uses and access arrangements.
- 17 Public space addressing Bernard Weatherill House on Fell Rd and the park, with potential for outside seating for a new café. Existing mature London Plane tree retained, and new trees planted.
- 18 Path located subject to Taberner House development ground floor uses, access arrangements and associated desire lines (eg. East Croydon Station)

MATERIALS KEY

- A Gravel aggregate applied to raised carriageway at Katharine Street junction
- B Bound gravel to footways and paths
- C Self-binding gravel
- D In-situ concrete paths inset into lawn
- E Concrete pavers

0 5 15 50m

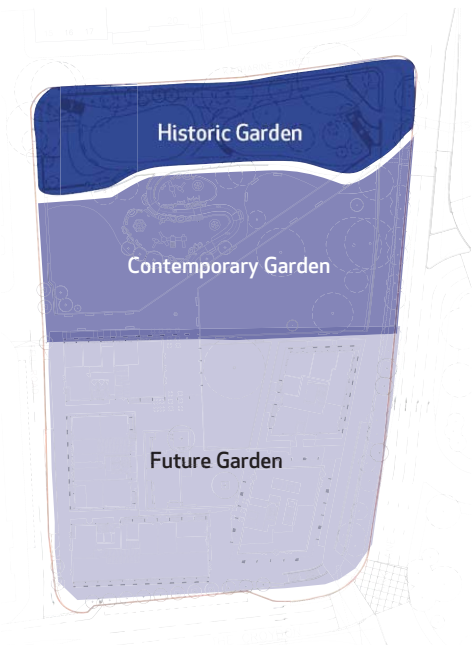
3. CCURV TABERNER HOUSE REDEVELOPMENT PROPOSALS (2014)

The following pages sets out the landscape and public realm designs for The Queen's Gardens submitted by CCURV and designed by Gillespies. These are one design interpretation based on the parameters set in the Mid Croydon Masterplan and the Queen's Gardens Briefing Document.

The CCURV scheme has the potential to transform The Queen's Gardens and to create an intensively used public green space which is recognised as being critical to the success of both the Taberner House development and Croydon town centre as a whole.

These pages have been lifted directly from the Taberner House planning submission.

The proposals for Queens Gardens has been split in to three distinct Character zones, each with its own distinguishing features. The proposals for each zone are informed by existing features and anticipated use as well as the important historical development of the gardens. These are shown on the diagram below. The boundaries between the character zones will be intentionally blurred to create a more gradual transition between areas. This will also ensure that there are strong visual and physical links between the different parts of the garden, firmly connecting the new into the old.



1. Historic Garden
2. Contemporary Garden
3. Future Garden
4. Play area
5. Park cafe and toilets

Illustrative Landscape Masterplan of The Queen's Gardens



CCURV TABERNER HOUSE REDEVELOPMENT PROPOSALS (2014) 3.

This page sets out the main design principles for the Queen's Gardens as proposed by CCURV

The key aspirations for the landscape and public realm are to:

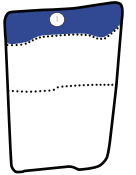
- Ensure The Queen's Gardens form part of a network of public spaces through Mid Croydon linking Wandle Park to East Croydon Station and Park Hill, including the proposed Town Hall Square and College Green.
- Improve access into the gardens, particularly from Katharine Street, and improve connections between the sunken and upper levels of the garden.
- Strengthen the character of the gardens by creating distinct character areas.
- Respect existing trees and increase the sense of greenery.
- Ensure the new extension of the gardens on the site of the existing Taberner House is visually and physically connected into the existing gardens, and reads as a continuation of the existing garden.
- Address issues of safety and anti-social use by opening up views and improving connections into the gardens.
- Provide a broader range of park uses and facilities including a new café, play facilities, toilets and space for outdoor community events.
- Enhance the setting of local heritage assets including the locally listed sunken garden within the site, and adjacent Town Hall (Grade II listed) and Segas House (Grade II listed).
- Enhance views to key landmarks such as the fine façade of the Town Hall and Clock Tower.
- Extend the qualities of the improved gardens into the adjoining streets with new tree planting and paving on the adjoining footpaths.
- Follow the high quality palette of materials set out within the Croydon Public Realm Design Guide.
- Incorporate site specific public art to interpret the rich history of the gardens as well as a new water feature.
- Ensure the gardens are designed to afford access and enjoyment for all, safely and inclusively.
- Create a sustainable development that is designed and developed to aspire to meet BREEAM (2011) Excellent with a commitment to delivering Very good and CfSH Level 4.



Birds eye sketch of the proposals for the Queen's Gardens.

3. CCURV TABERNER HOUSE REDEVELOPMENT PROPOSALS (2014)

This page sets out the proposals for the historic gardens



Existing strengths and issues

The Historic Garden has many unique characteristics and is sunken 3-4m below street level. It was originally created in the 1890s on the site of the former Croydon Central Station and is both locally listed and within the Central Croydon Conservation Area. Its sheltered position and sunny aspect create a microclimate suitable for slightly tender plants such as Palms and Cordylines which on a sunny day give the garden an almost Mediterranean feel.

It is bounded on three sides by high walls with dense shrub planting on its southern side. This vegetation screens views into the garden. The lack of connectivity to street level and secluded nature of this part of the garden has resulted in a rise in anti-social activity over recent years. The subway connection on the east side is uninviting and perceived as unsafe at night, but is required to access the underground car parking below Park Lane. The small brick building at its western end is used by park maintenance staff as a tool store and mess room. The long wall along the northern edge is in visually poor condition in places and is prominent in long views through the garden from the south. There are currently sloping paths into the garden suitable for buggies but they all exceed gradients recommended for wheelchair use.

Design approach

A sensitive 'light touch' approach is proposed for the Historic Garden which focusses on refurbishing existing features and addressing issues of safety and anti-social use, opening up views and improving connections into the gardens. The following interventions and enhancements are proposed:

- Improve access into the garden by:
 - Providing a new generous stair connection to Katharine Street/ Fell Road which will also connect to the proposed new Town Square in the future.
 - Providing a new wheelchair accessible path into the garden from the Contemporary Garden.
- Improve views into the garden by:
 - Relocating the toilets in the north-west corner into the new Park Café allowing the existing terrace to be opened up at the top of the stairs with views over the garden.
 - Selectively removing over mature shrubs to open up views into the garden and replanting with species that enhance the Mediterranean feel of the garden.
- Re-surface existing paths with a resin bound surface topping and provide additional seating and new lighting to encourage use of the garden.
- Improve the entrance to subway and underground parking with new lighting and façade treatment.
- Relocate the existing annual bedding beds to create more open areas of lawn.
- Strengthen the planting against the northern wall to soften the appearance of the wall.
- Incorporate material to explain the history of the gardens.



Existing view looking west towards the Town Hall and small tool store building



Proposed new stair connection to Katharine Street/Fell Road proposed by the Mid Croydon Masterplan.

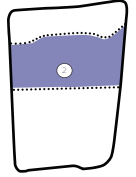


Existing outgrown shrubs will be selectively replaced with new Mediterranean themed planting



CCURV TABERNER HOUSE REDEVELOPMENT PROPOSALS (2014) 3.

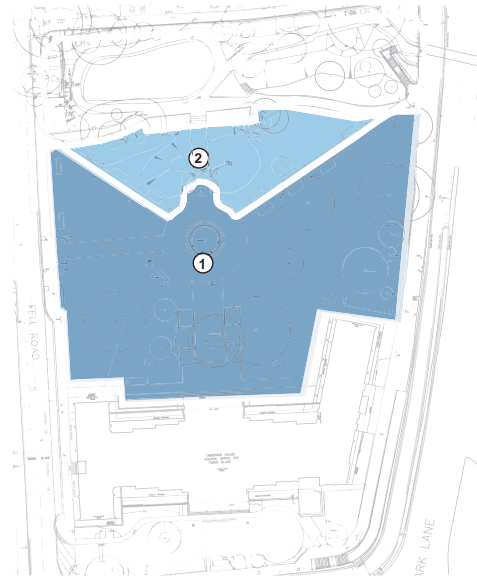
This page sets out the proposals for the contemporary gardens



Existing strengths and issues

The Contemporary Garden is currently split in two broad areas:

1. An upper largely level area which relates to Taberner House and the level of the adjacent streets. This area largely dates from the 1980s although the eastern edge is older (originally created in the 1890s). The upper level is characterised by large mature trees and lawns set within an attractive open parkland. It is divided by a number of paths centred on a large water feature (no longer functioning), with a plethora of street furniture and lighting columns that clutter the otherwise fine views to the Town Hall. This area is currently overshadowed by the Taberner House, and the traffic noise from Park Lane intrudes into the eastern side of the garden.
2. A sloping area towards the north of the zone dating from the 1980s on the site of the former police station where the levels drops sharply via a set of steps to the Historic Garden. This area is visually disconnected from other parts of the garden with tall shrub planting blocking views to the north into the historic garden and the abrupt level change containing views to the south. This area is less overshadowed by Taberner House and is currently used as a sunny more intimate space within the garden for seating.



Design Approach

The Contemporary Garden will provide a busy connecting space containing the key circulation routes through the garden along with the new café and play area. The design approach seeks to reconfigure the path network and manipulate the existing topography to better integrate the different parts of the garden, creating a space that flows up the slope from the Historic Garden and into the new Future Garden, blending the boundaries between the old and the new.

At its heart the Contemporary Garden will have a strong civic park character retaining the mature trees in open lawn with a crisp new path layout and clear views towards the adjacent civic buildings. The new rationalised path layout reflects the former line of Mint Walk and incorporates the Connect 2 cycle route which links The Queen's Gardens to Wandale Park to the west and to East Croydon station to the east. Street furniture and lighting will be rationalised to create a calm and de-cluttered space.

A new play area will be built into the slope to the north borrowing its design language from the curvaceous and more intimate spaces of the Historic Garden below, and providing exciting opportunities for play that make the most of the slope and natural play features. A new path winds gradually down the re-profiled slope through the play area. This will provide access

for all users between the upper and lower levels of the gardens and create a varied and interesting visitor experience with sheltered sunny spaces for resting and relaxing along its way. New planting of grasses and herbaceous plants will replace the outgrown shrubs along the edge of the Historic Garden opening up views into the garden below.

The boundary treatments are an important aspect of the garden. The existing low walling and evergreen yew hedging (1m high) will be retained along the western edge framing views of the Town Hall and screening the on street parking. The yew hedge will be extended to wrap against the frontage of the new residential buildings to provide a privacy strip to the ground floor, and also along the eastern boundary where it will help to screen the busy road beyond. The hedge will provide a unifying edge to the garden, screening the visual clutter beyond and helping to shield against traffic noise, preserving the sense of the calm, green, oasis within the busy town centre.



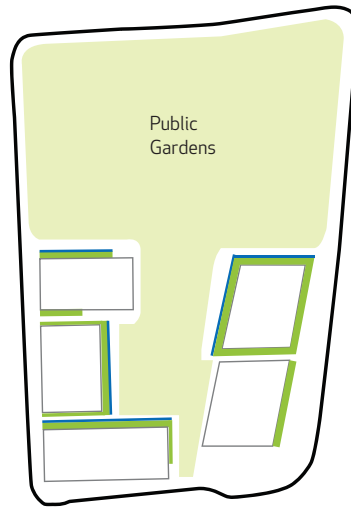
Contemporary Garden present imagery

3. CCURV TABERNER HOUSE REDEVELOPMENT PROPOSALS (2014)

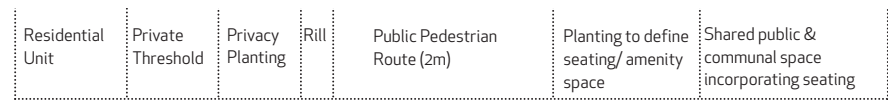
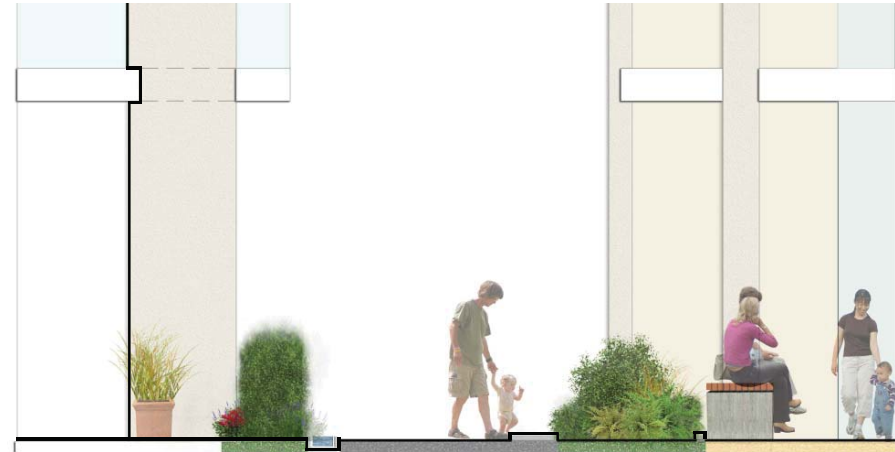
This page sets out the proposals for the future gardens

Privacy planting

Planting will be used to provide privacy for residents against ground floor units as illustrated in the examples and detail opposite. Largely evergreen species shrub species will be used. A water rill linked to the overall drainage system will also differentiate the threshold and create an attractive feature within the garden.



— Proposed planting to define residential edge
 — Proposed rills / swales



Section showing residential privacy planting zone



Residential buffer planting - Malmo, Sweden



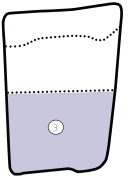
Pavment Rill - Malmo



Residential perimeter planting - Bottiere Chenaie, France



Planting separating private entrances - Malmo, Sweden



CCURV TABERNER HOUSE REDEVELOPMENT PROPOSALS (2014) 3.

Sketch of the proposed Contemporary Garden play area looking south.



3. CCURV TABERNER HOUSE REDEVELOPMENT PROPOSALS (2014)

Sketch of the proposed Future Garden looking north.



CCURV TABERNER HOUSE REDEVELOPMENT PROPOSALS (2014) **3.**

WATER FEATURE

Included within the consented CCURV proposals is a small dry water plaza and water rills within the future garden (please see landscape masterplan on this page showing the current proposed locations).

The images below illustrate potential water features that could be included within the Queens Gardens Proposals.

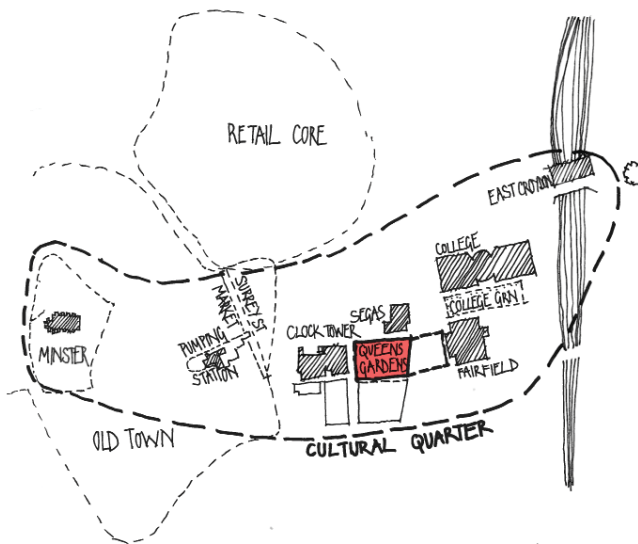
A water feature can add many benefits to a scheme, however, they can be expensive to install and they require regular maintenance.



OTHER CONSIDERATIONS

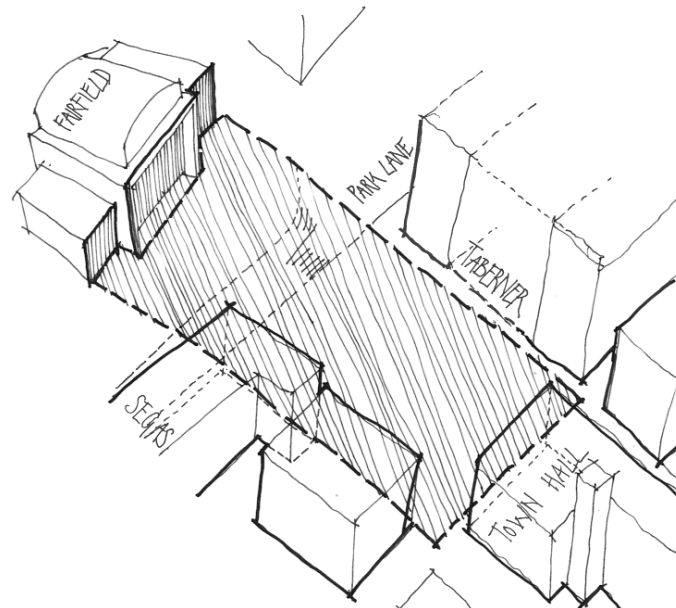
CULTURAL QUARTER

Queen's Gardens is an important part of the new administrations proposed Cultural Quarter



FAIRFIELD FORECOURT

The Fairfield Forecourt should be considered as a part of the wider Queen's Gardens 'Urban Space' framed by the Town Hall, Fairfield Halls, Segas House, BWH and the Taberner House scheme.



SEGAS HOUSE - SCHOOL PLAY REQUIREMENTS

As part of the Segas House school project it may be worth exploring the use of part of the sunken gardens for play facilities (either formal, informal or flexible)

