

# CROYDON NEWS

NOVEMBER 2022

INWARD INVESTMENT NEWSPAPER PUBLISHED IN CONJUNCTION WITH DEVELOP CROYDON

## PAST PRESENT & FUTURE

Discover more about Croydon's district areas.

SEE PAGES 6&7

“ Creating a more vibrant, welcoming, greener and accessible Croydon for all. ”

SEE BACK PAGE

## BRIDGING THE GAP

Early collaboration - the key to bridging skills-gap in Croydon's construction sector.

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# A NEW CULTURAL LEGACY IN THE MAKING

**Croydon is London Borough of Culture 2023 and plans are well underway to deliver a series of events celebrating its unique identity, rich heritage and diverse communities.**



A steering group of local artists and organisations have come together to help shape the programme, acting as a critical friend from the cultural sector to ensure that the council are delivering an exciting, inclusive and representative programme of events throughout the year.

Current plans will see Croydon play host to 15

major flagship events, with international headliners performing alongside emerging home-grown talent at events including Croydon Pride, Liberty Festival and London Mozart Player's 'Oratorio of Hope': a brand-new commission showcasing the very best of Croydon's young talent through music, spoken word, song, dance, film and visual art.

In a show of solidarity, the programme will also welcome the National Symphony Orchestra of Ukraine to Fairfield Halls, their first time performing in the UK for more than 20 years.

The cultural programme will also pay homage to Croydon's rich history, with a vibrant heritage engagement programme to include, amongst other things, a music heritage trail

– highlighting the myriad of genres and talented performers who originate from the borough.

Artists and grassroots cultural organisations were invited to apply for Ignite Fund grants of up to £50,000 to deliver many of these unique moments in all areas of the borough. The aim is that 457 artists and 5,650 participants will reach an audience of 30,000 – although the steering group's aspiration is that every person in Croydon will see or take part in at least one cultural event or activity throughout the year.

Hundreds more cultural activities from across all communities will come together next year, delivering a positive and reimagined vision of Croydon, that is hoped will leave a lasting legacy – supporting local businesses, creating new opportunities and attracting visitors to the borough.

Councillor Andy Stranack,



**Croydon Stands Tall:** a public art trail coming to Croydon in 2023

cabinet member for communities and culture, said: "Croydon's year as London Borough of Culture kicks off in April 2023, shining an international, national and London wide spotlight on Croydon's rich and diverse cultural heritage. The Mayor and I want to use our busy programme of events to celebrate the strong

communities, cultural, and business partners we have here in Croydon – working closely together to showcase our strengths and bring new inward investment to the borough. "There are some amazing opportunities on offer for residents in Croydon and across London, and we can't wait for everyone to get involved."



## CROYDON NEWS

THIS newspaper has been developed and produced by the Develop Croydon Forum, a not-for-profit organisation Community Interest Company which promotes Croydon as a location to invest, work and live.

Up-to-date news on Croydon's regeneration as well as the latest information on the Forum, its independent board and its members can be found at [www.developcroydon.com](http://www.developcroydon.com)

If you would like to contact us, please email us at: [info@developcroydon.com](mailto:info@developcroydon.com)

This newspaper was produced by White Label Creative on behalf of Develop Croydon Forum CIC.

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# Menta top out the final phase of the Morello regeneration project at East Croydon station



Quality accommodation for a thriving Croydon.

Menta have topped out the final phase of their £500m regeneration project adjacent to East Croydon station. Designed by MAKE, the site will deliver around 1,000 new and affordable homes in a set of seven buildings, ranging from 12 to 25 storeys. Additionally, Menta will deliver over 20,000 sq ft of commercial and amenity space as part of the final phase, as well as a comprehensive new station entrance with public art designed into its fabric.

Craig Marks, CEO at Menta said: "It is with great delight that we have reached the topping out of a further two towers for Croydon. It is a credit to our team and Sir Robert McAlpine that,

despite obstacles including COVID, Brexit and the recent Ukraine war to manage, we have achieved this final phase milestone which I believe illustrates what can be achieved when a blue-chip set of delivery partners are brought together. We remain committed to completing the project as scheduled in 2023 and completing the necessary further infrastructure to enable the station and its environs to be a safe and pleasant place to live and work."

Ian Cheung Managing Director of Sir Robert McAlpine "We are very pleased to have reached the topping out milestone for Menta and their stakeholders, particularly

considering the challenges presented by the Covid pandemic and the war in Ukraine. We now look forward to completing the remainder of the scheme, which will provide much needed quality accommodation and amenity space for Croydon."

Artist Elisa Arterio studio will design the new station entrance and accompanying street furniture.



# Creating future-proof urban logistics schemes

BY DAVID JOHNSON  
Chief Executive, KSP and Luke  
Le Brun, Director, PATRIZIA

The energy crisis has reinforced the need and stimulated the demand for the delivery of more sustainable industrial developments. Schemes to offset embodied carbon to attain net zero remain popular within our sector but do not necessarily alter either the use of materials or

methods of construction. As seen within our new super-prime logistics warehouse CRI in Croydon, we believe that design and construction strategies need to change and that new urban buildings need to be future-proofed to mitigate carbon emissions, alleviate rises in energy costs and add resilience to the national energy infrastructure.

The financial argument for this strategy, even though it adds to construction costs,

is becoming stronger due to the ongoing energy crisis. There is a growing demand from investors, businesses and their employees for buildings that will maintain their value long term because they are more energy efficient, sustainable and responsible. To ignore this market shift risks investing in and developing 'stranded assets', properties that are obsolescent within a few years of construction because they



do not conform to future government standards of energy efficiency. This is a particular issue in London where the Mayor of London has set 2030 as the city's target to reach net-zero. Potential emission restrictions and

new legislation might lead to buildings becoming too expensive for occupiers to operate unless retrofitted at significant expense.

To respond to this market shift, the GLI platform, a JV created in 2021 between PATRIZIA and KSP, is seizing

the opportunity to set a new standard for future-proofed, urban logistics developments - an all-electric portfolio prepared to meet the environmental and economic challenges that we will face over the next decade.

# Landmark £90m West Croydon Development gears up for launch

Work on London Square Partners and Clarion Housing Group's latest joint scheme is well underway following the completion of a deal for the St Michael's Courtyard site next to West Croydon station, creating a new centrepiece for the area.

With homes ready to move into from 2023, the £90 million London Square Croydon development forms a major part of the West Croydon Masterplan, creating a new gateway to the town centre.

The impressive development will deliver 242 stylish new homes,

alongside an attractive public square, shops and cafés.

In addition, developers London Square were also awarded full marks following an inspection by the Considerate Constructors Scheme, which saw Simon Twidell, Senior Project Manager for the site, and Neda Haghsheenas, Social Sustainability and Community Manager, awarded in three areas: respect for the community, care for the environment, and valuing the workforce.

For more information on the development, visit [www.londonsquare.co.uk/developments/detail/croydon](http://www.londonsquare.co.uk/developments/detail/croydon)



# AHMM completes 513-unit residential development

Queen's Quarter comprises four blocks of 35, 21, 19 and 13 storeys and is centred around Queen's Gardens, a community-designed public park by landscape architecture practice Grant Associates. Completed for residential developer HUB and Bridges Fund Management, the development, which is in the centre of Croydon, includes a range of housing for sale and rent, of which 51 per cent is affordable.

The largest block of 251

build-to-rent homes was bought by Legal & General in a £100 million deal in 2018. A block of 90 homes was delivered to Croydon Council, providing social rented homes, while the remaining two blocks of 84 and 88 homes have been taken by L&Q for a mix of shared ownership and London Living Rent apartments.

The development was designed around Queen's Gardens, a public space in the heart of the town centre, which re-opened this year.



# TIDE and Vision top-out landmark Croydon development



The last of 1,725 modules was installed on Tide Construction and Vision Modular Systems' residential development at College Road, Croydon.

Tide and Vision's chairman John Fleming was

accompanied by Outpost Management Ltd founder and CEO Troy Tomasik, to celebrate the milestone.

The scheme comprises of two towers, one providing 817 co-living homes across 50 storeys, which will be

owned and managed by Oaktree Capital Management, L.P. and Outpost Management Ltd, and a second one providing 120 affordable houses across 35 storeys.

With 817 co-living homes, College Road is one of the largest co-living schemes to be approved by the GLA, putting Croydon at the cutting edge of 21st century placemaking. Built using modules manufactured off-site by Vision Modular Systems, College Road demonstrates what is possible at the forefront of modular construction.



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## One Ruskin Square Completed

Let to HMRC



## Two Ruskin Square Under construction — practical completion in 2023

Pre-let to The Secretary of State for Housing Committee and Local Government

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# Public art brief to deliver striking commission for West Croydon square

Developers London Square are set to deliver St Michael's Square, Croydon – a new public square featuring an original public art piece, commissioned as a centrepiece to the scheme. Earlier this year, the

developers launched 'St Michael's Square Public Art Brief' with a view to commission an artist or artist collective to create a piece of public art that explored the theme of 'community and belonging'. The chosen artwork will become an



integral design feature of the square, which forms part of London Square Croydon's brand-new development of 240 homes and commercial spaces.

The call for submissions closed earlier this year, after which a shortlist was drawn, and a public vote held to determine the final design.

The winner will be announced shortly.



St Michael's Square: finalist 'Kaleido-steeple' by Maetherea



**CROYDON**  
CR0



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CGIs of London Square Croydon are indicative only.

# Ukraine's premier symphony orchestra - coming to Croydon



The National Symphony Orchestra of Ukraine will be coming to the UK for the first time in 20 years as part of London Borough of Culture 2023.

Fairfield Halls announced that the venue is joining forces with 16 other major concert venues around the UK to support Ukraine's premier symphony orchestra next year, with tickets now on sale for the

concert on Wednesday 18 October 2023.

Jason Perry, Executive Mayor of Croydon, said: "We are delighted to welcome the National Symphony Orchestra of Ukraine to Fairfield Halls at the heart of Croydon. Our tenure as London Borough of Culture 2023 is intended to showcase all of the diverse communities we have here in Croydon, and

we welcome the addition of this established part of Ukrainian culture to our busy programme of events. 2023 will be a special year for Croydon residents and it's great they will get the first-hand opportunity to see the orchestra on tour. We also cannot forget the events currently ongoing in Ukraine and continue to stand in solidarity with them as they fight to retain their freedom."

# Record numbers turn out for Croydon Food and Music Festival



Croydon's favourite day of food, fun and festivities returned to South End in June, after a three-year hiatus – attracting more than 14,000 locals and visitors to sample the best of the borough's hospitality.

The free-to-attend event saw a plethora of food and drink on offer, including signature dishes from local favourites: The Store, Machan, Yum!, Atesh, Crepe2Tea, Aqua, Boulevard, and Bagatti's, alongside drinks from Playground Cocktail Bar,

Love Punch, Cronx Brewery, Single or Double Events, and mixologists Street Cocktails. Those with a sweet tooth were spoilt for choice with Ice Cream World, Churros Ole bro, Ella Bakes Ldn and Croydon's very own Laborjee.

Alongside good food, families also enjoyed live entertainment, music, face painting and even a flash-mob routine from renowned Croydon performing arts institution, The BRIT School.

Jason Perry, Executive Mayor of Croydon, was in attendance

and delivered a speech celebrating the return of the event. He said: "It's great to see the Croydon Food & Music Festival back again.

"It's absolutely buzzing on this beautiful sunny day. This really is the best of Croydon."

Croydon Food & Music Festival is organised by South Croydon Business Association and supported by London Square. The event is delivered by White Label Creative.

Watch this space for news of the 2023 festival.

# A season at Fairfield Halls for London Mozart players

As Croydon approaches its year as Borough of Culture, London Mozart players will be presenting a season at Fairfield Halls which celebrates the borough's community, history and artistic presence.

From October 2022 to June 2023, the orchestra will be taking to the stage with performances from young musical superstars, including cellist Sheku Kanneh-Mason and organist Anna Lapwood. Also present will be renowned choirs including the Royal Choral Society.

Ranging from a video game concert, including live actors and an hour-long cut of the gameplay, to an immersive

staging in the Round which puts the audience in a ring around the orchestra to see

the work from all angles, their upcoming season has something for everyone.



# Giraffe art-trail in Croydon announced for autumn 2023



Over 30 eight-foot-tall giraffe sculptures will hit the streets of Croydon next autumn as Croydon BID launches Croydon 'Stands Tall', the much-anticipated collaboration with internationally renowned Wild In Art.

One of the 14 showcase events for the London Borough of Culture, Croydon Stands Tall will bring the town centre to life with a 10-week mass participation art trail, involving people from

across all communities, attracting visitors and footfall to support the local economy.

The 30 eight-foot-tall giraffe sculptures will be uniquely and individually painted by selected artists and positioned across the town centre to create a free, family friendly trail suitable for all ages to enjoy, discover and explore as we celebrate Croydon and the London Borough of Culture.

Matthew Sims, Chief

Executive, Croydon BID said: "Croydon Stands Tall will take everyone on a journey from the moment it is launched, making art accessible for all, promoting health and happiness as we celebrate our people and culture. We are delighted to be working with Wild In Art on this exceptional project that will, we are sure, collectively bring communities of Croydon together as we stand tall."

Charlie Langhorne MD and co-Founder of Wild In Art said: "We are delighted to be working with Croydon BID on this really exciting initiative. Our trails are proven to bring visitors to a host location while also encouraging residents to become 'tourists in their own town'. Aside from driving footfall and economic recovery, Wild In Art trails unite communities, raise funds for a local charity and create thousands of smiles."

## An atmosphere to rival the stadiums

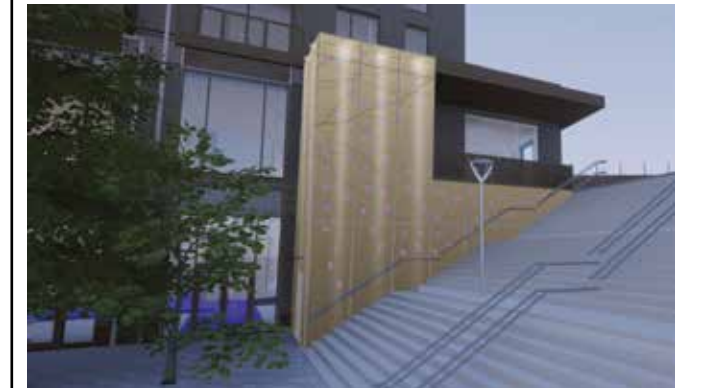


The football World Cup 2022 is fast approaching and BOXPARK Croydon will once again play host to the greatest sporting atmosphere in the borough – outside of the stadiums themselves.

Matches will be screened live at the venue, offering unrivalled entertainment, with BOXPARK revealing that there will be a 'few little surprises' throughout the tournament, which are certain to garner media attention.

Tickets went on sale at the end of October. For more information visit: [www.boxpark.co.uk/campaigns/world-cup-2022-tickets/](http://www.boxpark.co.uk/campaigns/world-cup-2022-tickets/)

# Artist unveiled to deliver new station entrance and street furniture at East Croydon



Menta, the developers behind the £500m Morello regeneration project adjacent to East Croydon station have confirmed they will also deliver a comprehensive new station entrance with public art designed into its fabric – transforming the East Croydon Masterplan.

During their recent topping out ceremony,

it was unveiled that artist Elisa Arterio Studio will design the new station entrance and accompanying street furniture. Craig Marks, CEO at Menta comments: "We are very pleased to have appointed Elisa for this important piece of work, given our investment of over £3m in the station entrance and public art. It should be something quite special when complete."



# YouTube chicken franchise comes to BOXPARK Croydon



YouTube sensation and fried chicken home delivery service, the Sidemen, are poised to open their second real-world venue – in BOXPARK Croydon. Formed by seven friends, the Sidemen collectively boast more YouTube followers than Ed Sheeran and Taylor Swift, and their fried chicken home delivery brand, known as Sides, operates from over 100 kitchens globally.

Their first real-life

restaurant opened at the original BOXPARK Wembley and proved so popular that they are now preparing to open their second venue at BOXPARK Croydon later this year.

For the uninitiated, the Sides menu offers a range of chicken wings and burgers (and a vegan alternative) as well as salads, fries and other side dishes – all with a choice of seven different spicy sauces. All the meat is also halal.



# He's behind you! Fairfield announces 2022 panto

Peter Pan, Captain Hook and Tinker Bell will take up residency for a swashbuckling family adventure, 'The Further Adventures of Peter Pan – The Return of Captain Hook' this Christmas at Fairfield Halls. With a star-studded cast, headed

up by EastEnders bad boy Ricky Champ as Captain Hook and CBBC's Gemma Hunt as Tinker Bell, the family-friendly pantomime will run from Saturday 10th – Saturday 31 December. Tickets are available at [www.fairfield.co.uk/events/peter-pan-panto](http://www.fairfield.co.uk/events/peter-pan-panto)



# PLACES OF CROYDON

Croydon is a borough of many districts, each with a fascinating past, intriguing present and a hopeful future. We took a closer look at the neighbourhoods that make up our diverse and ambitious pocket of south London to explore what they have to offer residents, locals and visitors, alike.

CROYDON TOWN CENTRE



Bad Axe, Boxpark

- BOXPARK Croydon launched in Croydon in 2016 with the look and feel of a modern-day Covent Garden Piazza for the 21st century. Almost every cuisine imaginable is available under one roof and the innovative structure of BOXPARK Croydon gives you the opportunity to select from a variety of dishes, desserts and drinks and enjoy them together in one place.
- BOXPARK Croydon introduced its very first leisure concept, Bad Axe, in May this year. Bad Axe is the world's largest urban axe throwing company.
- The Dog and Bull pub in Surrey Street is the oldest surviving public house in Croydon and is said to date back as far as 1431.
- David Lean cinema, based within the Croydon Clocktower arts complex, is an intimate, volunteer-run art-house-style film theatre which showcases the best of British film and world cinema. It was built in the 1990s to honour Croydon-born director David Lean.
- Surrey Street Market dates back to 1236 and is now home to an eclectic mix of stalls, largely selling fresh, international fruit and vegetables as well as herbs and spices. Visit on a Sunday for artisan food, crafts and entertainment.

WADDON

- Bridge Industrial the US-based industrial real estate operating company and investment manager, has achieved planning consent for Bridge Point Croydon – a new, modern industrial building totalling 62,000 sq ft to serve the last mile industrial and logistics sector.
- Plans have been submitted by developer Chancerygate and SGN Place to speculatively build 95,000 sq ft of Grade A urban logistics space on a four-acre site on Croydon's Factory Lane, which could create more than 250 jobs



Legacy Youth Zone

COULSDON

- Macar Developments have completed 5 new houses and 4 apartments in Coulsdon at Golf Side Mews/Coulsdon Court Road. Phase two, which consists of demolition of the existing house and construction of 6 further houses is about to commence.
- The site of the historic Cane Hill hospital has been transformed into a sprawling and award-winning residential development of more than 600 homes, including a country park, car parking, a children's play area and enhanced wildlife and biodiversity. The original Cane Hill Chapel and water tower have been retained as features of the development.
- The popular Happy Valley trail is located in Coulsdon as part of the sprawling Farthing Downs.
- More than a dozen Saxon graves were discovered underneath a Coulsdon car park during an archaeological survey, pausing a redevelopment happening at the site.

NORBURY

- SHW, on behalf of Ernle Estates Ltd, sold the freehold interest in 82 Pollards Hill North in Norbury to Langham Property Co Ltd for £1,275,000. The 0.672-acre residential development site has been sold with planning permission for the demolition of the existing dwelling and erection of five new houses
- The borough's first tram ran from Croydon to Norbury in 1902.

THORNTON HEATH

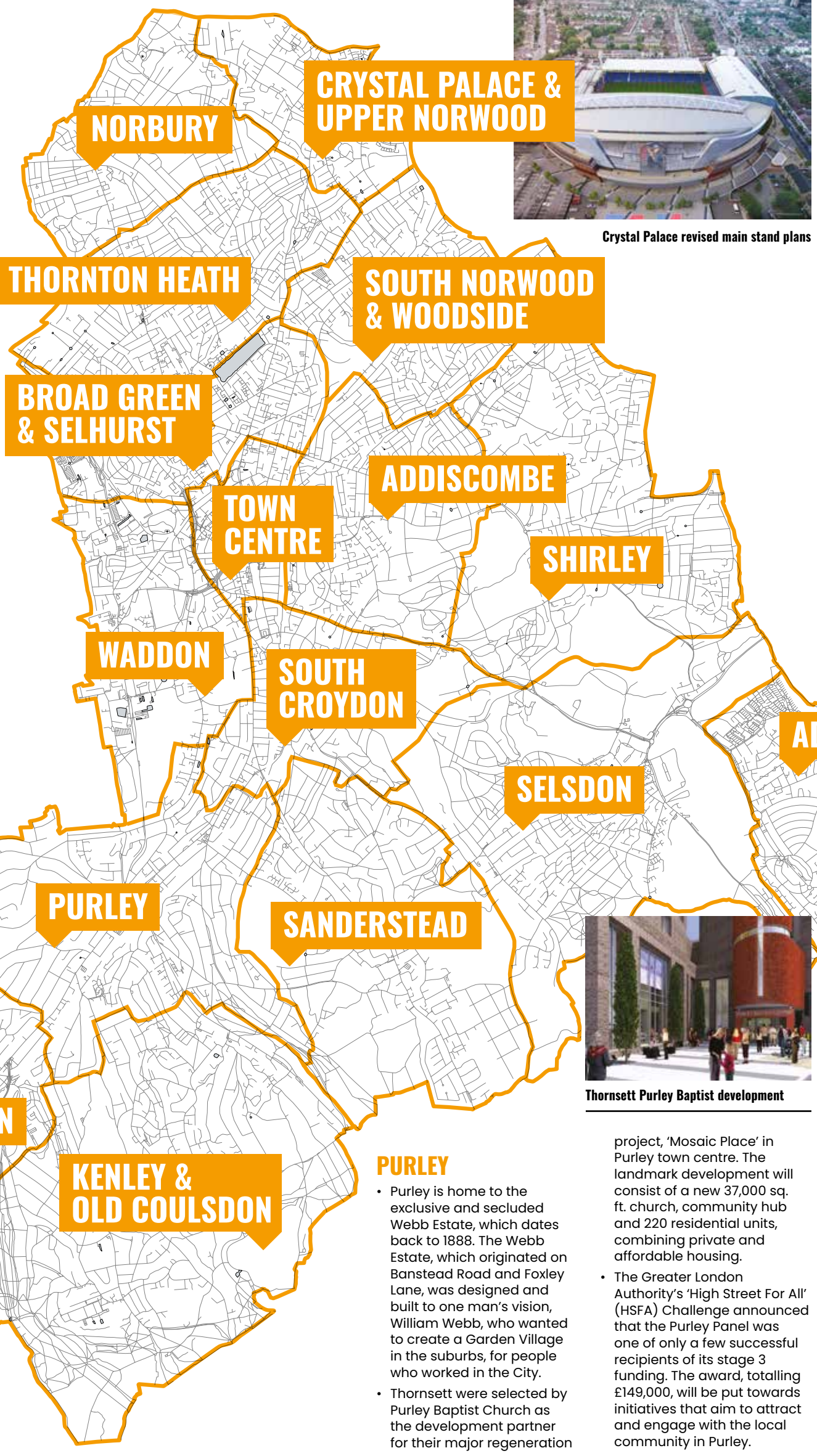
- Developers Optivo have two schemes under construction in Thornton Heath – the Willett Road development which will deliver 40 apartments for London Affordable Rent, expected completion in Spring 2024 and a £27.2m scheme at 304-306 Bensham Lane which will deliver much-needed one, two and three-bedroom homes. The latter development will include high quality landscaping, green spaces and a children's play area.
- Wilfried Zaha, football player for Premier League club Crystal Palace (below) grew up in Thornton Heath.



Webb Estate, Purley



Golf Side Mews Coulsdon



Crystal Palace revised main stand plans

CRYSTAL PALACE & UPPER NORWOOD

CRYSTAL PALACE & UPPER NORWOOD

- Crystal Palace is home to The Triangle – a vibrant community hub run by children's charity Barnardo's which includes an early years shop, event spaces and a 4-storey soft play.
- The Adventures of Sherlock Holmes, by Author Sir Arthur Conan Doyle often saw Sherlock sent to solve cases in Croydon. The first case that brought Holmes to the borough was published in 1890. 'The Sign of the Four' saw the detective solve a gruesome case at a house in Upper Norwood.

SHIRLEY

- Upper Shirley is home to Addington Hills – a park spanning 130 acres, with London's largest area of heathlands at its heart.



Addington Hills in Upper Shirley

ADDINGTON



Addington Valley Academy

SELSDON

- Real estate investor Aprozose will reopen Selsdon Park Hotel next year as a joint venture with the award-winning lifestyle hotel concept Birch.
- A new construction skills centre was completed at John Ruskin last year. The centre will ensure that the local community will have a strong supply of skilled young people and adults, fully equipped for a career across multiple trades in the construction sector



Selsdon Park Hotel



The Gallop, South Croydon

ADDISCOMBE

- Ark Blake Academy, a new high spec, non-selective secondary academy opened on Lower Addiscombe Road in September 2022.
- Stop at one of the many great independent coffee and brunch spots Addiscombe has to offer including Deli By Dirty Crunch, The Tram Stop and FILTR.
- Croydon council leaders have agreed to remove Ashburton Lodge, a building it owns in Ashburton park. Croydon Council are in talks with Oasis Charitable trust to explore a vision to develop the building and the annex next to it into a youth centre to be named The Zaian Centre, in memory of a local teen.



SOUTH CROYDON

- Home to Croydon's Restaurant Quarter and the Croydon Food and Music Festival (above), which returned in 2022 – attracting a record 14,000 visitors.
- Macar Developments have confirmed that demolition and subsequent groundworks are almost complete for their development at Polo Mews/The Gallop, ready for the superstructure of 9 new, individually designed houses.

SANDERSTEAD

- Sanderstead appeared in the Domesday Book of 1086 as Sandestede as belonging to St Peter's Abbey, Winchester. It had a noted population of 26.



Stanley Arts, South Norwood

SOUTH NORWOOD & WOODSIDE

- South Norwood is home to Stanley Arts – a radically inclusive South London arts and performance venue, providing the local community with a vital home for cultural expression and discovery.
- The South Norwood Regeneration Programme is a £2.4 million programme funded by the Mayor of London's Good Growth Fund and Historic England's High Street Heritage Action Zone. It aims to revitalise South Norwood's high streets and celebrate the area's rich heritage and culture, creating a place where people and businesses can thrive.

KENLEY & OLD COULSDON

- Kenley Common comprises of 138 acres of green open space surrounding the former Battle of Britain airfield.
- Croydon Council secured funding (GGF) in 2019 to engage with Kenley's community to create a community plan for the area. The Kenley Community Plan (KCP) outlines priorities for investment in facilities, services and infrastructure identified as Kenley experiences growth.



## Plans submitted to deliver 95,000 sq ft urban logistics development in Croydon creating 250 jobs

Plans have been submitted to speculatively build 95,000 sq ft of Grade A urban logistics space on a four-acre site on Croydon's Factory Lane which could create more than 250 jobs.

A joint venture (JV) between developer Chancerygate and SGN Place, the property development subsidiary of gas distribution company SGN, intends to develop a scheme comprising 14 units ranging from 1,000 sq ft to 17,000 sq ft. All units will be available on a leasehold basis.

Located on the outskirts of Croydon town centre, the Factory Lane site is 10 miles south of central London

and provides good access to the A23, A232 and M25. Neighbouring occupiers include a Tesco distribution centre, Sainsbury's, Royal Mail and Decathlon.

Subject to planning approval from Croydon Council, work on the proposed development is anticipated to commence in January 2023 and will be ready for occupation at the end of next year.

Chancerygate development director, Jonathan Lee, said: "We are very pleased to have submitted our first joint planning application as part of our JV with SGN Place.

"This is a hugely exciting opportunity to deliver

the first leasehold multi-unit urban logistics site in Croydon for more than 10 years.

"There is very strong demand for high specification, new build urban logistics space in the town and the development has been designed to provide best-in-class last mile facilities with the highest ESG credentials.

"Subject to planning, we look forward to working with our partner SGN Place to revitalise the site and create an enduring and sustainable asset for Croydon. We anticipate the development will enable the creation of more than 250 jobs providing further economic benefit for the town."



## CEG signs Janes at 69 Park Lane

CEG has secured a 9,943 sq ft letting with intelligence agency Janes at 69 Park Lane.

Janes, relocating from their Brighton Road office, has signed a 10-year lease on the second-floor space with a break option after five years.

69 Park Lane underwent a £10million refurbishment to add air conditioning, improved amenities, and new glazing.



Chris Light, chief financial officer at Janes, said: "I am delighted about this move to 69 Park Lane, as are the rest of the team. As a business, we are calling this the transformational year and

this move is definitely part of that."

David Cuthbert, principal at Hanover Green, said the building was "the first of a new generation of office accommodation in Croydon".

He added: "With a strong focus on health and wellbeing coupled with high specification fitted and unfitted accommodation, it sets a new standard in the market."

## Planning consent for Bridge Point Croydon



Bridge Industrial, the US-based industrial real estate operating company and investment manager, has achieved planning consent for Bridge Point Croydon.

Planning approval has been granted by Croydon Council for a new, modern industrial building totalling 62,000 sq ft to serve the last mile industrial and logistics sector.

Located on Factory Lane, the new development will target a BREEAM Excellent rating and be built to a Net Zero Carbon design - using the most sustainable materials including solar thermal, solar panels and LED lighting as well as EV charging infrastructure, cycle storage and new landscaping to improve biodiversity.

Paul Hanley, Bridge's London Partner, comments: "At Bridge, we create buildings where people want to work. Bridge Point Croydon will

deliver high-quality, modern business space, creating a welcoming working environment for employees in a strategic industrial and logistics location to serve the last mile sector."

Construction is expected to start on site in Spring 2023, with completion scheduled for Q4 2023. CBRE, Colliers and DTRE have been retained as letting agents for Bridge Point Croydon.

Bridge acquired the factory Lane site in August 2021. Following the launch of its UK operations in November 2020, the firm now has six development sites within the M25 totalling more than 734,000 sq ft - Chadwell Heath, Southall, Barking, Uxbridge, Croydon and Weybridge. Bridge Point Barking, Bridge Point Uxbridge and Bridge Point Southall also achieved planning consent this year.

## Two ultra-sustainable warehouses on Croydon's Purley Way



CR1, the first of two prime, ultra-sustainable warehouses, with a combined total of 110,431 sq ft, is available for pre-let on Croydon's Purley Way.

Revolutionary in design, the unit are 100% electric, offer 100% EV charge points, include maximum PV rooftop coverage and come with batteries included - an energy cost saving the equivalent of £1.00 per sq ft. The 15m eaves height also represents a 25% increase in interior volume over other warehouses in the area.



# Palace given the go-ahead for revised Main Stand development



Selhurst Park: artist's impression of Crystal Palace's main stand

Crystal Palace Football Club's updated planning application for a new Main Stand at Selhurst Park has been approved by Croydon Councilors, paving the way for a transformation of the stadium.

Croydon's planning committee first gave the application the green light four years ago, but it was delayed by the COVID pandemic and the Club

recently submitted minor adjustments to the scheme to adhere to new London Plan requirements.

This required fresh approval before planning permission could be granted and any work could begin, together with the signing of Section 106 agreements and approval from the Mayor's Office.

The Main Stand development will overhaul Selhurst Park, which has

been the Club's home since 1924, transforming the match-day experience and providing new year-round community facilities.

Inspired by the Club's heritage, the design pays homage to the original Crystal Palace on Sydenham Hill and will increase capacity from 26,000 to more than 34,000.

Once planning permission is formally approved, the Club will be able to agree

on plans for the acquisition of six houses in Wooderson Close and the relocation of residents, and to conclude ongoing discussions with Sainsbury's to acquire a piece of land required for the development.

Crystal Palace chairman Steve Parish said: "I would like to thank Croydon Council for their continued support for the stadium redevelopment, which will bring substantial

investment into the borough, as well as breathing new life into Selhurst Park.

"We would have liked to have started the project sooner, but our plans were delayed by financial constraints caused by the Covid pandemic. In the last couple of years our focus has been on bringing our exciting Academy development to fruition, but our attention will

now turn to the stadium project.

"It has long been our ambition to extend and modernise Selhurst Park, making it a home fit for the 21st century.

"We are looking forward to getting started on the project. There is a lot of preparatory work to be done in the coming months and we will update on a likely timetable in due course."



## Aprirose to relaunch Selsdon Park Hotel as Birch

Real estate investor Aprirose will reopen Selsdon Park Hotel next year as a joint venture with Birch Hospitality.

The 17th century, 150-room hotel sits on 200 acres of parkland. It will be relaunched as the second property in Birch's lifestyle brand.

Currently the hotel and grounds, which include meeting and conference facilities, dining amenities, a leisure centre, tennis courts, and running trail are undergoing renovation. The project is being led by Aprirose's co-founder Chris King and the Birch team, with Adam Mursal of Pillar Consulting as development manager.

Manish Gudka, chief



executive at Aprirose, said: "Hospitality and hotels continues to be an important mainstay of our real estate portfolio, in partnership with several high-profile brands such as Delta Hotels by Marriott, Double Tree by Hilton, and the QHotels portfolio.

"Aprirose is proud to have backed the first Birch, which was subsequently named Sunday Times' Hotel of the Year in 2020.

"We look forward to the launching of the second Birch next year as well as subsequent openings in the coming years."

## Croydon businesses recognised at excellence awards

Talented businesses and entrepreneurs from across the Croydon borough once again came together to celebrate their successes at a vibrant award ceremony for the 7th annual Croydon Business Excellence Awards 2022, which took place on Wednesday 9 November 2022 at Legacy Youth Zone.

In partnership with London South Bank University (LSBU) and compered by esteemed broadcaster Fayon Dixon, the 2022 awards focused on the important contribution Croydon's companies make within their local community, whilst also raising money for Legacy Youth Zone; a multi-purpose facility where young people in Croydon have the opportunity to discover their full potential.



With community at the heart of the 2022 Awards, the ceremony featured local suppliers, including catering from popular BOXPARK outlet Big Mike's Calypso Kitchen and micro bakery Laborjee, as well as a bar hosted by local favourite Signal Brewery and entertainment from the Croydon Steel Orchestra.

With a record number of entries showcasing the best

of the borough's businesses, the shortlist of winners received over 18,500 votes in total when it closed last month.

The winners of the 13 categories, including the prestigious 'Business of the Year' were announced during an inspiring award ceremony.

View this year's winners at [www.croydonawards.co.uk](http://www.croydonawards.co.uk)

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Croydon’s newest chiropractic clinic opens its doors at LSBU



London South Bank University (LSBU) opens its doors to Croydon’s newest chiropractic clinic. The clinic, based at the university’s Croydon Campus, will be student-led and deliver complete chiropractic care at very affordable rates for the local community.

Reflecting the diverse communities in Croydon and London, over 40% of the chiropractic students, the majority of whom have grown up in London, are of BAME backgrounds. According to the GCC’s latest EDI report, fewer than 10% of the registered chiropractors in the UK are from these backgrounds. Part of the LSBU Chiropractic program mission is to bring chiropractic to those currently underserved communities.

Croydon College expands digital offering


Croydon College started the new academic year with the launch of several exciting new courses including the first T Levels in Engineering and Science, and Esports.

As part of the college’s growing digital offering, its Digital Skills Hub has gone from strength to strength with a range of new courses available through its Distance Learning department. The college will host a Digital Networking Breakfast on 24 November with employers from the sector invited to join a special end of year discussion on equality, diversity and inclusivity in the sector with guest speakers and toolkits for local businesses to take away.



# STUDY AS AN APPRENTICE

There has never been a better time to start an apprenticeship





Early collaboration - the key to bridging skills-gap in construction sector



Industry experts and stakeholders highlighted the need for a less siloed, more joined-up approach across the construction sector, encouraging collaboration at an earlier stage between schools and employers, in order to highlight the myriad of career pathways available within construction.

These opportunities and more were discussed during the latest Develop Croydon Skills and Construction round table, chaired by Jo Gumb, Director, White Label Creative on 4th October.

The round table discussed the significant contribution construction makes to the Croydon economy, whilst also highlighting the ongoing workforce needs to sustain its growth, including new skills training, as well as the desire to promote the industry as a dynamic and exciting career choice.

Key comments from the discussion are below, with the full report of the round table available to read online at [www.developcroydon.com](http://www.developcroydon.com).

Peter Sutcliffe – director head of building engineering UK&I at AECOM: “There is also increasing emphasis on the digital age and what this looks like in construction. Many contractors are trying to bring this technology on to sites and upskill the workforce in these areas. We can see this happening in a lot of offsite manufacturing solutions, with a big push from government. Within this,

we’re seeing a number of modular manufacturing solutions, which is creating a shift away from traditional skillsets – with more skills required off-site and in factories.”

Terry Downham – senior business account manager at John Ruskin: “Part of the issue with the ‘skills gap’ is the skills being taught. Further education is very traditional by nature. And while such skills are important, for example bricklaying or carpentry, they are only part of what is needed. In modular builds, for example, management skills are also a critical component.. What the industry needs is greater infrastructure. We need more civil engineers on the ground, particularly given the push for greener energy and modular builds.”

George Agyekum-Mensah – head of division for construction, property and surveying at LSBU: “The industry itself is segregated and it has been like this for a long time. We know that 98% of the construction industry is made up of SMEs and they do most of the work, however many of the

decisions we make don’t involve the SMEs at all. Engaging them is key to filling the skills gap.”

Harry Clarke – project director at Henry Riley: “We need greater awareness at a school level of all the roles available in construction. If there isn’t the awareness of these roles, then we cannot expect [young people] to pursue them as a career. This type of outreach is incredibly important for promoting the pipeline as well as breaking down stereotypes about the industry.”

Polly Persechino – head of employment and skills at South London Partnership:

“We have an aging workforce that we cannot fulfil. We need people to go into schools and colleges to speak with young people about the careers available; we need the process of applying for jobs and getting on-site made easier; we need more SMEs to engage with us around skills needed and we need more support to get the staff into the further education colleges to be able to upskill.”

Henry Riley LLP pledges support to Legacy Youth Zone

Henry Riley LLP, a leading UK property construction consultancy with a national and international presence, has pledged to support Croydon’s Legacy Youth Zone by becoming Founder Patrons and donating £90,000 of vital income over the next three years.

The generous donation comes as Legacy recently saw its 10,000th member sign up to access its daily programme of activities; and at a time where the cost of living is affecting many local families and young people.

Henry Riley LLP’s vision and values are focussed on becoming a more diverse and sustainable business.

They have a robust social value policy that includes working in a way which commits to supporting and improving the local communities. David Needham, CEO at Henry Riley LLP said:

“Henry Riley is delighted to become a Founding Patron of Legacy Youth Zone and support the important work they do. We have been headquartered in Croydon for over 15 years, and we can see how the incredible work Legacy does is improving the local community and the lives of those involved. It is vital to us that as a business we operate in a way which is socially conscious, that has always been very important



to everyone at Henry Riley. It isn’t just about the pledge, but rather we want to be active members of Legacy’s team and make sure that we can support the life changing work they do throughout our partnership in as many ways as possible.”

Demand for offices driven by lease events

BY VANESSA CLARK  
managing partner, Chase  
Sinclair Clark

The cranes visible on arrival from the rail track demonstrate the high level of building activity, both residential and commercial, that continues in Croydon today.

Emerging from the Covid pandemic, with the new reality of working from home, there have been plenty of additional events adding to market adjustments and ongoing uncertainty.

Demand for offices continues to be driven by lease events. Whilst the smaller end of the market is slower than usual and there is a decrease in public sector demand, there is new demand, at significant levels, between 20,000 and 50,000 sq ft. Much of this has been created by two buildings changing hands: one, a single occupation building of circa 70,000 sq ft which will be refurbished

and retained for office use and the other, where an adjoining borough’s 200,000 sq ft occupation went to residential and the occupiers saw the opportunity that Croydon presented. There is also more of this in the pipeline.

Supply of new Grade A office space remains limited. The most notable current availability being Renaissance on Dingwall Road, with a unique 21,000 sq ft floor plate adjacent to East Croydon station. The landlords RLAM value high ESG standards and will be adding new ESG credentials to the building, including sustainable energy provision, EV charging and solar panels.

Landlords are also turning to refurbishments, as seen at 28 Dingwall Road and newly acquired Knollys and Stephenson House. Many landlords are examining buildings to add amenities to attract occupiers and retrofitting to ESG requirements – favouring

solar panels, EV charging and sustainable energy amongst other options.

Take up has remained low across the last three years and, aside from one or two highlights, such as LSBU’s acquisition of 50,000 sq ft of refurbished offices, has wavered at around 50,000 sq ft. However, lease renewals which are rarely reported and part of the lease events taking place have remained high and in more recent years we’ve seen interest in excess of 100,000 sq ft.

As this feature goes to print, there is pending news of more investor activity, with the expectation of new development delivery as a result.

The Home Office is patiently awaiting completion of its new Grade A offices at Ruskin Square, comprising 330,000 sq ft. This will mean an exit from its long-term home of Apollo and Lunar Houses – a total of 450,000 sq ft. Owner Ho Bee are currently considering



their options.

The significant planning application lodged with Croydon Council by the Freshwater Group for a development of circa 154,000 sq ft of Grade A specified offices across

11 floors is also close to a decision. If successful, the pipeline for new office space will improve immediately with development activity to follow. This will prove welcome news to a market craving Grade A office space.

New ESG Lead at Tide Construction & Vision Modular Systems



Develop Croydon partner Tide Construction and Vision Modular Systems have welcomed Nick Hillard, who joins the developer as ESG Team.

With 25 years of professional experience in environmental management in both the private and public sectors, Nick builds upon the company’s track record in delivering innovative solutions to provide smarter and greener construction.

Nick’s expertise spans sustainability policy development, environmental risk assessment, site and property enhancement, and carbon management across the property and construction sectors.



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BY RICHARD PLANT  
Develop Croydon Chair and  
Partner, SHW

# A more vibrant, welcoming, greener and accessible Croydon for all

Croydon has continued to experience unprecedented regeneration throughout 2022. With a swathe of impressive developments appearing throughout the borough, the number of big deals being completed and the huge investment pipeline transforming the town, it's clear to see how far we've come in the 13 years since Develop Croydon was formed. At Develop Croydon, we have been pleased to welcome several new members this year, including Brunswick Property Partners, Bridge Industrial, Amro Partners and GLi. To the board we also welcomed Joe Garner, NewPlace; Peter Sutcliffe, AECOM; David Needham, Henry Riley and Martin Silverwood, Croydon College – all bringing new energy to our partnership as we continue to strive for excellence in borough. This year we have also put greater emphasis on ESG, with sustainability an important conduit in future-proofing Croydon's leading and exceptional construction sector. This is evident in some of the extraordinary

sustainable schemes currently underway. In residential, we have seen huge growth in the number of new homes being delivered, with over 3,000 currently on site in the town centre. Some truly impressive schemes have begun welcoming residents, including the world's tallest modular building, Ten Degrees. Menta topped out the final phase of their £500m Morello regeneration project at East Croydon station, the 513-unit residential development Queens Gardens completed opposite Fairfield Halls and London Square have launched their impressive new West Croydon development, bringing new energy to the area. Croydon Council and the GLA have also played their part in enabling great public realm improvements, such as the ongoing facelift from Southend to George Street. In addition, substantial transport infrastructure improvements to East Croydon station (which includes a new link piece clearing the way for Network Rail to open a station entrance to Cherry Orchard Road), West Croydon rail and bus stations and the Croydon tram network, have seen greater transport accessibility



across the borough. Not to be forgotten is Croydon's industrial and logistics economy, based in and around the Purley Way, which is a big focus for Croydon's economic renewal. Schemes including the new Prologis Park site on Beddington Lane, spanning an impressive 220,000 sq ft across six units and GLi's ultra-sustainable 110,431 sq ft site on the Purley Way, highlight the growing need for industrial space – fuelled by demand for last mile logistics, brought on largely by the growth in e-commerce delivery. Retailers including Amazon, Argos, Fruitful Office and Tropic Skincare are just some of the big names already occupying space in the region. 2023 will see further

activity, with phase two of the Prologis scheme as well as industrial developments from Chancerygate, Bridge Industrial and Segro. Next year is certainly set to be just as exciting. Develop Croydon will be looking to resume Croydon's place at major investment events, in the UK and overseas – highlighting the huge potential the capital of South London offers. And with Croydon taking on the prestigious role of London Borough of Culture 2023, plus the prospect of £20m in government Levelling Up funding (as bid for by Executive Mayor for Croydon Jason Perry) we could see local regeneration given a further kickstart – creating a more vibrant, welcoming, greener and accessible Croydon for all.

## Croydon Investor Tour highlights borough's future potential

Attendees on October's Develop Croydon Investor Tour were given an exclusive look at Croydon's vibrant mix of businesses and the development opportunities available to those who see the borough's potential. In what is truly an unprecedented period of economic regeneration for the borough, guests were welcomed at several landmark developments, with a walking tour of the new 1,250,000 sq ft Ruskin Square site – home to HMRC – commencing the tour.

A coach tour followed, highlighting Croydon's exponential growth through a number of residential and commercial developments starting at No. 5 Sydenham Road and Canterbury House/Criterion Capital, before looping back towards East Croydon, taking in developments including the affordable Pocket Living development, the iconic One Croydon, the extensive Morello Quarter on Cherry Orchard Road and The Island by Regency Homes.

The tour continued through West Croydon – one of the most interesting investment sites in Croydon. With a unique transport interchange that sees the Overground tube, tram, train and bus station all come together – there's little wonder London Square's exciting contemporary development of residential



homes call this vibrant corner of Croydon home.

The tour continued towards the Purley Way, before heading back to the town centre; passing Tide Construction's Ten Degrees development, the world's tallest modular building, before concluding for lunch at one of Croydon's newly refurbished, Grade A office spaces, Corinthian House.

Croydon has long presented itself as an attractive prospect for investment, thanks to its connectivity to London and the availability of affordable home and office spaces. With the shift in business practices and the desire for a better work life balance since the pandemic, Croydon has never been a more attractive prospect for living and working.

If you would like to join the next guided investor tour, please get in touch to register your interest at: [www.developcroydon.com/events/](http://www.developcroydon.com/events/)

## THE DEVELOP CROYDON FORUM CURRENT MEMBERS

