



126 FOXLEY LANE, PURLEY

OVERVIEW

CLIENT

CR8 Three Limited

SECTORS

Residential

LOCATION

Purley

PLANNING AUTHORITY

London Borough of Croydon

HIGHWAY AUTHORITY

London Borough of Croydon

PROJECT TEAM

OB Architecture

PROJECT MANAGER

Richard Morrison

PROJECT DIRECTOR

Nathan Hanks



PROJECT

The re-development of a former residential care home to the west of Purley town centre to provide a total of forty one 1-3 bedroom flats in three separate blocks. The site included limited parking.

APPROACH

One of our first projects that required the completion of an Active Travel Zone (ATZ) assessment using the newly issued Healthy Streets for London approach set out by Transport for London (TfL). While the proposed residential development fell below the 80 residential unit threshold set out in the TfL guidance, the Borough requested during pre-application discussions that an ATZ assessment should be undertaken.

In agreement with the Borough, the ATZ assessment considered the key route from the site into the centre of Purley. This 1.8 km long route included the local High Street, Purley railway station and a secondary school. The assessment revealed issues such as missing tactile paving, poor footway surfacing and obstructed cycle lanes.

The Borough agreed to the provision of reduced parking for the scheme, despite the site's low Public Transport Accessibility Level due to its proximity to Purley town centre. A parking stress survey was required to demonstrate that the surrounding roads had sufficient overnight parking capacity should the reduced level of provision result in overflow on-street parking. A residential Travel Plan was also prepared as part of the planning application suite of supporting documents.

OUTCOME

Planning permission was granted in November 2020.

RELATED PROJECTS

The Chocolate Factory, Bristol

