



Waddon, Purley Way, Croydon

The Waddon development site is located on the A23 Purley Way to the South East of Fiveways Junction and is the fifth site to be added to the Croydon Urban Regeneration Vehicle (CCURV); a joint venture between John Laing and Croydon Council to deliver significant regeneration across the borough.

Waddon will provide a mixture of affordable and private housing, with the low-cost home ownership element being delivered through the Council's trusted partnership with Hyde, a Registered Social Landlord (RSL). The site will also become a centre for leisure and community facilities. The plans have been carefully considered to ensure integration into the surrounding areas, incorporating green spaces and to avoid any overshadowing of buildings onto neighbouring properties. The plan comprises three zones, all of which interlink.

To the north of the Waddon site a Leisure Centre is proposed, housing a 25m swimming pool, a teaching pool and 60 station gym, as well as a four-court sports hall and a dance studio/community space. The area fronting Denning Avenue would be a small residential block containing 10 apartments.

The central zone is proposed to be residential, comprising two apartment blocks fronting Purley Way, and a number of family houses backing onto Coldharbour Road. It is within this area that high-quality public open space for the community is planned.

It is anticipated that the southern area will be a Children's Services Centre, which would provide a valuable educational facility for the community.

The Waddon development shows innovative planning and design to support Croydon Council's long-term regeneration objectives, including the development of community facilities and public spaces.



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