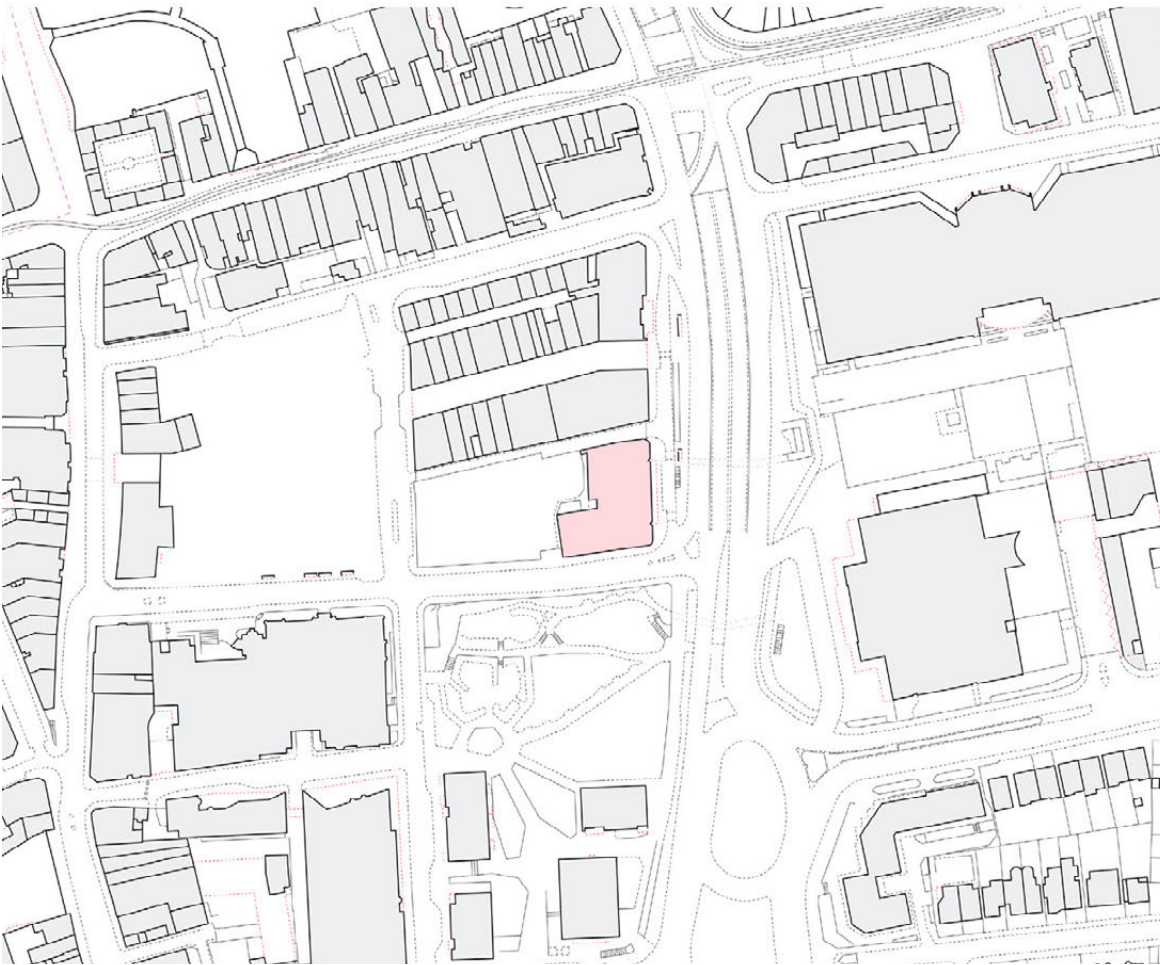


# A PLACE TO ARRIVE

## Reclaiming Segas House

This proposal reimagines Segas House, a Grade II listed structure in Croydon, as a **multifunctional community hub for refugees and local residents**. Rooted in the principles of adaptive reuse and social justice, the design transforms the site into a beacon of **inclusion, sustainability, and cultural renewal**. Preserving its historical facade and architectural legacy, the project introduces new uses including a **library, support facilities, communal kitchens, short-term housing, and green outdoor areas**. The intervention maintains the building’s character while inserting therapeutic, flexible interior elements that encourage emotional recovery and community engagement. Inspired by precedents like the Wellcome Collection and Sala Beckett, the scheme embodies Creative Reuse by marrying heritage with human-centred spatial programming. It is a space of arrival, belonging, and healing.

ARCHITECTURAL ELEMENTS FROM SEGAS HOUSE – including curved details, original window frames, and decorative motifs – inform the interior language of the proposal.



Segas House is located close to a historic park, civic and cultural institutions, giving weighting to the proposed community functions.



The proposal brings new life to this local landmark Art Deco building.

### A WIDE RANGE OF COMMUNITY LEARNING, CRAFT AND CULTURAL ACTIVITIES FILL THE CURRENTLY DERELICT BUILDING



Mentoring

Co-working

Crafting

Making

Community Library

Kids Zone

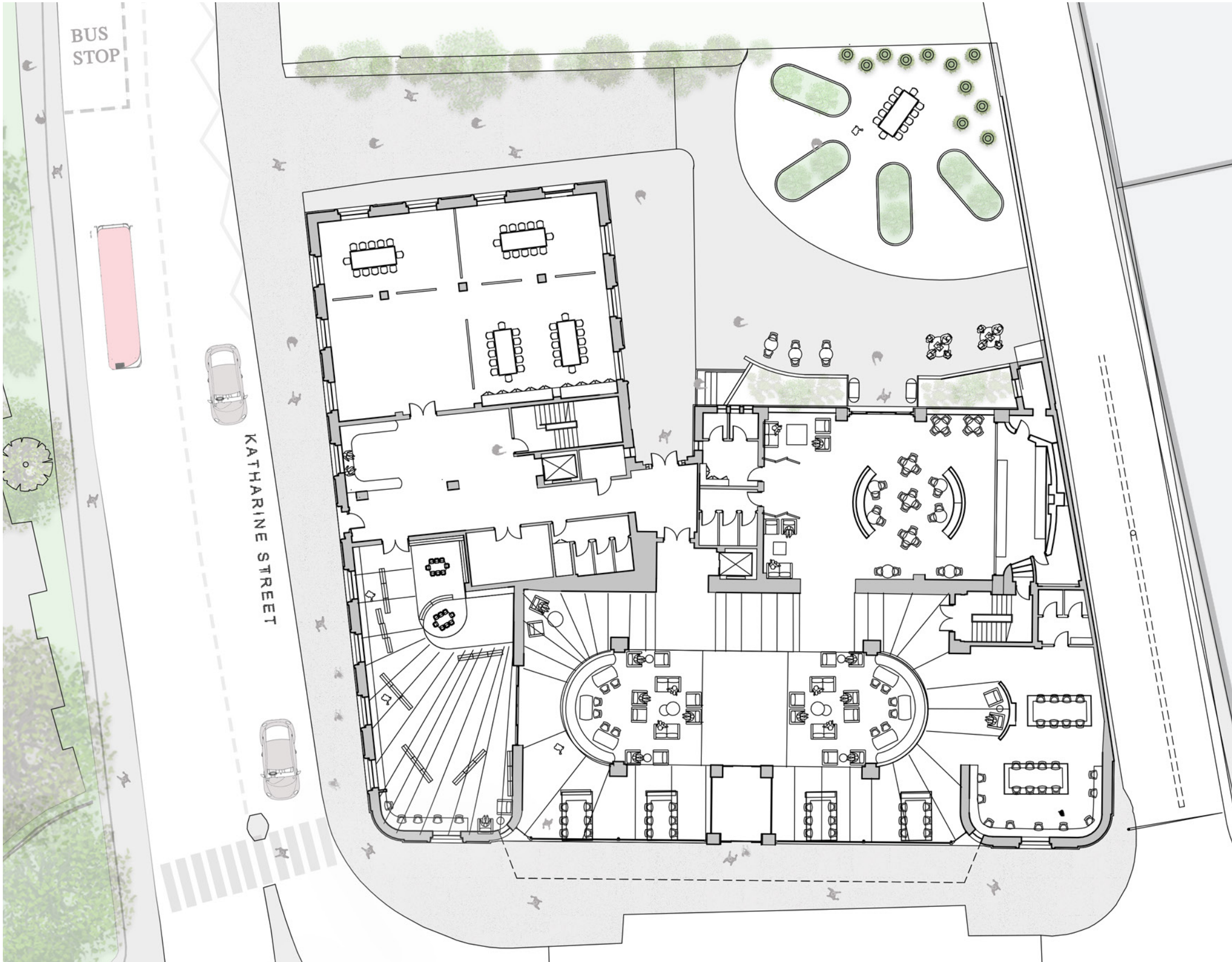
Temporary Housing for single mums



# PLANS SHOWING LAYERS OF LIFE AND MOVEMENT THROUGH SEGAS HOUSE



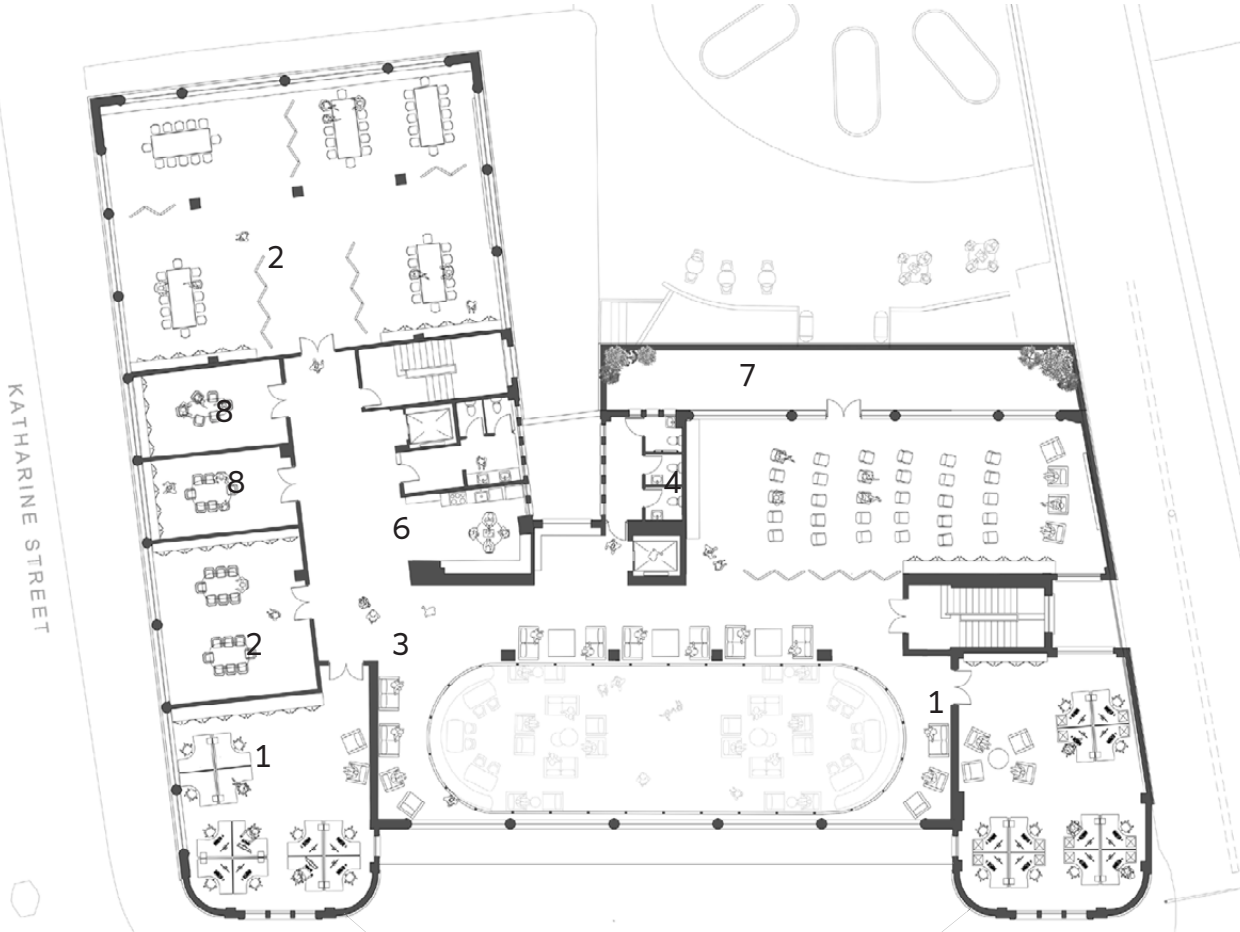
Located at the corner of Park Lane and Katharine Street in central Croydon, Segas House sits within a busy urban setting surrounded by shopping areas, bus stops, and high-rise buildings, with its main frontage facing a key road—conditions that inform a ground floor design focused on creating calm, inclusive community spaces such as a café with landscaped backyard, co-working hub, children’s library, craft area, and accessible circulation to foster interaction and support for both migrants and local residents.



Ground Floor Plan with Context + New Landscape

**FIRST FLOOR - REFUGEE SUPPORT**  
The first floor functions as a refugee support hub, featuring TENT.org’s offices, private 1:1 consultation rooms, a conference space, a tea and coffee area, and a welcoming waiting zone—all designed to offer privacy, comfort, and essential support for individuals navigating new beginnings.

- 1.TENT.org Office
- 2. Teaching are
- 3. Sitting Area
- 4. Conference Hall
- 5. Storage
- 6. Tea Area
- 7. Balcony
- 8. 1:1 Mentoring Room



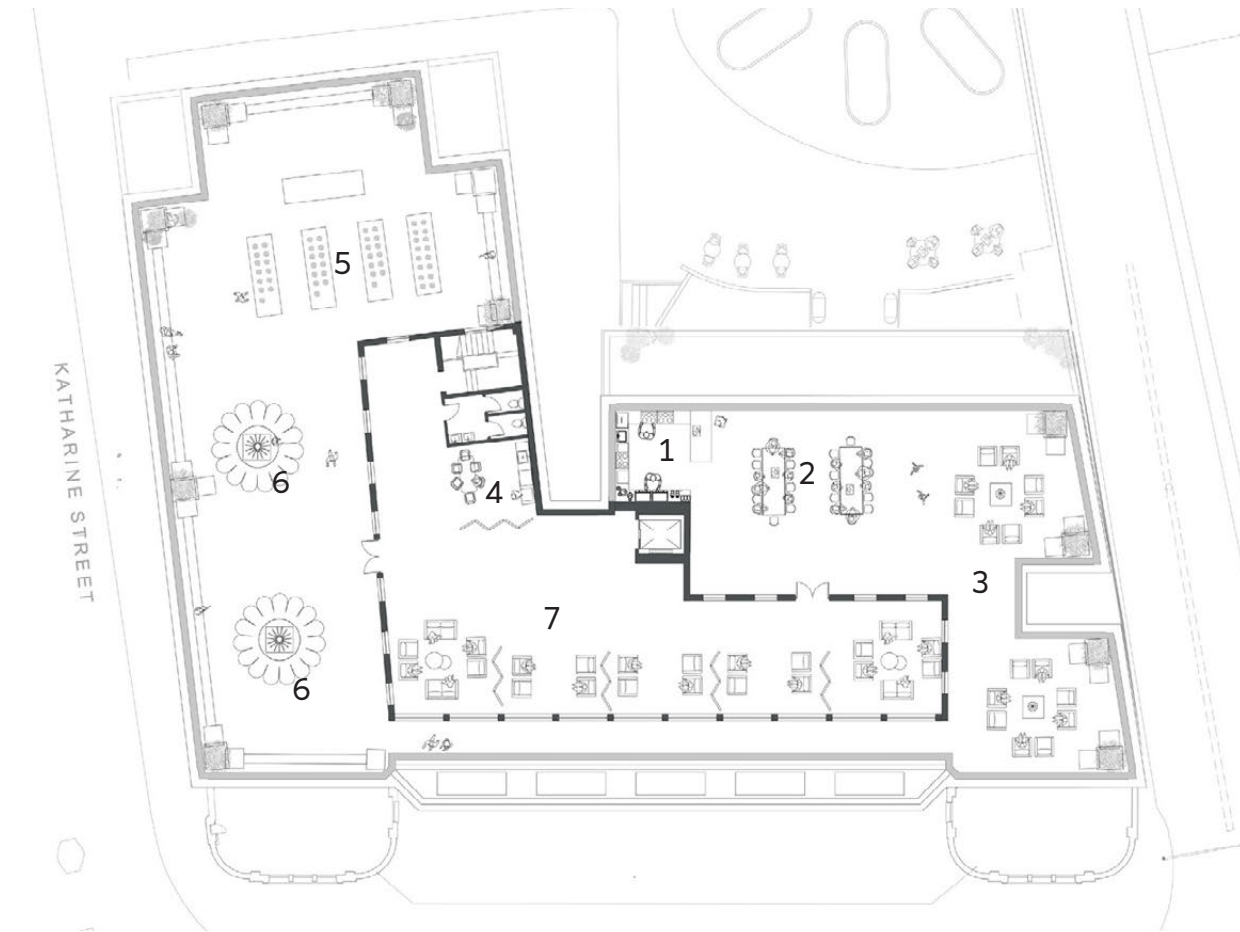
**SECOND FLOOR - HOUSING**  
The second and third floors provide temporary accommodation for single parents, featuring fully equipped 1- and 2-bedroom accomodation, along with shared facilities including a children’s play area, socialising lounge, laundry room, and secure storage spaces, all designed to offer comfort, dignity, and a sense of community for migrant families in transition.

- 1. 1 Bed Accomodation
- 2. 2 Bed Accomodation
- 3. Sunken Kids Play Area
- 4. Community Laundry Area
- 5. Storage
- 6. Shared Community Kitchen



**ROOF TOP - SOCIALIZING**  
The rooftop provides a welcoming space where migrants and local residents can connect through shared meals, gardening, and conversation. It fosters community building, cultural exchange, and a sense of belonging

- 1. Outdoor Community Kitchen
- 2. Outdoor Dining
- 3. Outdoor Sitting
- 4. Tea Area
- 5. Edible garden
- 6. Solar Panels
- 7. Atrium



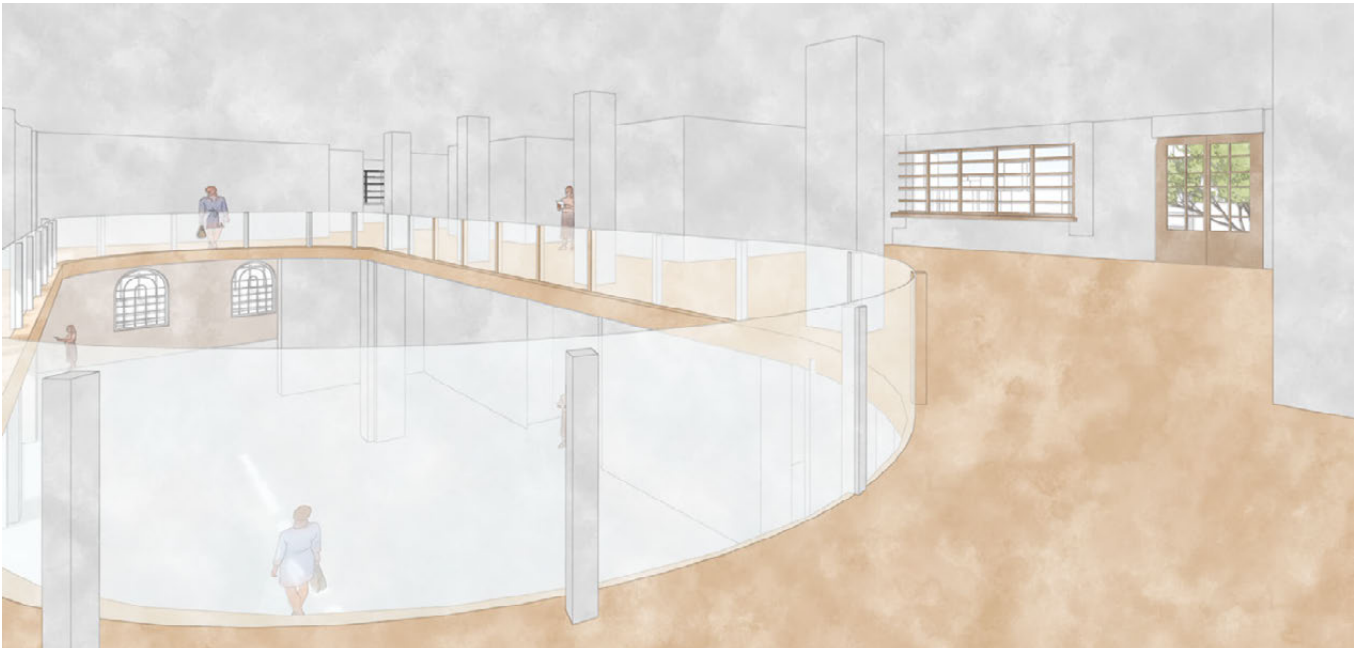


EVERYDAY LIFE UNFOLDING WITHIN AND AROUND SEGAS HOUSE



Courtyard view

These views capture the transformation of Segas House into a vibrant community space, filled with life and activity. From the courtyard to interior gathering areas, the proposal supports everyday moments of connection, learning, and belonging.



View from the atrium walkway overlooking the central activity space, encouraging connection across levels



Interior view, where arched windows frame views of the courtyard and invite natural light into shared community spaces.



Interior View - Communal Cafe



Views from the Courtyard



Views from the Courtyard



[illegible]