

Presentation to LB Havering members

Countryside and L&Q are bringing forward proposals for phase 2A of Beam Park, which has previously received a reserved matters approval from the GLA. Following detailed design work, we have identified opportunities to improve the layout and appearance of this phase to provide additional new homes, increased affordable housing provision, enhanced streetscape and natural surveillance, lessen the noise impact from the railway line, and reduce the visual dominance of Thames Avenue flyover.

This presentation to members follows two meetings with LB Havering officers and one meeting with Havering's Quality Review Panel (QRP). This document provides the details of the new proposals for phase 2A and how Countryside and L&Q have responded to comments from both officers and QRP members.

In summary, in response to comments on the original updated proposals that were presented, Countryside and L&Q have reduced the heights of the buildings, increased the number of family sized homes, introduced ground floor residential units to improve active frontage and promote natural surveillance and simplified the materials used to improve the appearance and design. Amendments have also been made to the landscaping to upgrade the public realm, including improving the link between south gardens and central park and creating a stronger public link to Station Square.

We look forward to receiving your comments and any questions on the proposals for phase 2A prior to our submission of a full planning application.

Phase 2A current planning consent

Countryside and L&Q are currently developing Beam Park to provide new homes, including 50% affordable homes, a railway station, a medical facility and two primary schools for new and existing residents, commercial space, community facilities and public central park in Havering and Barking and Dagenham.

Phase 2A current planning consent includes the following:

184 homes

- 70 affordable homes
- 50% affordable homes (Phase 1 and Phase 2A within Havering)

Family houses

- 70 family homes

Building heights

- Building T shoulder element 7 storeys
- Building I 6-8 storeys
- House plot 16 - 3 storeys

Landscape

- New public central park
- High quality landscape and public realm

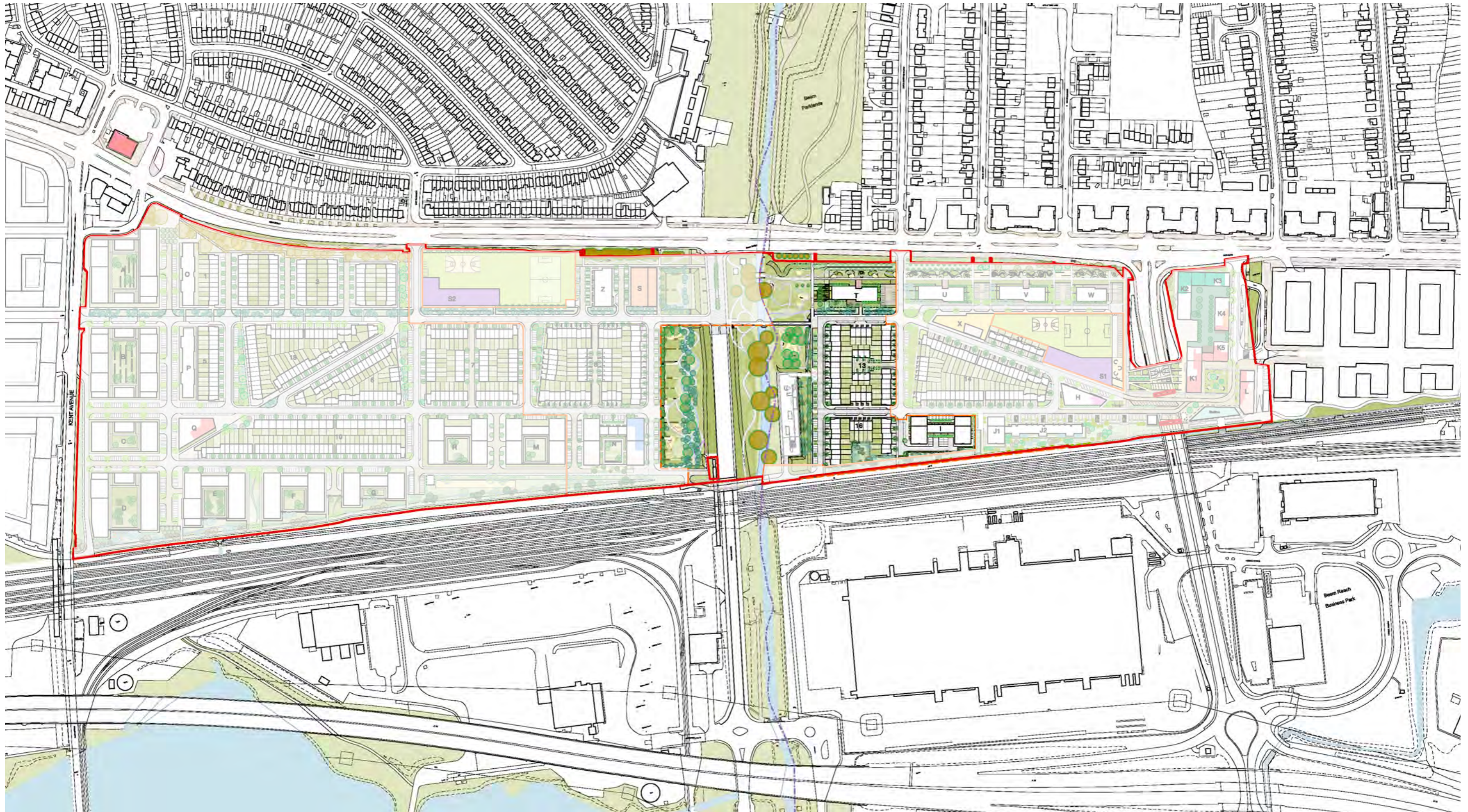
Car parking

- 0.7 car parking ratio



Illustrated Masterplan

Phase 2A current planning consent



- Key**
- Consented planning application boundary and S73 red line
 - Borough boundary
 - Phase 2 boundary (2a LBH area, 2b LBBD area)
 - Phase 2B area (area of change associated with S73)
 - Leisure Use
 - Commercial Areas
 - Medical Centre
 - Management Office
 - Community Space
 - Nursery
 - School
 - Station
 - Energy Centre



Phase 2A proposal

During detailed design work for phase 2A, Countryside and L&Q have identified opportunities to improve the layout and appearance within Havering and provide an additional 162 new homes. This means that phase 2A will provide 346 new homes, including family homes and 143 affordable homes, which is an increase of 73 affordable homes compared with the previous plans

The new layout will frame the Central Park and improve the active frontages, increasing natural surveillance creating a safe and attractive place to live.

Design rationale:

- Enables the delivery of more homes
- Delivers more affordable homes
- Lessen the noise impact from the railway line
- Enhances the streetscape and improves natural surveillance
- Improves south gardens and central park connection
- Stronger public link to station square
- Provides landscape and public realm upgrades
- Reduces the visual dominance of Thames Avenue flyover
- Creates a Central Park marker building to aid wayfinding

Phase 2A proposal

Following the Quality Review Panel presentation 18th March, informal meeting with LB Havering officers and formal pre-application meeting 6th April 2020 Countryside and L&Q have responded to comments from both officers and QRP members.

Family houses

- 10 additional 3B family maisonettes introduced

Amendments to plots

- Amendment to plot 16; Change from houses to warehouse building supported by QRP

Buildings

- Building T shoulder element reduced from 10 to 8 storeys
- Building I building height reduced from 14/15 to 12/13 storeys
- Building Y building height reduced from 16/17 to 14/15 storeys
- Ground floor homes introduced to improve active frontage and promote natural surveillance

Materials

- Simplified building materials to improve appearance and design

Landscape

- The Central Park is not included within Phase 2A planning application boundary, landscape conditions are being reviewed in collaboration with LBH/LBBD and GLA
- Better link between south gardens and central park
- Stronger public link to Station Square
- Improved green frontage onto entrance access road
- Landscape and public realm upgrades

Phase 2A proposal

Phase 2A Full Application current proposal

Phase 2A current proposals include:

346 total homes (162 additional new homes)

- 143 total affordable homes (+73 additional affordable homes)
- 50% affordable homes (Phase 1 and Phase 2A within Havering)

Family houses

- No reduction in family housing

Amendments to plots

- Amendment to plot 16; warehouse building supported by QRP

Building heights

- Building T shoulder element increased by 1 storey supported by QRP
- Building I increased from 6/8 to 12/13 storeys
- Building Y increased to 12/13 and 14/15 storeys

Landscape

- Landscape, public realm and playspace provision enhanced

Car parking

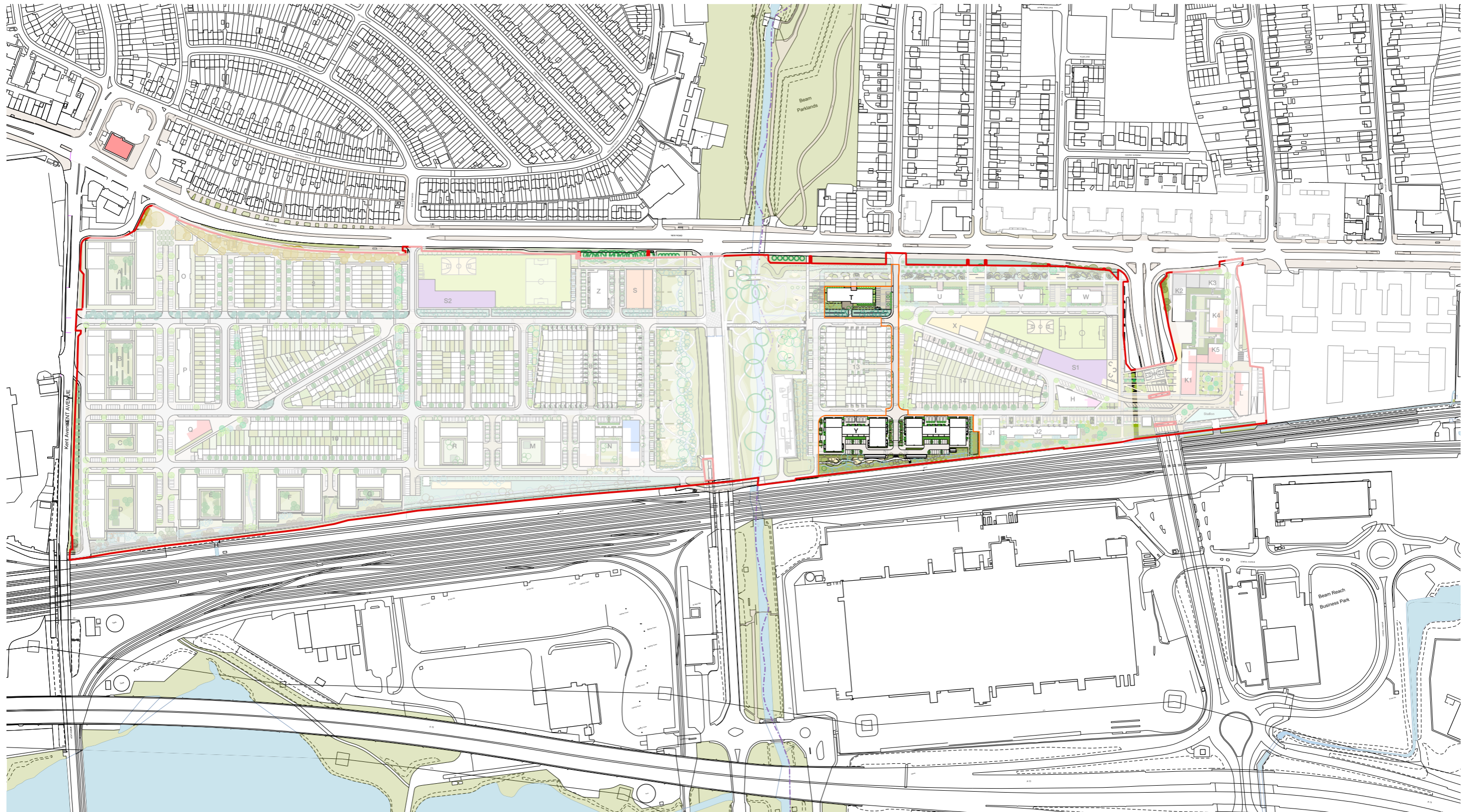
- 0.4 car parking ratio

Next steps:

- Second pre-application meeting
- Public consultation
- Planning submission July 2020

Illustrated Masterplan

Phase 2A Full Application current proposal



Key					
	Consented planning application boundary		Leisure Use		Nursery
	Borough boundary		Commercial Areas		School
	Phase 2A Full Application		Medical Centre		Station
			Management Office		Energy Centre
			Community Space		



Affordable and private tenure provision

These proposals for phase 2A will deliver an additional 162 homes in LB Havering by improving the layout and better utilising the site, contributing significantly to Havering's housing target in an area suitable for development. This will include a significant proportion of affordable housing and family sized homes.

Phase 2A current planning consent

Phase 2A Reserved matters approval tenure mix				Total 184 homes	
Intermediate Homes		Affordable Rent Homes		Private Homes	
2BH	0	2BH	0	2BH	11
3BH	0	3BH	0	3BH	29
4BH	0	4BH	0	4BH	24
1BAP	16	1BAP	7	1BAP	31
2BAP	26	2BAP	4	2BAP	19
3BAP	16	3BAP	1	3BAP	0
Total	58	Total	12	Total	114

184 total homes

70 total affordable homes

Phase 2A proposed

Phase 2A proposed tenure mix				Total 346 homes	
Intermediate Homes		Affordable Rent Homes		Private Homes	
2BH	0	2BH	0	2BH	6
3BH	0	3BH	0	3BH	22
4BH	0	4BH	0	4BH	15
1BAP	28	1BAP	9	1BAP	88
2BAP	60	2BAP	15	2BAP	70
3BAP	27	3BAP	4	3BAP	2
Total	115	Total	28	Total	203

346 total homes

143 total affordable homes

+ 73 Additional affordable homes

No reduction in family housing

Affordable and private tenure provision

Phase 2A - Full extent of Beam Park development within LBH

The total homes provided by Beam Park within LB Havering will increase from 824 to 986, with the additional homes provided in phase 2A. This includes 50% affordable housing and 176 family sized homes that will be available to residents in the Borough.

Phase 2A

Total Homes (Phase 2A)		Affordable homes	
Consented	184	70	38%
Proposed	346	143	41%

Intermediate Homes		Affordable Rent Homes		Private Homes		Family Homes
58	83%	12	17%	114	62%	70
115	80%	28	20%	203	59%	70

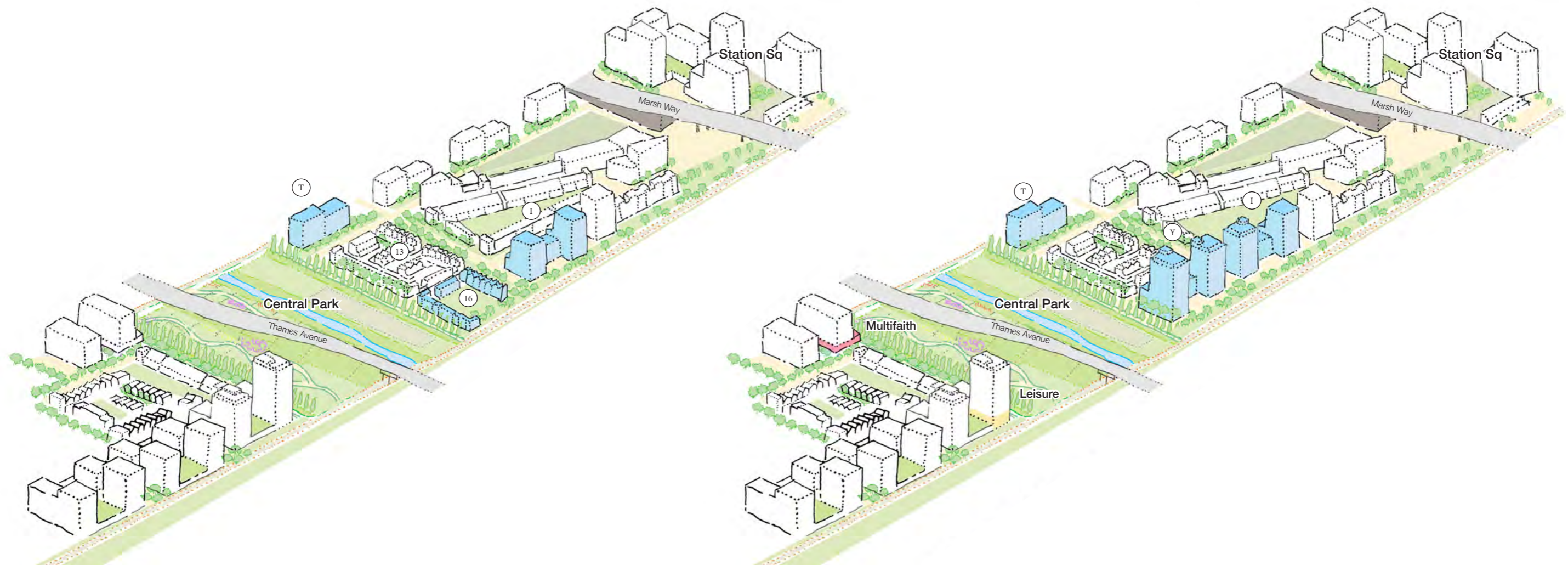
Phase 1 and 2A

Total Homes (Phases 1 and 2A)		Affordable homes	
Consented	824	416	50%
Proposed	986	489	50%

Intermediate Homes		Affordable Rent Homes		Private Homes		Family Homes
334	80%	82	20%	408	50%	176
391	80%	98	20%	497	50%	176

Masterplan principles

The following diagrams show the development of the Phase 2A masterplan



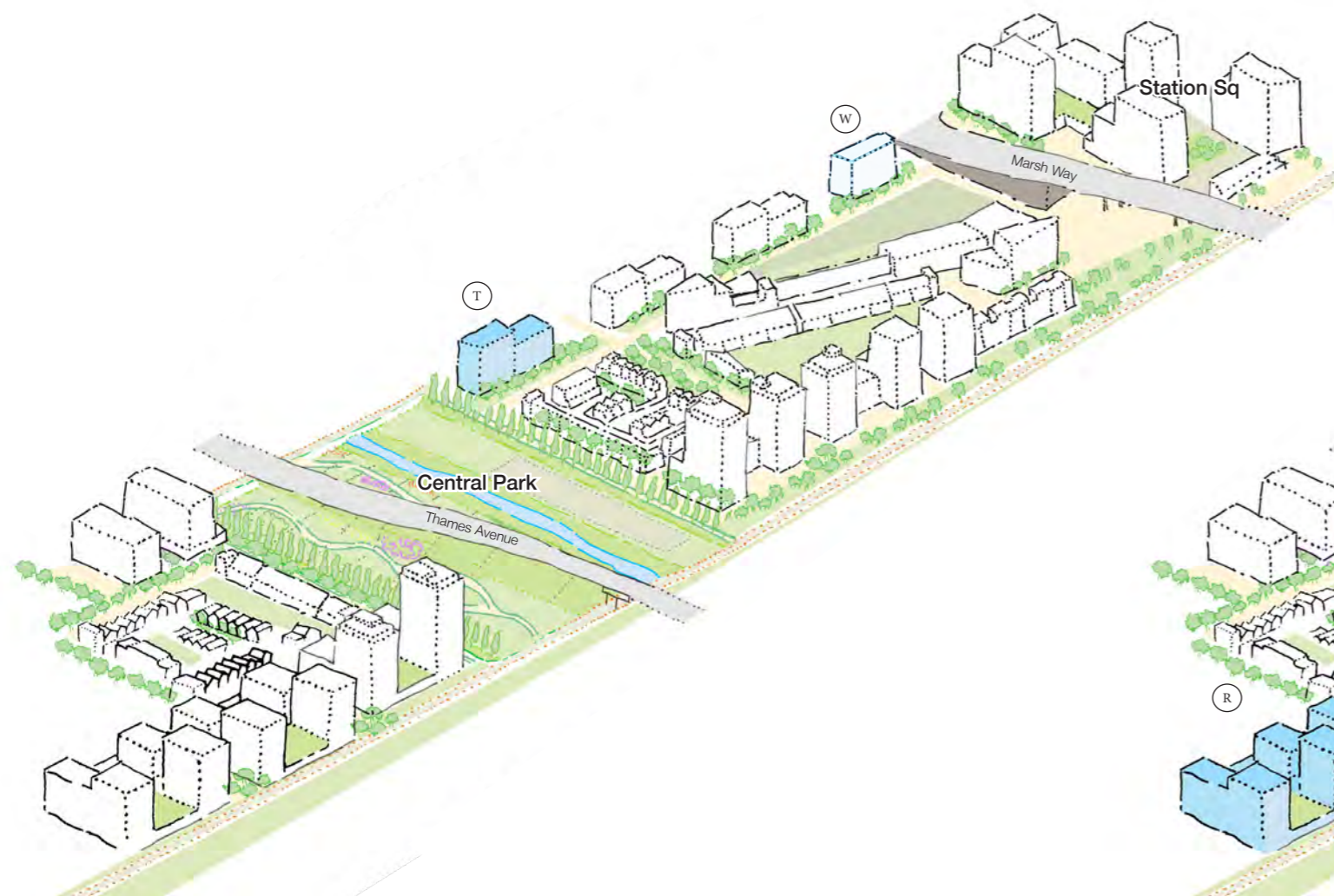
A. Phase 2A consented building plots

- The diagram represents the Phase 2A reserved matters approval for building plots 16, I and T

B. Proposed scheme

- The diagram represents the Phase 2A proposal for building plots I, T and Y
- Warehouse typology in lieu of the houses allows for the delivery of more affordable homes
- Building I bridges the transition between phase 1 and phase 2A proposed building heights

Masterplan principles



C. Bookend composition

- Building T increases by 1 storey creating a bookend composition to frame central park, and improve building composition adjacent to the A1306



D. Warehouse buildings on southern edge

- The warehouse buildings located along the sites southern edge reduce the noise impact from the adjoining railway line
- The introduction of warehouse building Y improves active frontages creating a safe and attractive place to live

Phases 1-2

New Road North elevation



Reserved matters approval

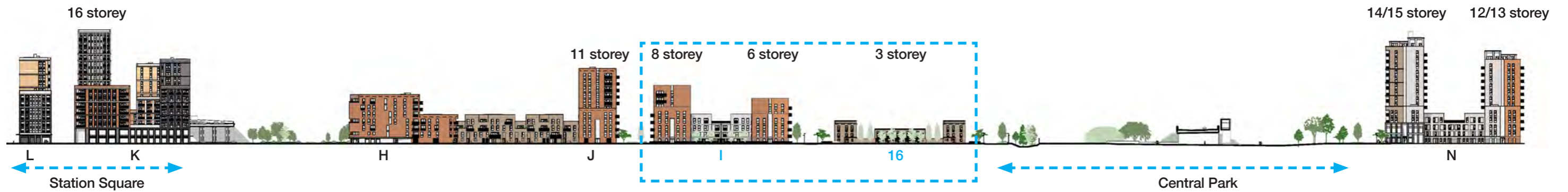


Proposed

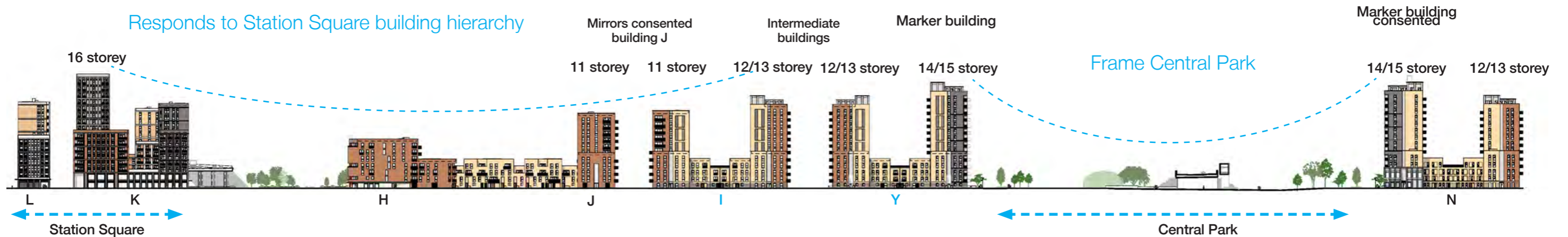
The increase in the height of building T, which sits alongside the A1306, by one storey creates a bookend composition within Havering and enables the site to deliver increased homes. This was supported by the QRP.

Phases 1-2

North elevation



Reserved matters approval



Proposed

The new proposals for phase 2A will create more cohesive views of Beam Park as a whole, not only with the marker building framing the Central Park, but also improving the relationship between these buildings and Station Square.

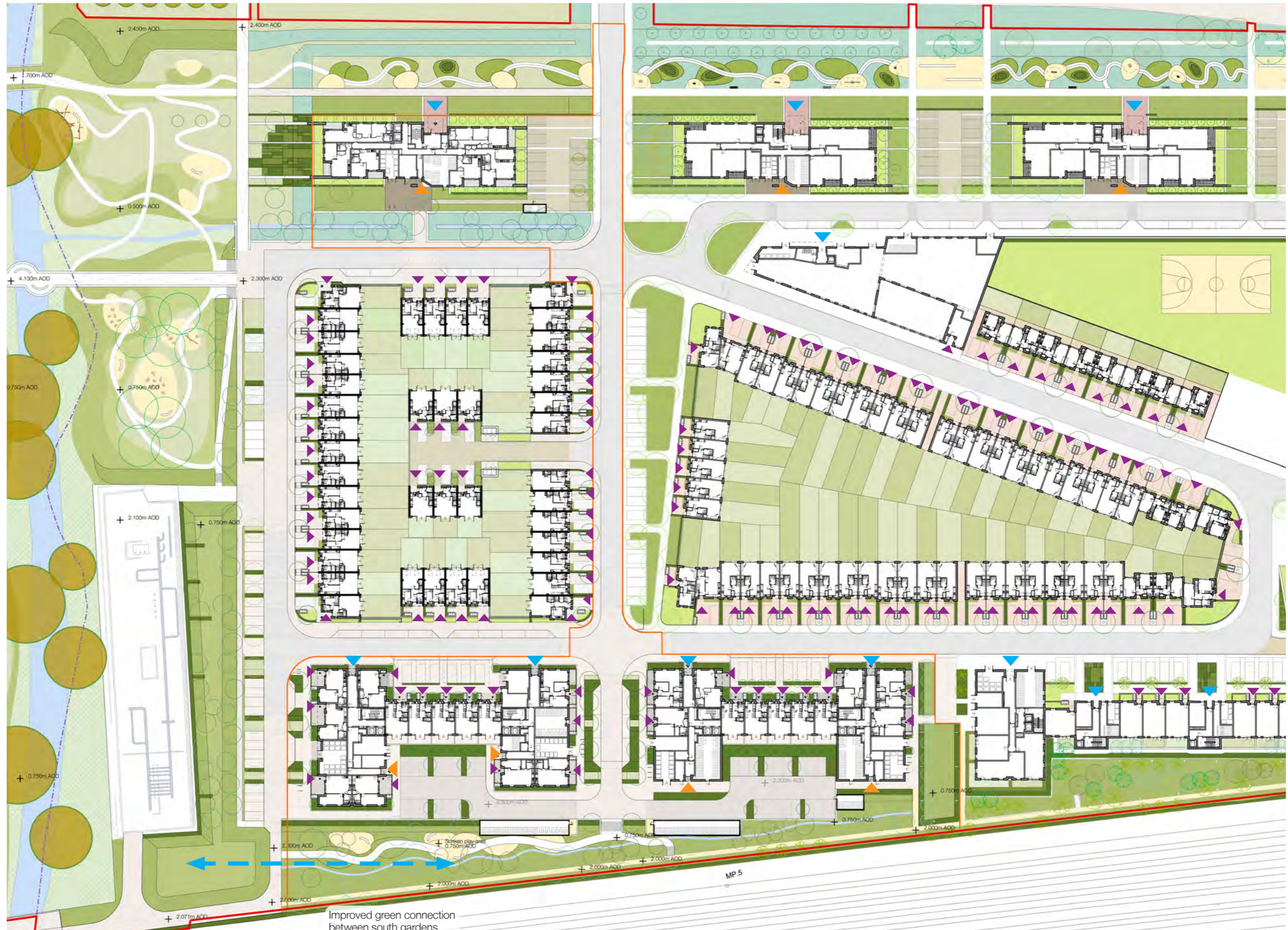
Alongside the improved visual aspects, these buildings will improve the sound barrier from the railway line and lessen the impact of the views of the Thames Avenue flyover.



Building material palette diagram

Proposed

Ground floor arrangement plan



Improved green connection
between south gardens
and central park

- Primary entrances
- Private entrances
- Secondary entrances

Aerial View

Phase 2A Full Application current proposal

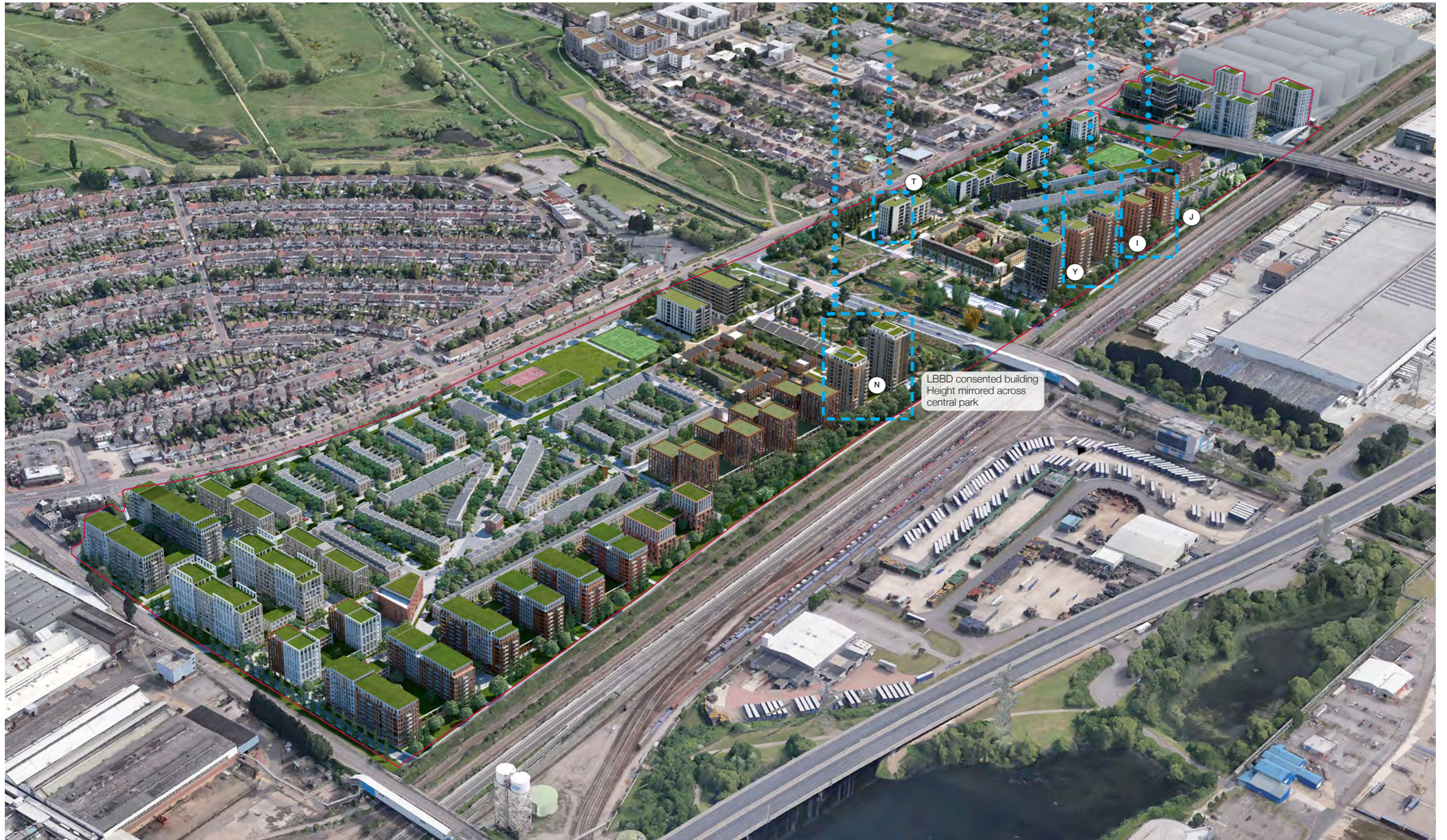
Building Y - 14 storeys

Buildings I and Y - 12 storeys
intermediate buildings frame site entrance

LBBB building N - 14 storeys
consented building height

Building T
1 additional storey

Building I - 11 storeys mirrors
building J consented building height



LBBB consented building
Height mirrored across
central park