

Quarles Campus

Tring Gardens, Harold Hill, Romford



PRESENTATION TO THE STRATEGIC PLANNING COMMITTEE

June 2020

Development Overview

- ❑ 120 dwellings.
- ❑ 37% affordable housing (based on habitable rooms)
- ❑ 39% affordable housing (based on units)
- ❑ 46% family units
- ❑ New publicly accessible open space for use by the wider community
- ❑ New play space for use by the wider community
- ❑ Financial contributions to improving play pitches in the Borough



Evolution Since SPC

Scheme as presented Feb 2019



Changes:

- Reduction of 25 units
- Increase in the amount of affordable housing to be provided (from 35% to 39% by unit)
- More organic layout;
- Wider landscape corridor through the centre of the site;
- Reduction in height of apartment blocks from 4 storey to 3 ½ storey
- Increase in the amount of on plot parking
- Apartment blocks integrated into the layout better with houses
- Introduction of walking route within the open space

Response to Member queries:

- Access to Dagnam Park – there will no access to Dagnam Park through the development
- Further details sought on tenure mix – Refer to page 7
- Community engagement – public exhibition held in June 2019 and ongoing discussions with ward Cllrs and 'Friends of Dagnam Park'. SCI will be submitted with the application
- Ecological assessment – this will be submitted with the application;
- School place impact – will be mitigated through CIL/s106
- Footprint of the campus vs proposals – there is a reduction in footprint. Refer to page 6.

Existing Site



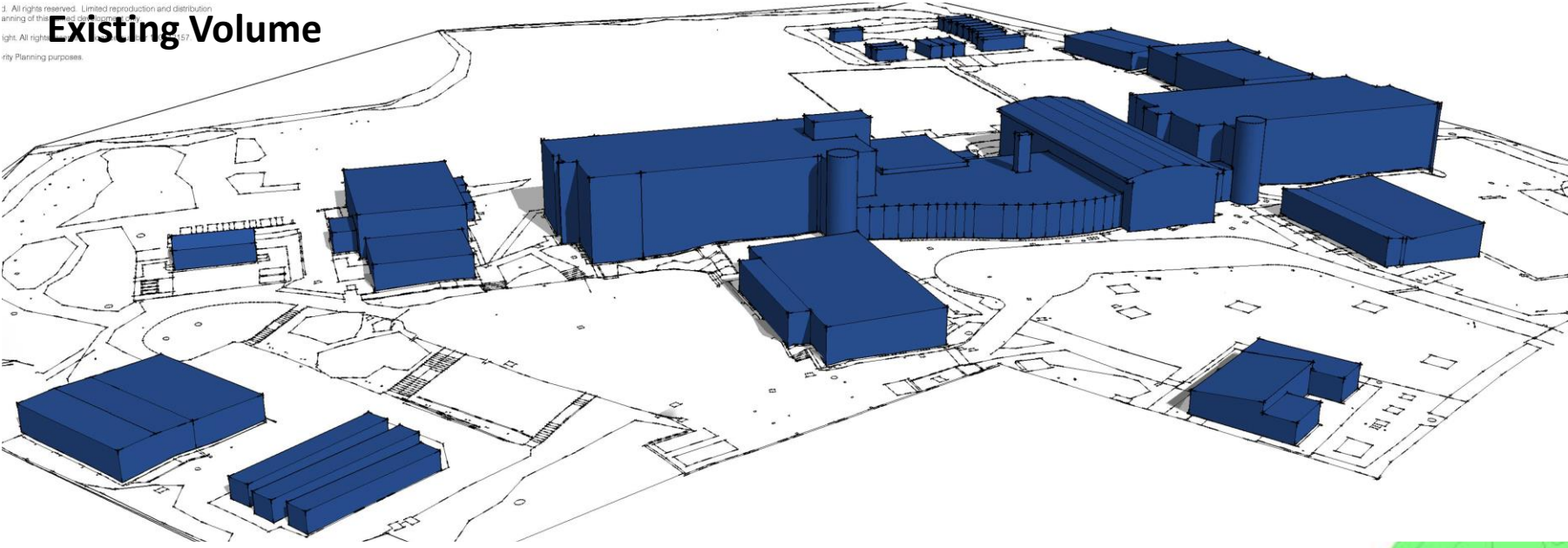
- ❑ The site is designated as a 'major developed site in the green belt' within the adopted local plan
- ❑ The site is identified for housing delivery within the emerging Local Plan
- ❑ The development proposals will be assessed under Chapter 13 of the NPPF

- ❑ Development is generally inappropriate in the Green Belt, except for purposes identified in Paragraph 145 of the NPPF.
- ❑ The proposed development is the complete redevelopment of the site as such is an exception under Paragraph 145 (g)
- ❑ The proposals will result in some harm to the openness of the Green Belt and as such needs to 'contribute to the affordable housing need in the Borough'.
- ❑ Accordingly the proposals are providing 37% affordable housing on a habitable room basis



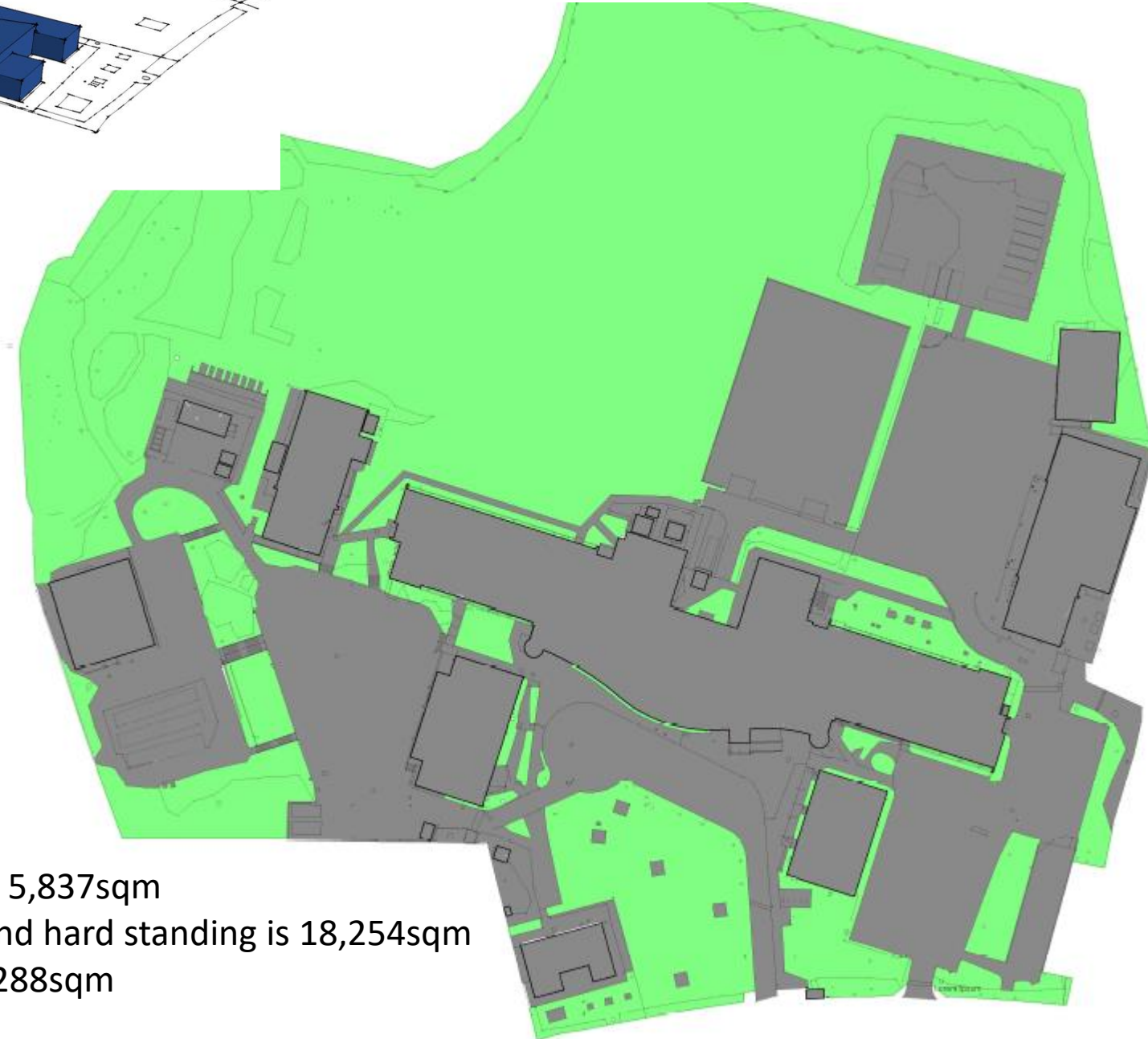
Green Belt Analysis

Existing Volume



Existing volume is 35,971m³

Existing Built Footprint, Hard Standing and Open Space



- Existing built footprint is 5,837sqm
- Existing built footprint and hard standing is 18,254sqm
- Existing Open Space 18,288sqm

Green Belt Analysis

Proposed Volume



❑ Proposed volume is 41,162m³

Proposed Built Footprint, Hard Standing and Open Space

- ❑ Proposed footprint is 4,998sqm
- ❑ Proposed built footprint and hardsurfacing is 12,995sqm
- ❑ Proposed open space 23,316sqm



- ❑ Difference in volume is +5,191m³ (14%)
- ❑ Difference in built footprint is - 5,259sqm (29%)
- ❑ Difference in open space is +5,028sqm (27%)



Proposed Development Key Facts

Proposed Residential Mix:

Unit Type	Private	Shared Ownership	Affordable Rent	Total	%
1 Bedroom	4	-	8	12	10%
2 Bedroom (3 Person)	-	-	1	1	44%
2 Bedroom (4 Person)	25	4	23	52	
3 Bedroom (4 person)	44	-	-	44	46%
3 Bedroom (5 person)	0	9	2	11	
Total	73	13	34	120	100%
	60.8%	39.2%			

Housing Mix:

	1 Bed	2 Bed	3 Bed
Market Housing	5%	34%	60%
Affordable Housing	17%	60%	23%

Height:

- Two storey houses
- 3 ½ storey apartment blocks

Car Parking:

- 212 car parking space total

Affordable Housing:

By Unit

- Provision of 47 affordable housing units
 - 13 Shared Ownership (27.6%)
 - 34 Affordable Rent (72.3%)

By Habitable Room

- 191 habitable rooms;
 - 61 Shared Ownership habitable rooms (31.9%)
 - 130 Affordable Rent habitable rooms (68%)

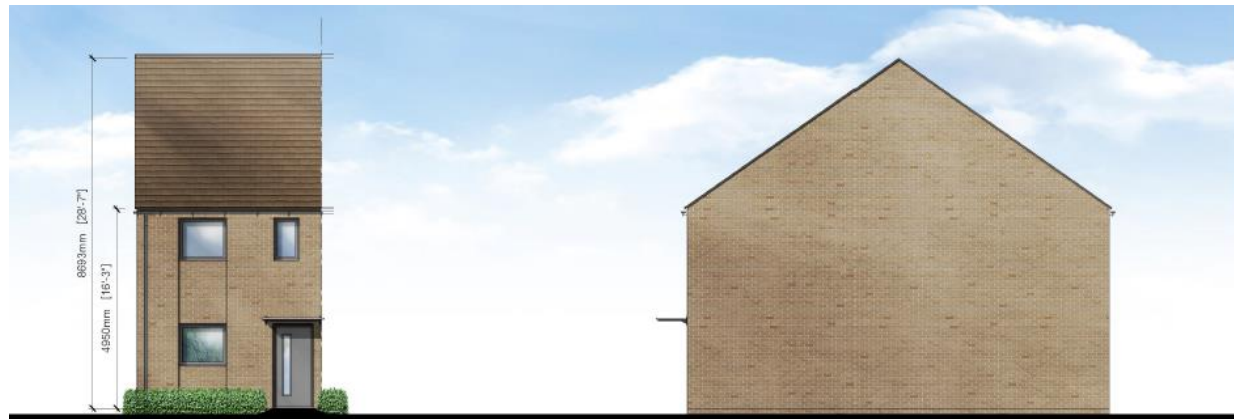
Cycle Parking:

- 181 cycle parking spaces
 - 1 space per flat/2 bed unit;
 - 2 spaces for 3 bed units

2 bedroom House



3 bedroom house



Front Elevation

Side Elevation



Front Elevation

Side Elevation



Rear Elevation

Side Elevation



Rear Elevation

Side Elevation

Proposed Design



Front Elevation



Side Elevation



Rear Elevation



Ground Floor Plan



First Floor Plan



Third Floor Plan

Proposed Design



Original elevational design and materials proposals



4 Removing overhanging eaves and fascias and replacing with clipped verges and rise and fall gutter brackets; rainwater goods in grey



1 Material changes: brown brick and earthy-toned roof tiles, recessed brick panels between windows in same brick, front doors in grey



5 Front doors recessed to create an enclosed internal porch



2 Recessed brick panel alongside upper floor windows



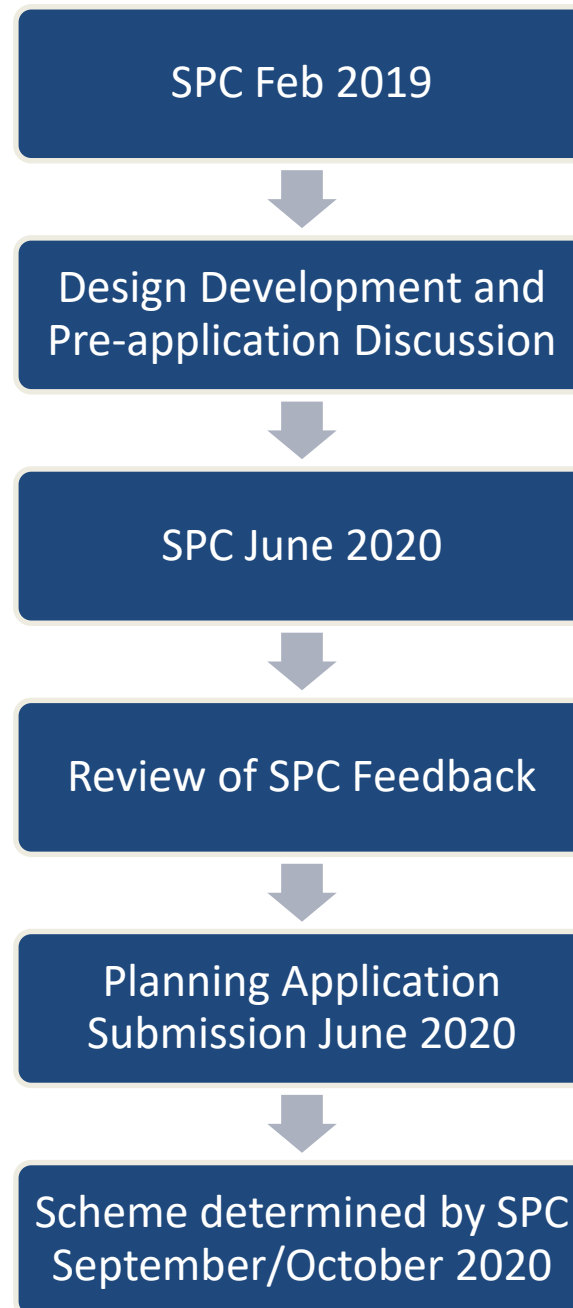
6 Alternative porch option - brick piers creating an enclosed external porch



3 First floor windows decreased in size



7 Final elevational design and materials proposals: incorporating the materials alterations (1), clipped verges and rise and fall gutter brackets (4), and a solid roofed cantilevered porch



Proposed Development Images



 **MERCURY**
LAND HOLDINGS

 **Bellway**

Quarles Campus

Proposed Development Images



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