



New Road - RTS Motors Site

Strategic Planning Committee

NRD2-BPTW-XX-XX-DO-A-0615-P02-S3
June 2020



90 New Road

Beam Park Station

Beam Park

RTS Motors Site

Marsh Way

Beam Parkway Development Site NR08

Askwith Road

Beam Parkway Development Site NR09

New Road

Beam Park

1.1 Site Location

The RTS Motors Site on New Road is located in South Hornchurch ward of the London Borough of Havering. The site is around 1.2km to the West of the town of Rainham and is a similar distance from the local centre of South Hornchurch.



Key

- - - London Riverside Opportunity Area
- Rainham & Beam Park Planning Framework
- Site Location



London Riverside Opportunity Area

1.2 Site

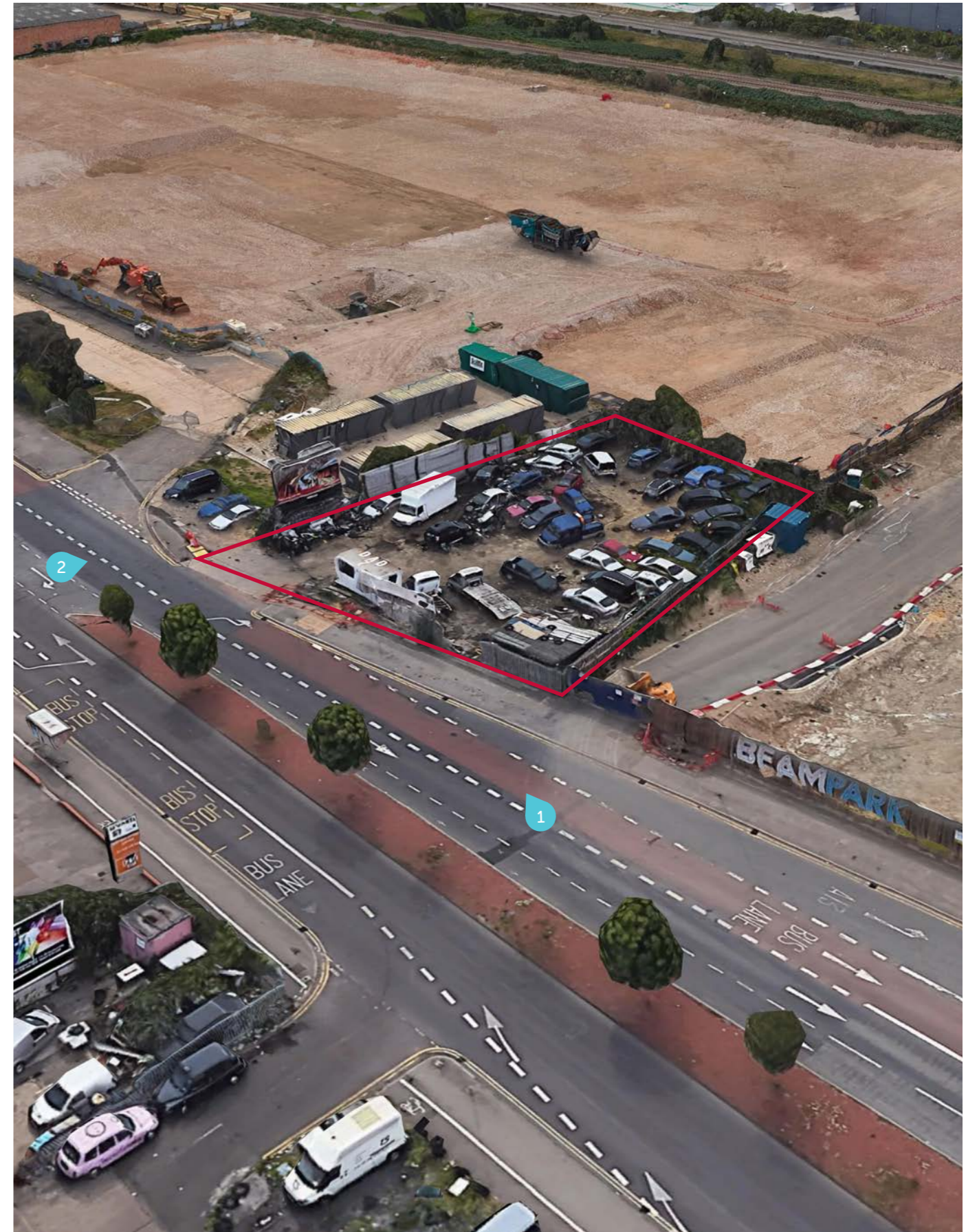
The RTS Motors Site, currently a scrapyard, is located on New Road in Rainham, London Borough of Havering. The site is surrounded to the east by 90 New Road, to the west by Beam Park with New Road and the residential streets of South Hornchurch to the north.

Clarion Housing Group received resolution to grant planning permission on 90 New Road at planning committee in January 2020 to deliver 717 new homes and 1,000sqm of commercial space. Beam Park is a development by Countryside Properties which includes 3,000 new homes, two primary schools, a nursery and commercial space focused around the new Beam Park railway Station. Countryside are currently on-site constructing Beam Park and the new station.

In October 2019, the RTS Motors Site was offered for sale on the open market and given the proximity to 90 New Road, Clarion Housing Group acquired the site to include within the 90 New Road wider masterplan.

Having achieved planning permission Clarion are intending to commence construction of the 90 New Road development in January 2021 .

BPTW the architects for the 90 New Road development have been appointed by Clarion to bring forward the design proposals for the RTS Motors Site. It is envisaged that subject to planning approval in September 2020, the RTS Motors Site will form part of Phase 1 and construction will commence in January 2021.



1.3 Emerging Context

Local Context



- Key**
- Site Boundary
 - RBPPF Boundary
 - Development with Planning
 - Borough Boundary
 - 90 New Road



Beam Park



Beam Parkway Development Sites

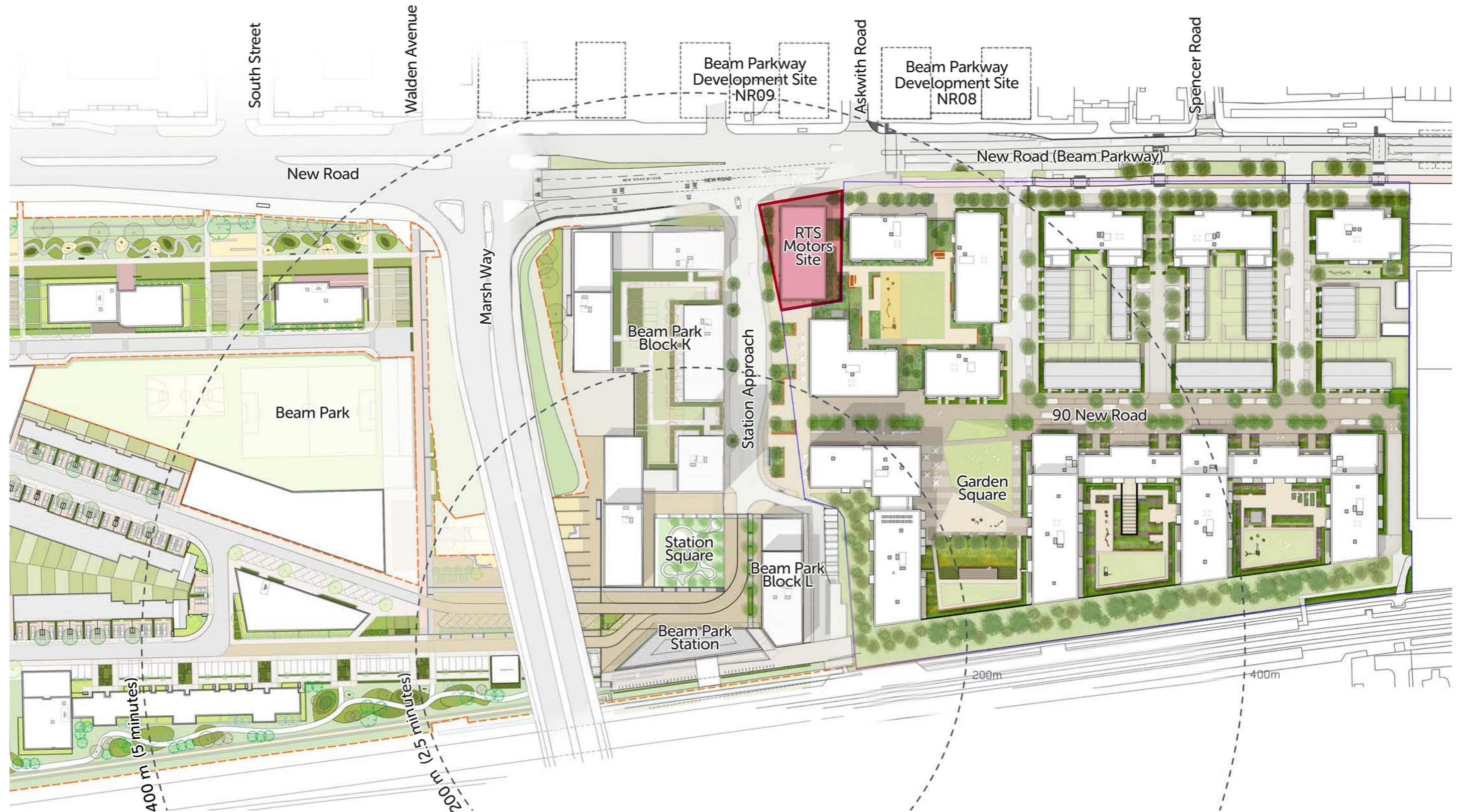


90 New Road



1.4 Site

Wider Context - Emerging



1.5 Site

Site Context - Emerging

Image showing the RTS Motors Site in its current form alongside the approved 90 New Road scheme with Beam Park and the proposed Beam Parkway improvements to New Road implemented.

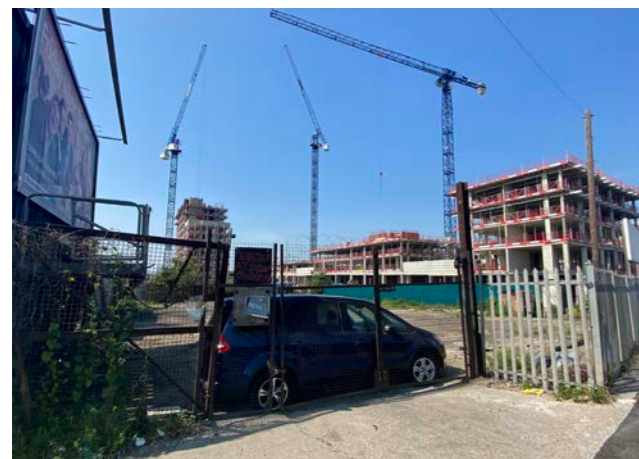
The site proposes an excellent opportunity to complete the 90 New Road scheme and deliver a coherent gateway to the new Beam Park station and complete the new Local Centre.

Key references around the RTS Motors Site:

- 1 RTS Motors Site
- 2 90 New Road - Block 01
- 3 Beam Parkway
- 4 Station Approach
- 5 Beam Park



Visualisation - View from New Road looking down Station Approach



Foreground - RTS Motors Site
Background - Beam Park construction progress



Google Streetview - RTS Motors Site



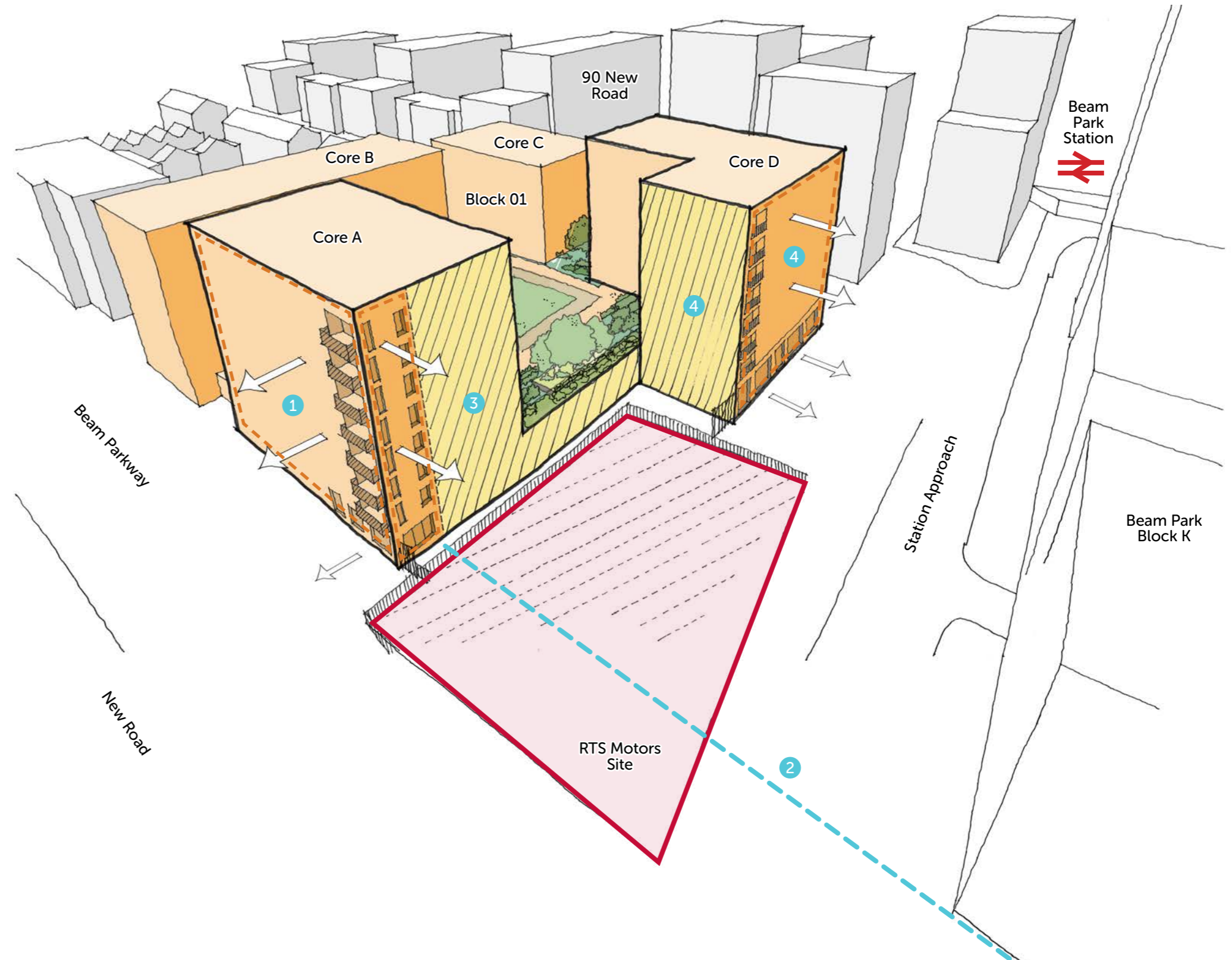
New Road - Street Elevation

1.6 Site

90 New Road Strategic Approach

Design of the approved 90 New Road scheme took into consideration future development of the RTS Motors Site. Key features of the design include:

- 1 The main frontage of Core A is the northern elevation onto New Road
- 2 The building line with Beam Park was maintained to ensure an impressive gateway to the station could be created
- 3 The western elevation of Core A only has windows on part of it, allowing future development and dual aspect homes
- 4 The main frontage of Core D is the western elevation onto Station Road, with no windows on the northern elevation to support future development



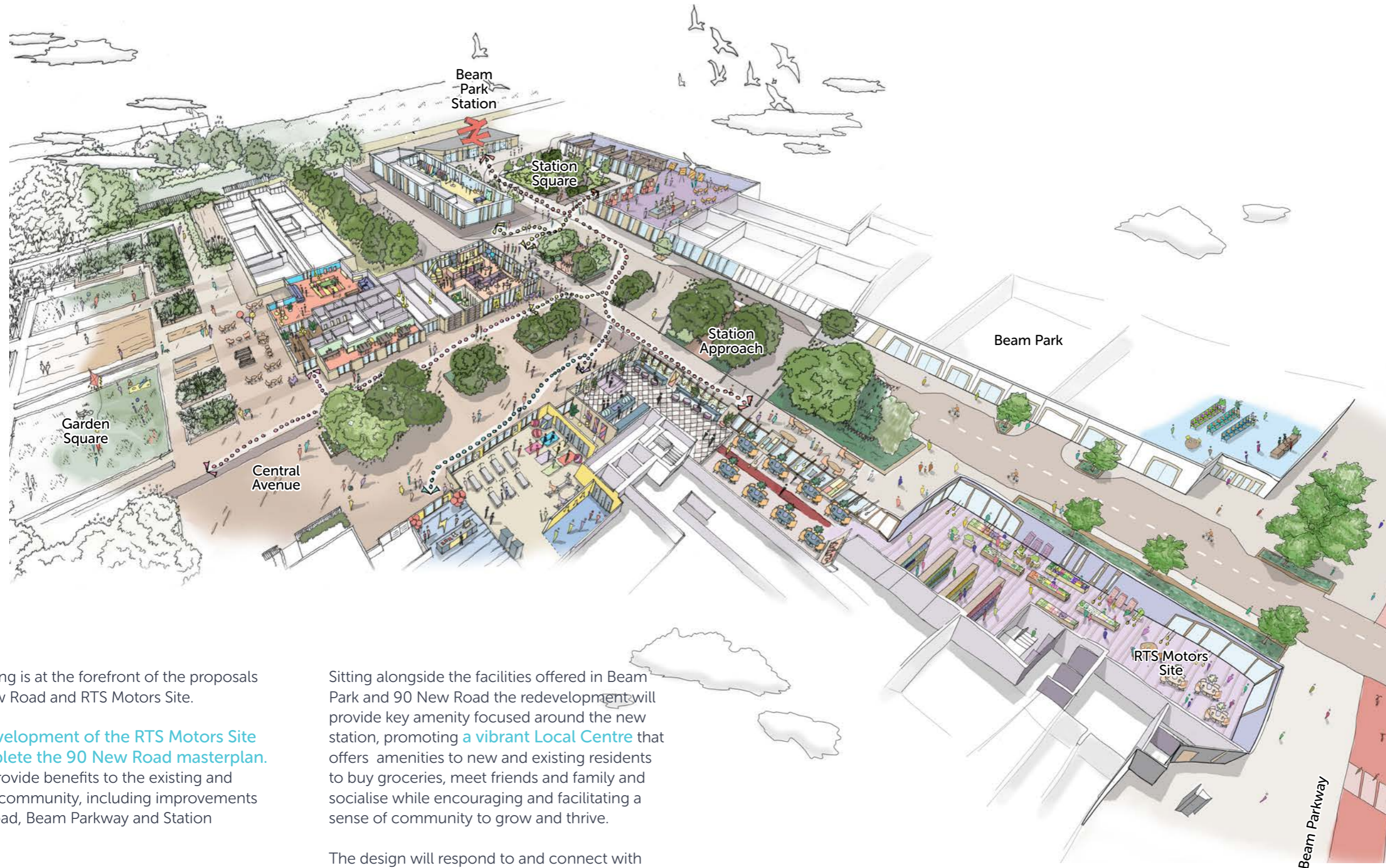
90 New Road
717 New Homes



90 New Road
1000m² of New
Commercial /Retail
Space

2.1 Vision

Placemaking



Placemaking is at the forefront of the proposals for 90 New Road and RTS Motors Site.

The redevelopment of the RTS Motors Site will complete the 90 New Road masterplan.

This will provide benefits to the existing and emerging community, including improvements to New Road, Beam Parkway and Station Approach.

The proposal will complete the new local centre and provide **a coherent gateway to the new Beam Park station**, enhancing the current appearance of the site.

Sitting alongside the facilities offered in Beam Park and 90 New Road the redevelopment will provide key amenity focused around the new station, promoting **a vibrant Local Centre** that offers amenities to new and existing residents to buy groceries, meet friends and family and socialise while encouraging and facilitating a sense of community to grow and thrive.

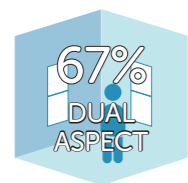
The design will respond to and connect with the emerging and local context, completing this area around the new station, creating a place to live that is recognised, desirable and inviting.

3.1 Design - Layout

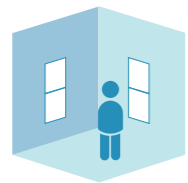
Layout Principles

Principles for the proposed site layout:

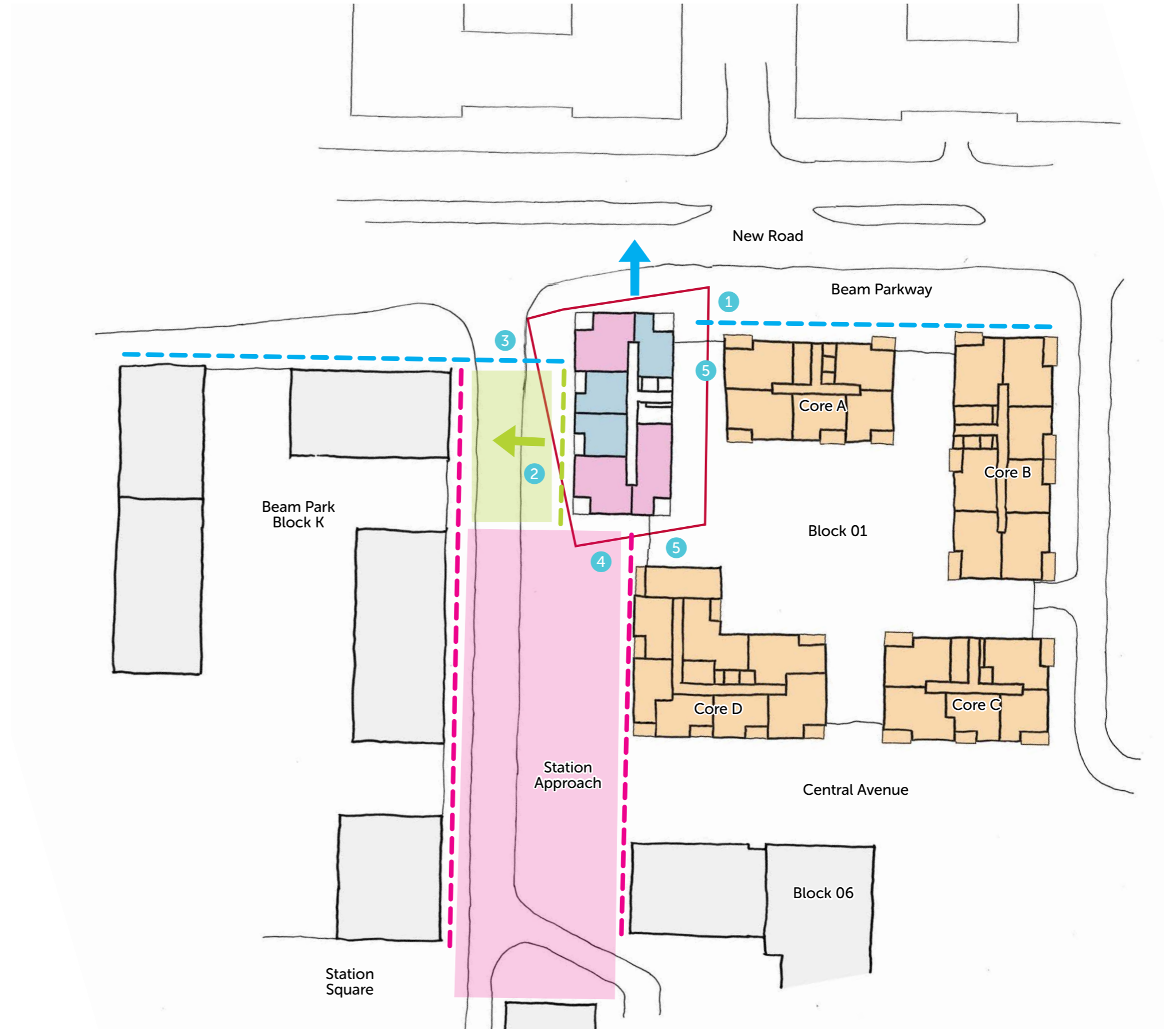
- 1 The proposed development steps out from the Block 01 building line on New Road
- 2 The proposed development steps out from the building line of Block 01 Core D into Station Approach, following the angle of the site boundary line
- 3 A transition gateway space is introduced between New Road (Beam Parkway) and Station Approach defined by the building line of Beam Park
- 4 Station Approach is clearly defined by the proposed development and existing building lines of 90 New Road and Beam Park
- 5 The language of Beam Park and 90 New Road Block 01 podium block is continued with an openings to the podium introduced on the Station Approach and New Road elevations



Dual Aspect Dwellings



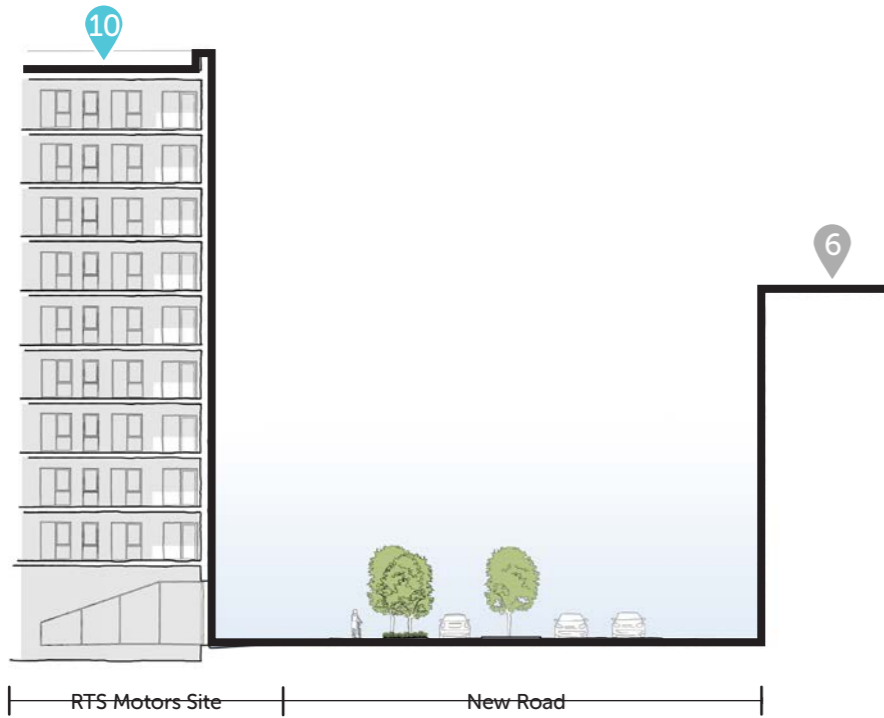
No Single Aspect North Facing Dwellings



3.2 Design - Massing

Massing Development

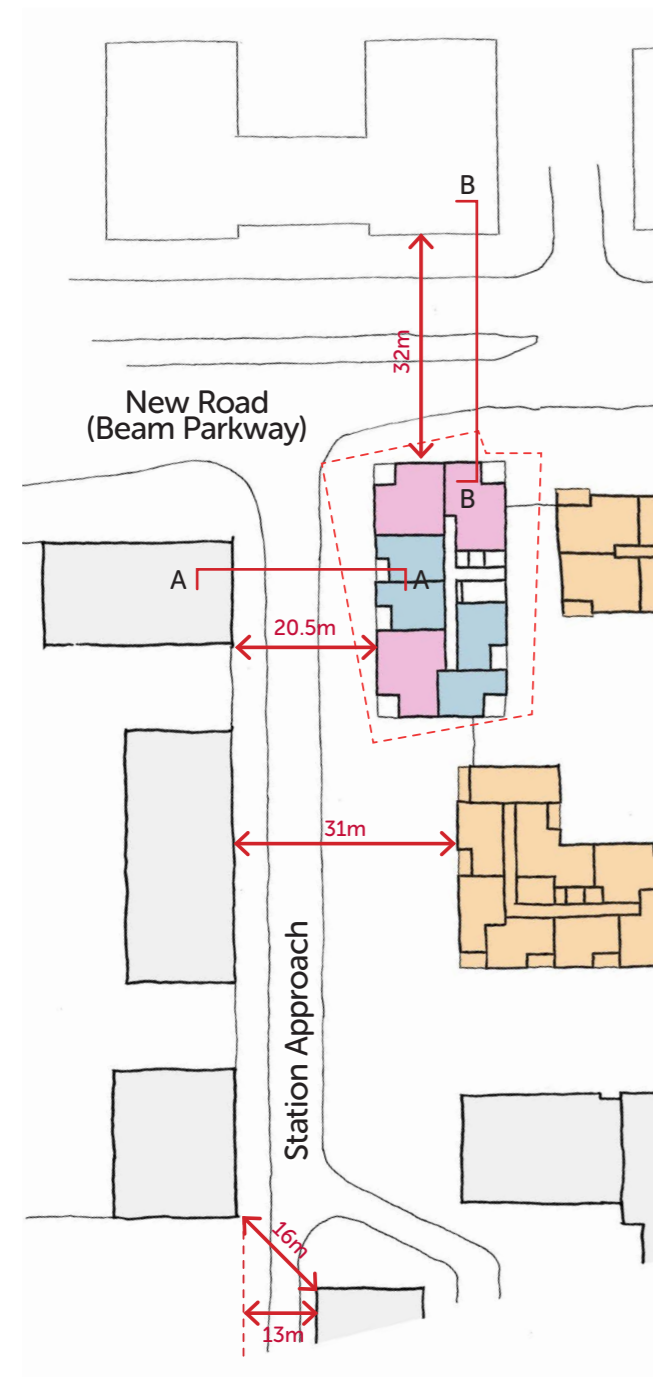
Street elevations and models have been used to test the massing and height to see how the proposed development sits alongside 90 New Road, Beam Park and the Beam Parkway Development Sites across New Road.



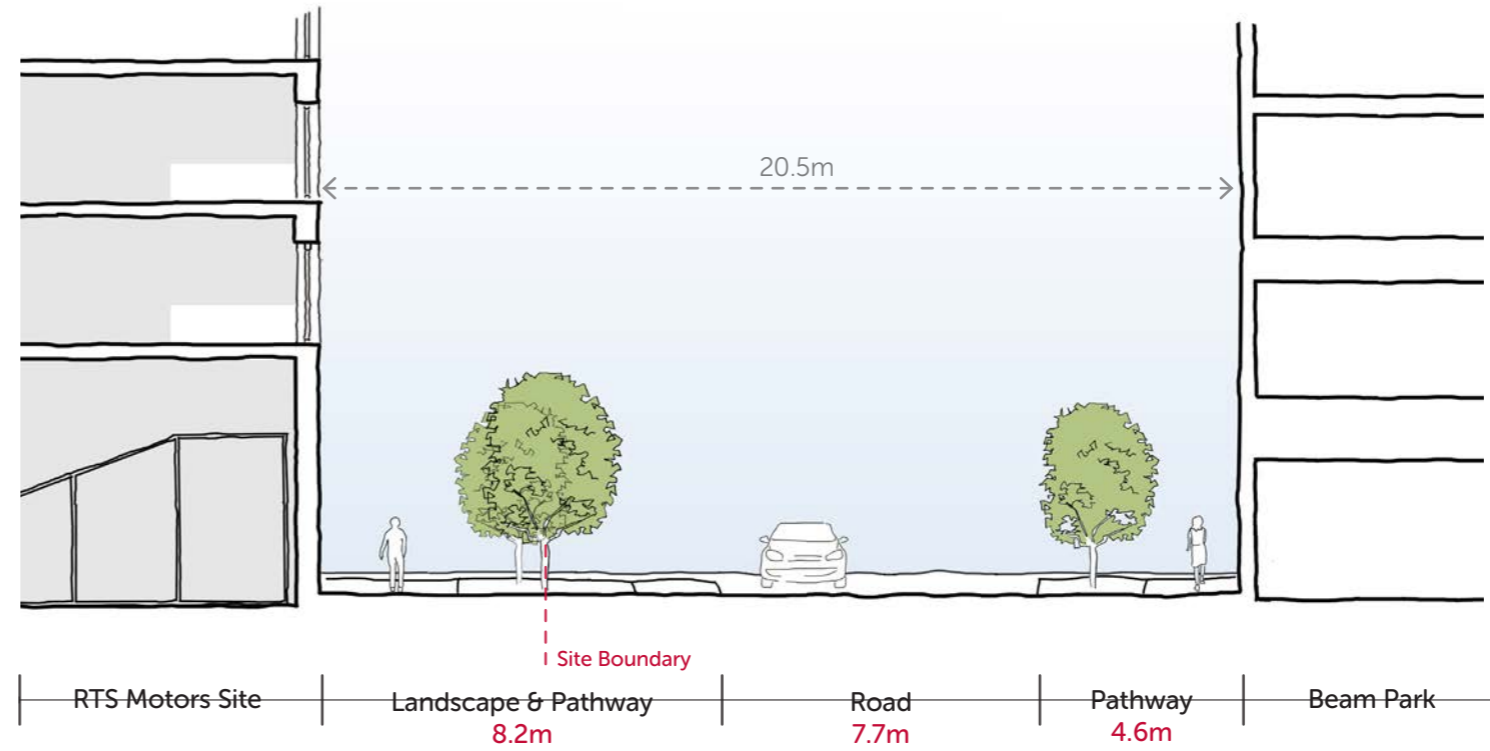
3.3 Design - Massing

Site Sections

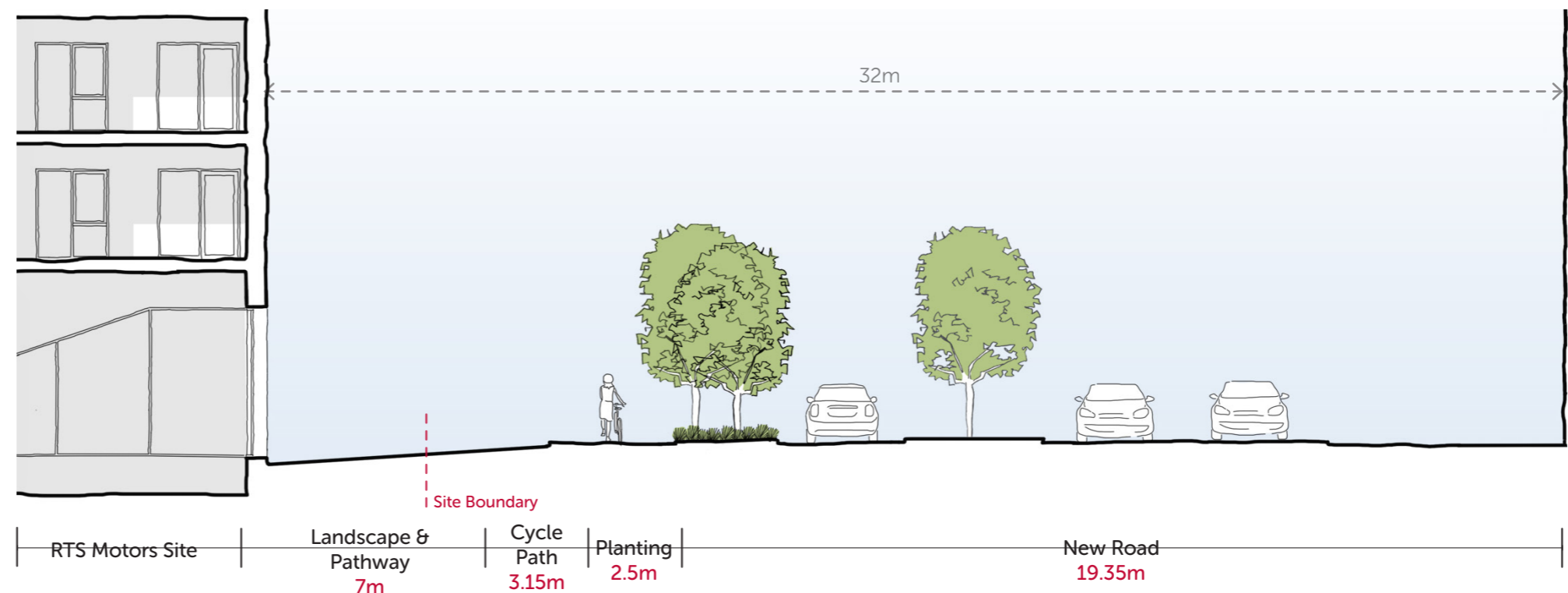
Site sections have been produced to test the massing and layout to ensure there is adequate space around the building to provide pedestrian, cycle and vehicle routes integrated into the landscape design.



Widths in Station Approach



Section A-A - Station Approach



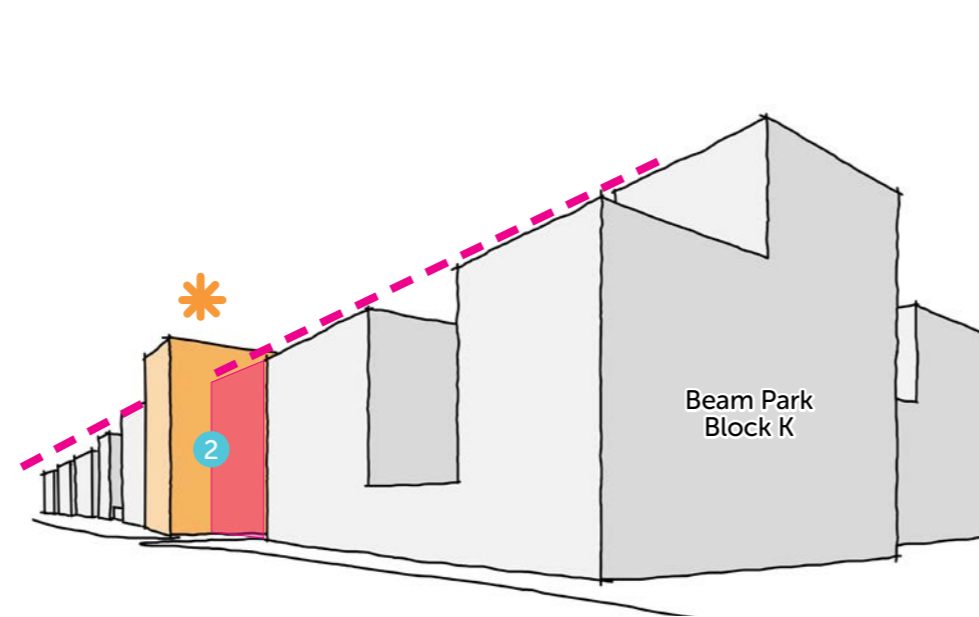
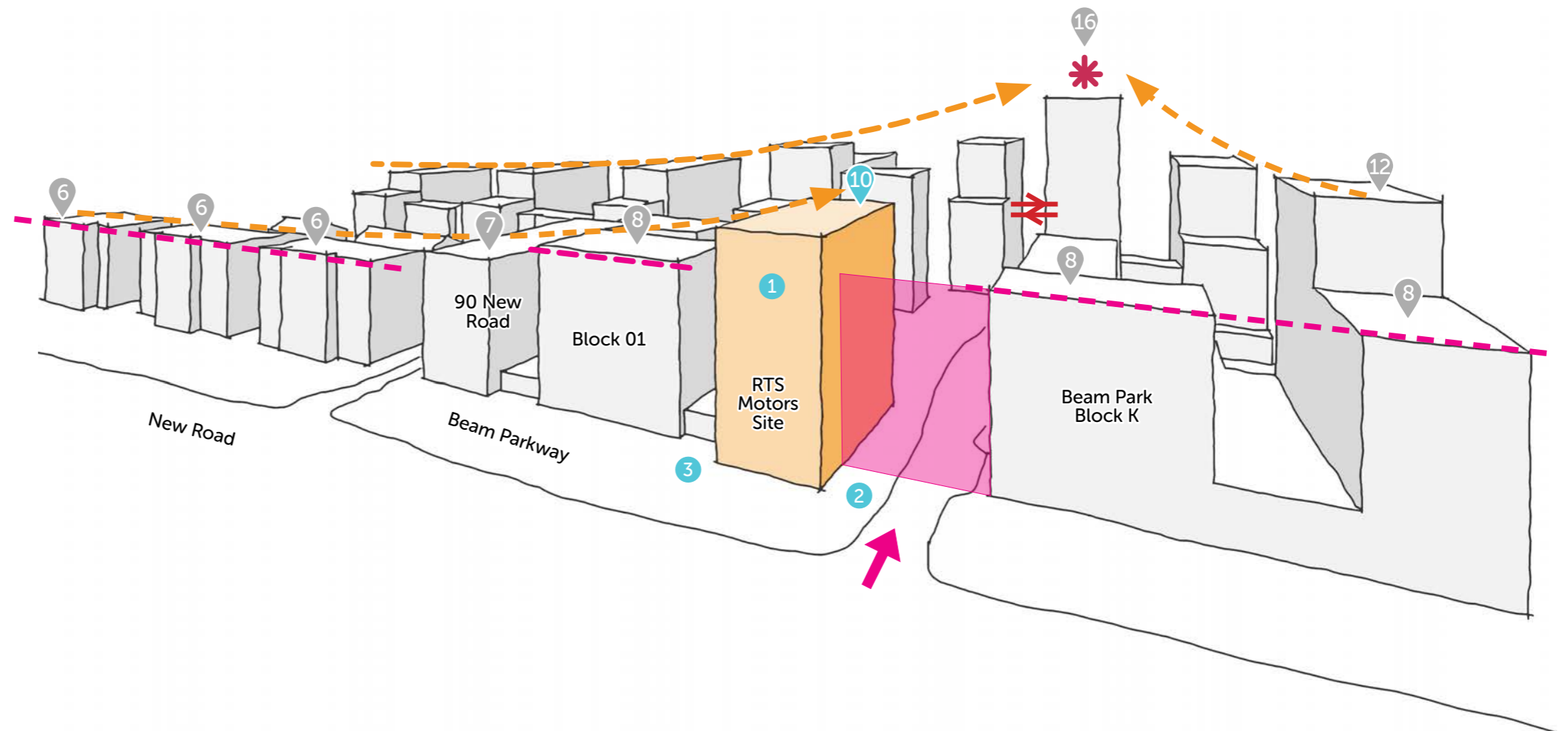
Section B-B - New Road (Beam Parkway)

3.4 Design - Massing

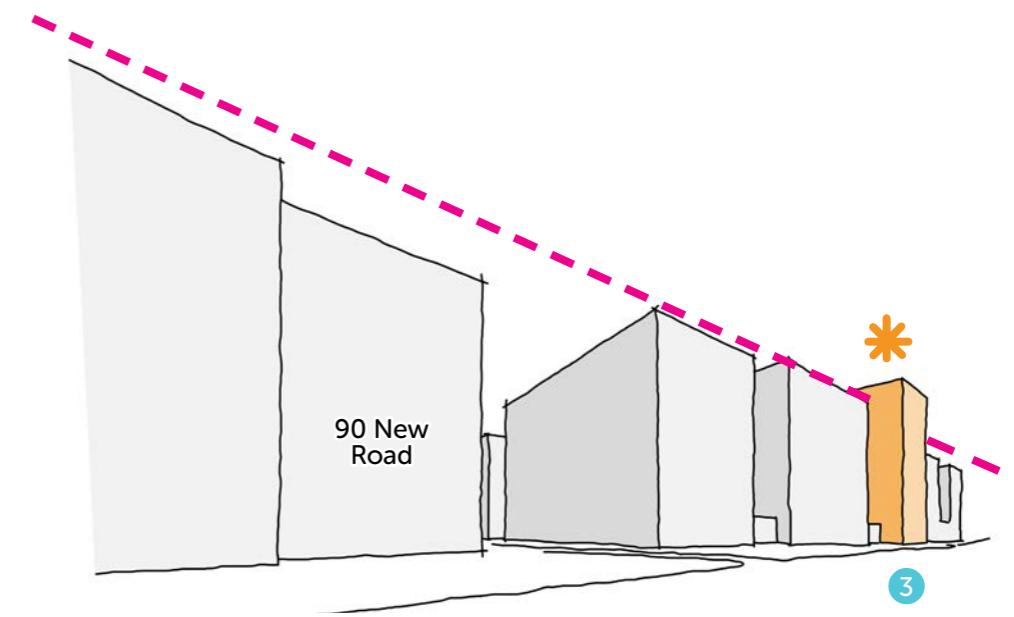
The massing principles for the RTS Motors Site have been developed in response to the emerging surrounding context.

In response, the key massing principles are as follows:

- 1 The massing sits alongside 90 New Road Block 01 and Beam Park Block K to create a consistent frontage along New Road that rises in height towards the gateway and new Beam Park station
- 2 When approaching from the west the proposed building steps out into New Road, breaking the building line of 90 New Road and Beam Park to highlight the gateway to the station
- 3 When approaching from the east the gateway to the station is not clearly visible. In response the massing and building language act as a marker for the gateway



Looking east along New Road



Looking west along New Road

Quality Review Panel Feedback
20th May 2020

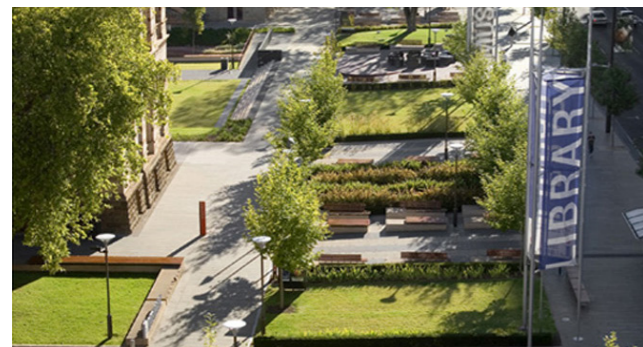
“The proposed height is potentially appropriate here and, along with the step forward, the block could be an effective marker building for the entrance to Station Approach.”

3.5 Design - Landscape & Amenity

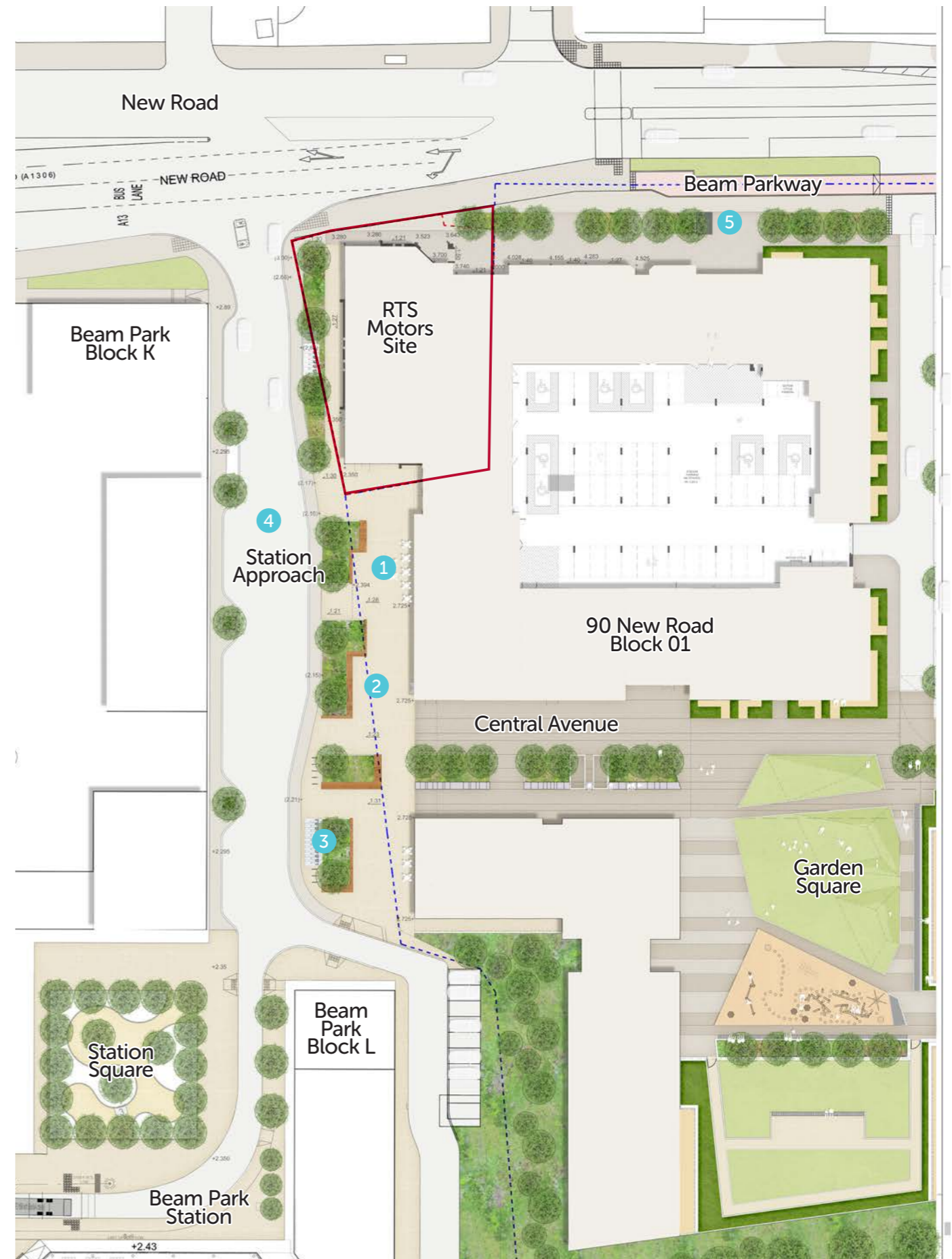
Landscape Design

The following have been included to ensure the highest quality public realm:

- 1 Paving helps to define Station Approach and connects all commercial unit entrances
- 2 Broad seating / benches defines social spaces and creates south facing seating opportunities
- 3 Planting areas contribute to SuDS strategy and aid surface water attenuation
- 4 Station Approach - Adopted road
- 5 Bus driver toilet facility

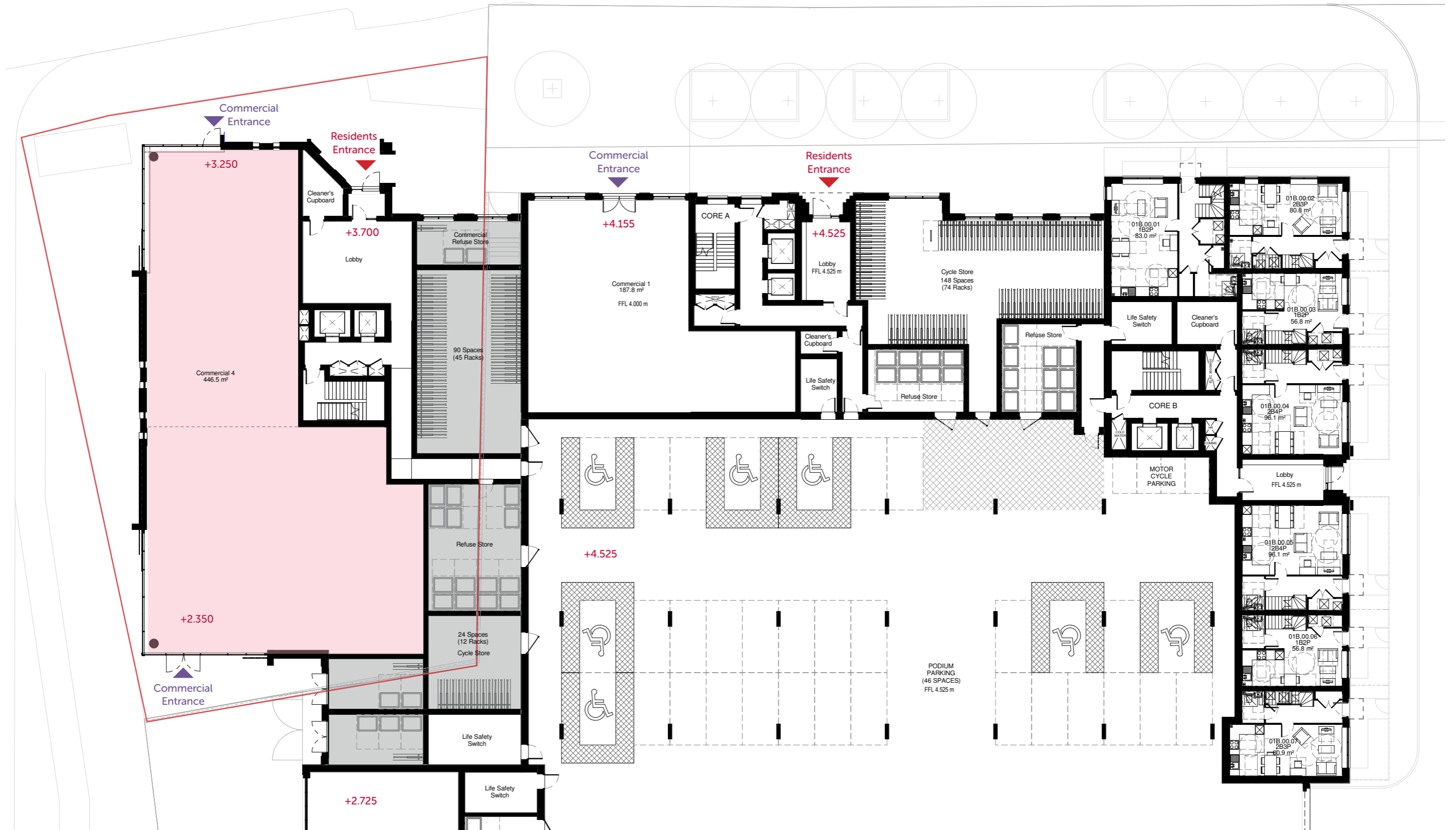


turkingtonmartin



3.6 Design - Layout

Ground Floor Plan



3.7 Design - Layout

Typical Upper Floor Plan



- 1 Bedroom Apartment
- 2 Bedroom Apartment

Unit Mix	
Size	Count
10 storeys	
1B2P	27
2B4P	27
TOTAL	54

3.8 Design - Materials & Appearance

Visualisations



View along New Road

Proposed RTS Motors Site development is on the left of Station Approach



View along New Road

Proposed RTS Motors Site development is in the centre



View in Station Approach

Proposed RTS Motors Site development is on the left

Local Benefits

90 New Road and RTS Motors Site

Key local benefits brought forward by the redevelopment of the RTS Motors Site:

- 1 The redevelopment is necessary to complete the 90 New Road masterplan, alongside the benefits this will provide to the existing community, including improvements to New Road, and completing the gateway to the new Beam Park station.
- 2 The redevelopment will complete the new local centre and provide a coherent gateway to the new Beam Park station. With its location fronting New Road, it will enhance the current appearance of the road as well as aligning with the wider context.
- 3 Rather than being a standalone scheme, the development is envisaged as part of the 90 New Road masterplan, which was approved by the London Borough of Havering in January 2020.
- 4 The site as current does not contribute to the visual appearance of 90 New Road or Station Approach and it is not accessible to the local community. The proposals for the RTS Motors Site would enhance the wider New Road area and enable key local benefits such as improvements to New Road and Station Approach
- 5 Whilst the RTS Motors Site does provide some employment opportunities at current, these are limited due to the use of the site. Our plans propose to uplift the number of jobs the site can support by creating a ground floor commercial space, which will also provide a key amenity to new and existing residents.
- 6 The building heights and densities have been revised downwards following discussions with planning officers at the London Borough of Havering, with the current plans reflecting its close proximity to and role as a gateway for the new Beam Park station.

90 New Road



717 New Homes



1000m² of New Commercial /Retail Space



New public green spaces

RTS Motors Site



54 New Homes



Over 300m² of New Commercial / Retail Space



The development completes key public green spaces - Beam Parkway and Station Approach



The development identifies the gateway to the new Beam Park station



The development provides a coherent gateway and articulates this important corner of the masterplan



The building completes the masterplan of 90 New Road and the new Local Centre



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