



Rainham Recovery

IMO Car Wash

Rainham Police Station

Tesco Extra

Rainham Tesco Filling Station

Royals

City Gate Training Centre

Barclays Bank

Aaron's Surplus  
Army and Navy LTD

Star Mini Cabs

Rainham Parish Church

Cold Blooded  
Reptile Centre

River Ingham

Viking Way

A2B Autocentre

Rainham Working  
Mens Club

Rainham Village Primary  
School & Nursery

Rainham Village  
Childrens Centre

**Strategic Planning Committee Review**

For  
Total Swimming on behalf of Havering Borough Council  
June 2020

## Background and Existing Site

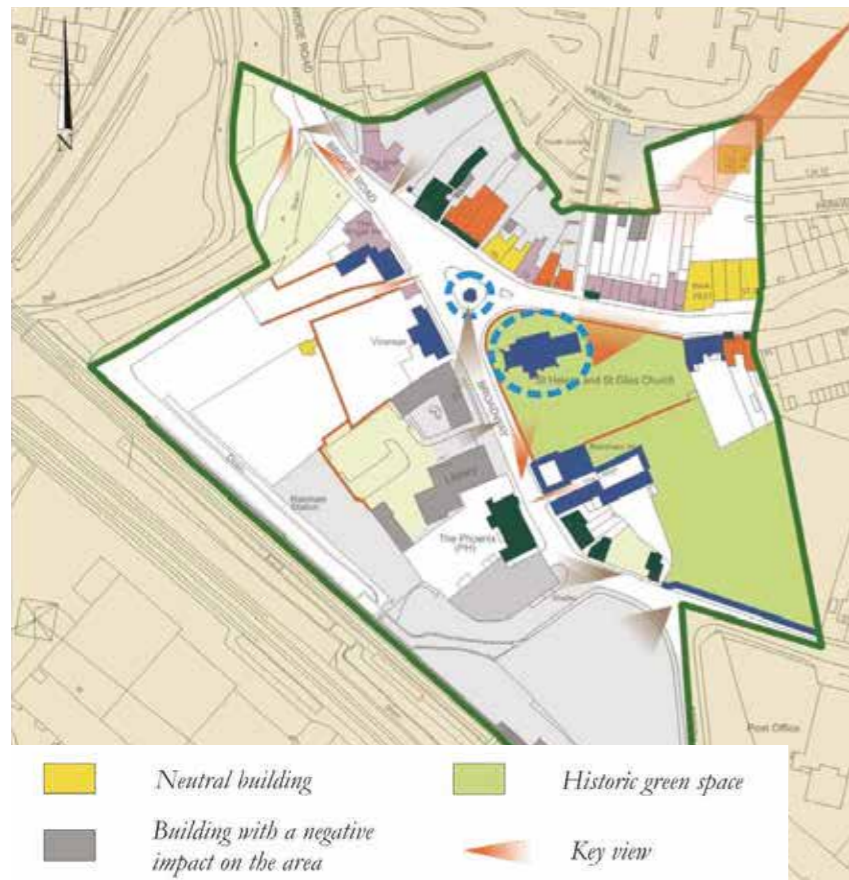
The proposed site for the Rainham Leisure Centre sits to the immediate North East of the Rainham Village Conservation Area, with the area boundary skirting to the south of Viking Way opposite the Tesco Car Park, where two designated Neutral buildings are located.

They somewhat shield the view both to the Conservation Area, and from it back to the proposed Leisure Centre. At the centre of the Conservation Area is St Helens and St Giles Church, which fronts the triangular road network created by Bridge Road and Broadway.

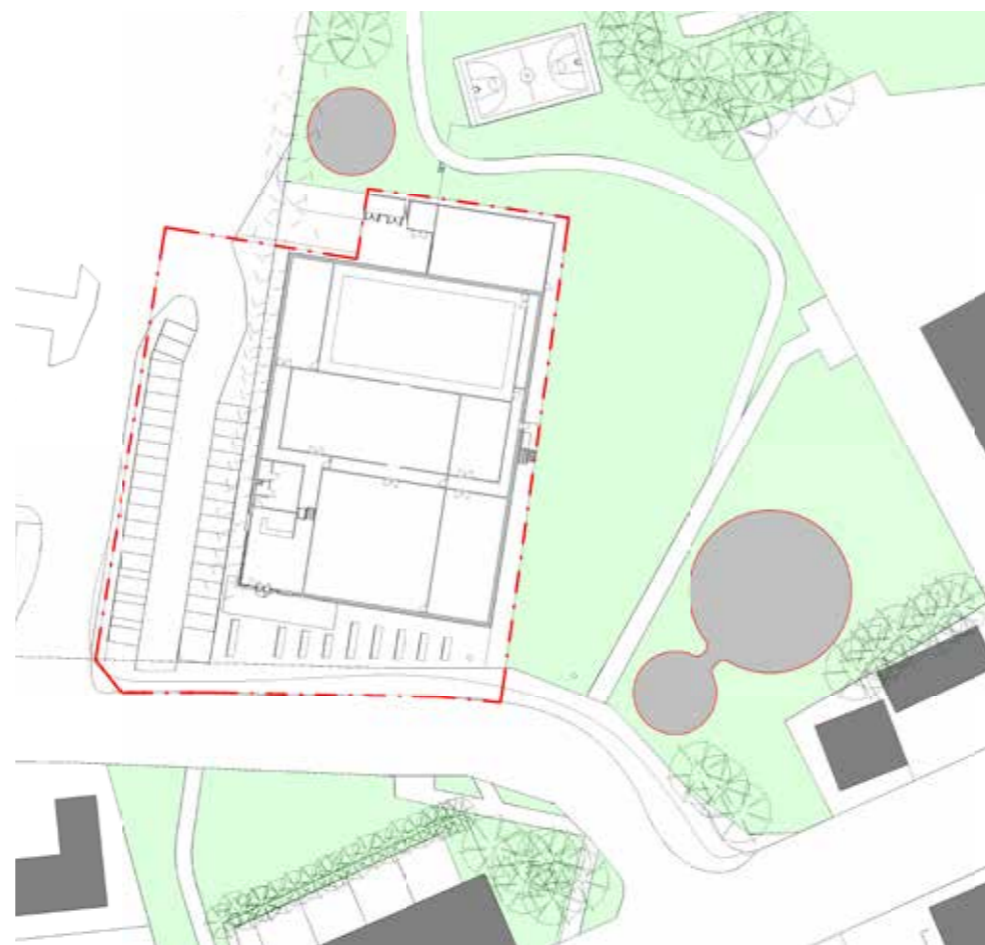
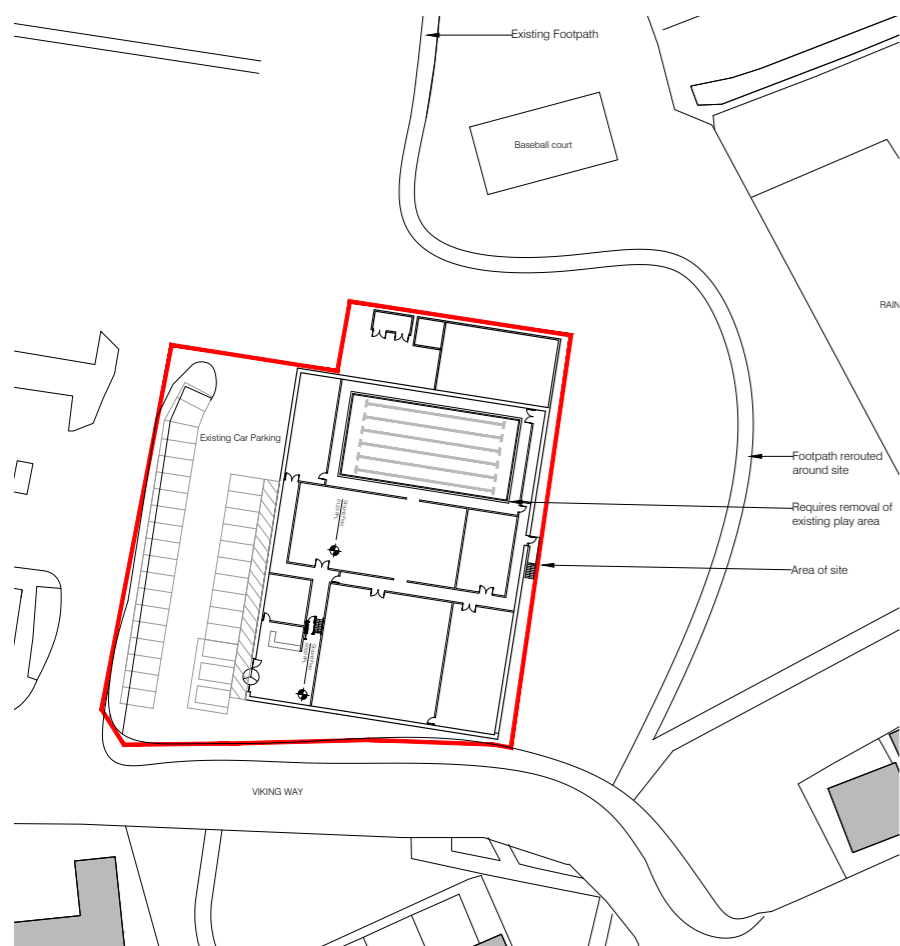
The site sits to the rear of the Conservation Area and many of the nearest buildings are also deemed to have a negative impact on the area. So whilst the Conservation Area is distanced both physically and in terms of prominence to the area we have within our scheme responded to it with an appropriate building in respect to its size, scale, and orientation.

A Key factor that is identified in the Rainham Conservation Area Appraisal is the key view offered from the north of the proposed site and across Viking Way to the South West.

The Area Appraisal shows the view taken from within the Tesco Car Park, however if we take the line further into the proposed development site and connect it to the existing path way, our proposal remains to the south and does not encroach on the aspect afforded, also the land rises towards the River Ingrebourne affording a further vantage point to view towards the Conservation Area and Church Steeple beyond.



Rainham Conservation Area Character Appraisal map 3: Character Analysis



Pre App 2 scheme addressed access, material and landscaping

Initially 6 potential sites were identified as possible sites for the proposed Leisure Centre 4 of which were discounted for various reasons during an initial assessment exercise, and this left two options

Plot 1 - Havering Technical College - is an empty site, covered in hard standing, previously home to B1 office use.

Plot 2 - Viking Way [Tesco Extra] - consists of a car park and public open space including some elements of hard landscaped play equipment.

In November 2019 a residents conversation was held by Havering Council on the two site options. Feedback favoured Plot 2 on Rainham Recreation Ground.

The Rainham LC scheme was developed further and presented at a Pre App meeting in April 2020. Generally feedback was positive in regarding to response to context, massing and proposed aesthetic, however concerns were raised about the connection with the park

A second Pre App meeting was held in late April 2020 following the initial feedback, and amendments were investigated and tested. Some of which were taken forward to the Quality Panel Review in My 2020.

The QRP was a positive panel review and largely held up the comments received in the previous Pre App meetings. Particular regard was given to the simplification of the aesthetic and further consideration to entrance and arrival, and how the building could address the park, and be better connected to it.

A 2 storey option was investigated following consultation feedback. There are several issues with this as an option not least the compromise to the operational and functionality of the facilities. The initial neighbourhood consultation carried out in November proposed a single storey building, which responded to the context, its setting and articulation of its mass and scale.

The investigation has also exposed the potential of the 2 storey option increasing the overall GIFA of the facility, as additional circulation, and access would be required, along with a re-configuration of the accommodation, creating further issue for the operators. It is also contrary to the desire to achieve a predominantly level access facility [accepting the cost and programme benefits of the raised pool deck].

Due to the raised ground floor, the building [subject to further detailing] could encroach on the height restricted zone of the area, whilst overshadowing the park to the east, and the possibility of the construction and operational running costs. Therefore at this stage the 2 storey option has been shelved for the above reasons.



Neighbour Consultation Scheme



Pre App 1 scheme showing greening to Viking Way frontage.

## Proposed Scheme Site Plan

The proposed Rainham Leisure Centre is a single storey building of circa 2000sqm.

The pool hall is raised above ground to a height of 1250mm which drives down cost. The pool hall model has additional leisure facilities available for public use; including Gym, Dance Studio, and Spin Gym.

There is a shared Changing village supporting the use, along with a dedicate plant room, storage and service yard.

The main entrance/reception will be largely self serve, via check in points, but there is a reception desk, and provisions for vending, food and beverages for general consumption, i.e. visitors to Rainham Recreation Ground.

The building will be operated by Everyone Active, but is a Havering Council Facility.

The building is relatively simple in plan to aid orientation and way finding. Fundamentally split into three identifiable areas, Pool Hall, Changing Village, and Gym/Reception.

The building has a series of pitched roof forms reflecting it's context and as it sits within the Rainham Village Height Zone the maximum proposed ridge height is 7500mm above ground level.

Parking provision is at present to be a mix of parking within the adjacent Tesco Express and/or on the council owned parking to the west.

Discussions and decisions on parking are on going, however space is allocated to the frontage of Viking Way should additional DDA parking be required.



Policy CP7 – Recreation and Leisure - Core Strategy and Development Control Policies Development Plan Document Adopted 2008

Policy criteria: The Council will, in partnership with other bodies, seek to retain and increase access to recreation and leisure opportunities

- retaining existing facilities where a need exists
- improving opportunities for creative play and physical activity in parks and open spaces
- improving footpaths and bridleways and the links between open spaces, the urban areas, the open countryside and the Thames including a continuous Thames Path

Need

Overall within the Borough there is 7.79 ha of open space and 3.32 ha of public park provision per 1,000 population. In Rainham (and Wennington) there is 8.87 ha of open space and 1.04 ha of public park provision per 1,000 population (Havering Green Spaces, Sport and Recreation Study, 2005). It appears that Rainham has a low public park allocation, but this is misleading as the 13.15ha parks of The Brettons and Hornchurch Country Park are on the border of Rainham and Elm Park. Resulting in Rainham having access to over 14 ha of public park provision (the requirement / aim is 1.84ha per 1,000).

Opportunities

- Increase creative play and physical activities
- Improve links to the river network
- Provide leisure facilities that are currently absent
- Improve children’s play provision

DC18 – Protection of Public Open Space, Recreation, Sports and Leisure Facilities - Core Strategy and Development Control Policies Development Plan Document Adopted 2008

Policy criteria: The Council will seek the retention and enhancement of all public open space and recreation, sports and leisure facilities that are in private and public ownership.

- Any loss of open space to a non-recreation/leisure use must be accompanied by an improvement to the quality of open space in the vicinity or to remedying qualitative and quantitative deficiencies in open space elsewhere in the Borough.

Opportunities

- Rainham Leisure Centre – Replacement of recreation with leisure use.
- Improvement to existing open space provision.
- Creation of ‘leisure gateway’ – leisure centre, public open space, links to river walks / London loop.

SSA16 Rainham Central - Site Specific Allocations Development Plan Document Adopted 2008

Policy criteria: Any redevelopment of this site should:

- Protect and improve the existing open space
- Improve the amenity and biodiversity value of Ingrebourne Creek
- Be accompanied by a heritage statement evidencing how the proposal preserves or enhances the character of the Conservation Area and the setting of listed buildings.
- Flood Risk Assessment must be carried out which satisfies the requirements of Havering’s Strategic Flood Risk Assessment.

Opportunities

- Improvement to existing open space
- Biodiversity Net Gain Assessment
- Conservation Area and Character Assessment
- Flood Risk Assessment

London Plan

7.18 – Protecting Open Space & Addressing Deficiency

Policy criteria:

Planning decisions

B The loss of protected open spaces must be resisted unless equivalent or better quality provision is made within the local catchment area. Replacement of one type of open space with another is unacceptable unless an up to date needs assessment shows that this would be appropriate.

Opportunities

- Improving current provision to ensure more usable / attractive spaces
- Improving connectivity to linear open spaces – river and London loop
- Provision of community leisure facility that is currently absent in the vicinity

# Proposed Ground Floor Plan



**Park Concept**

The vision for the future of the recreation ground is to promote health and well-being through the re-design of the park. This vision is in keeping with the new Leisure Centre facility proposed, and would complement teaching and activities taking place in the neighbouring Rainham Village Primary School. The park is conveniently located, close to the village centre, and has great potential as a gateway green space to connect people to the River Ingrebourne, London Loop and green space network further to the north.

The concept diagram below demonstrates how different health and well-being objectives will be delivered through the re-design, with the retention of existing features within the park and incorporation of new elements.



## Landscape Masterplan Options

In response to the overarching vision and objectives, two landscape masterplan options have been prepared. Both options seek to maximise the space available to provide for a range of activities and experiences, which support the health and well-being theme.

### Difference Between Masterplan Options

The main difference between the two options is the location of the children's play area, and in turn the size and shape of the main amenity grass area that could be used for events and a range of informal activities.

On Option 1 (on this page) the children's play area has been relocated northeast, and its use by children and parents will help to provide natural surveillance of land further to the north, including the retained basketball court and youth shelter, as well as surveillance of the main amenity grass area to the south.

For Option 2 (next page) the children's play area is positioned adjacent to the sensory garden at the entrance to the Leisure Centre and much closer to Viking Way. This alternative location responds to consultation comments requesting that the relocated children's play be visible from Viking Way. This would separate the children's play from the sports provision for teenagers and adults, which is centred around the retained basketball court and youth shelter on both options. For both options sports provision in this area will include the relocated outdoor gym equipment, and a new outdoor table tennis table and Teqball table for football based games.

### Common Elements

The two options have a number of other elements in common, such as the Viking Way landscape frontage with linear bands of ornamental planting providing a pleasant seating area to the south of the Leisure Centre. The space will be overlooked by gym users. The pattern of linear banding provides continuity across Viking Way, bringing the remnant area of greenspace to the rear of houses on Upminster Road back into the park's domain.

The strong pattern of linear planting reflects the history of the local area in market gardening and this is also translated in the form of raised planting beds, which will form a sensory garden space at the main entrance into the Leisure Centre. The planters will provide informal seating and will contain a range of herbs as well as other plants with sensory qualities.

Other new elements included in both options are the circular path routes to facilitate access and exercise, raised planters for community gardening projects at the school entrance, and informal natural play and habitat features along the edge of the school grounds.

Both options include a proposal for an orchard in the northern part of the recreation ground. Again, this proposal is reminiscent of Rainham's historic links with food production, as well as being in line with the objective of promoting healthy eating. Signage will be used to encourage people to explore the connection north toward the river.



## Masterplan Option 1



## Landscape Masterplan Options

Precedent images to support masterplan options:



Landscape treatment to Viking Way frontage



Image credit: Streetlife

Community Garden at school entrance



Image credit: Streetscape Products & Services Ltd

Outdoor table tennis / teqball tables



Wildlife and natural play features along edge of school grounds



## Masterplan Option 2

## Initial Planting Concept

### Viking Way Frontage

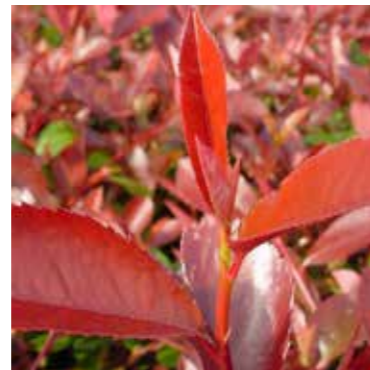
Simple and bold blocks of colour with shrubs, ornamental grasses and herbaceous perennials planted in rectangular beds and planters, creating an attractive and welcoming entrance. Similar robust palette to be used to the perimeter of the Leisure Centre building.



Betula albosinensis 'Fascination'



Hebe rakaiensis



Photinia x fraseri 'Little Red Robin'

### Sensory Garden Entrance Space

Raised planters containing a variety of colours, texture and fragrances with edible herbs and plants.



Stipa gigantea



Thymus vulgaris



Rosmarinus officinalis



Deschampsia cespitosa 'Goldtau'



Lavandula angustifolia 'Hidcote'



Salvia officinalis 'Purpurascens'



Ophiopogon planiscapus 'Nigrescens'

### Orchard & Native Planting to Park Boundaries and Edges

Range of native species and pollinator plants to maximise value for wildlife.



Orchard tree planting



Native tree planting



Mixed native hedge planting



Native bulb planting



Pittosporum tenuifolium 'Tom Thumb'



Blechnum spicant



Choisya ternata



Heuchera 'Warmade'



Emorsgate native wildflower mix



Fagus sylvatica native hedge planting

# Proposed Elevations

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Rev	Date	Details
/	25.02.2020	Preliminary
A	26.02.2020	Pre-App Submission



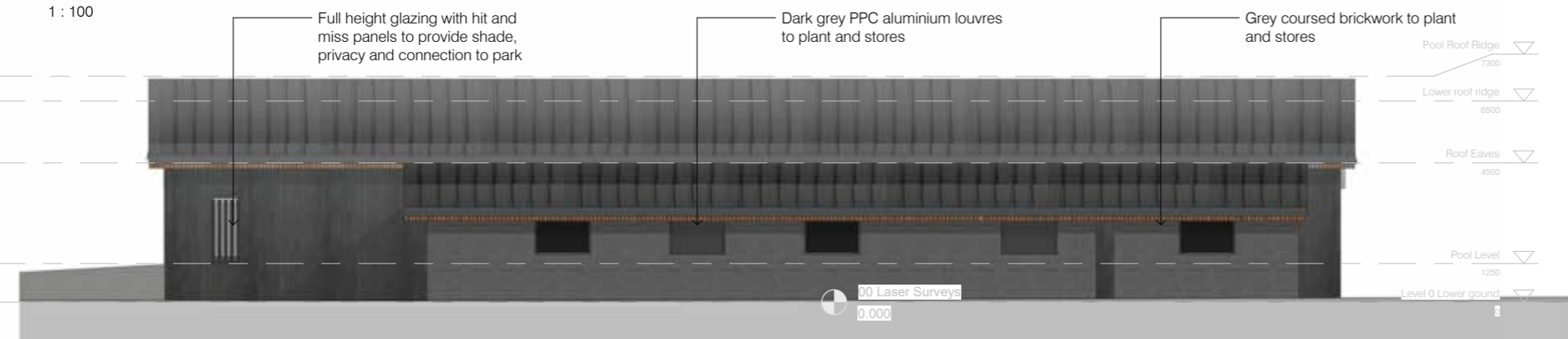
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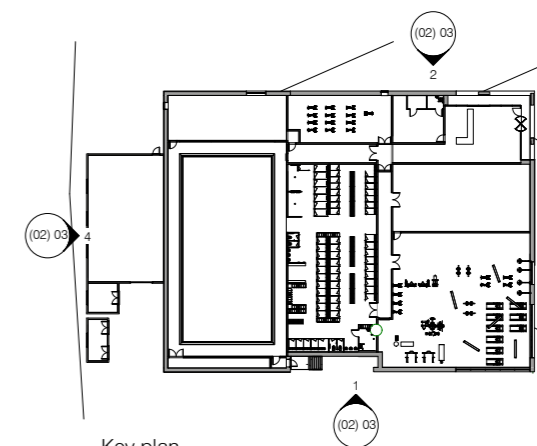
East Elevation  
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South Elevation  
1 : 100



North Elevation  
1 : 100



Key plan  
1 : 500

CLIENT NAME  
Total Swimming

PROJECT  
Rainham LC  
Viking Way, Rainham

TITLE  
Proposed Elevations

STATUS  
Preliminary

DATE  
25.02.2020

DRAWN  
PN

CHECKED  
LH

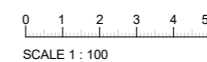
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REVISION  
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JOB NUMBER  
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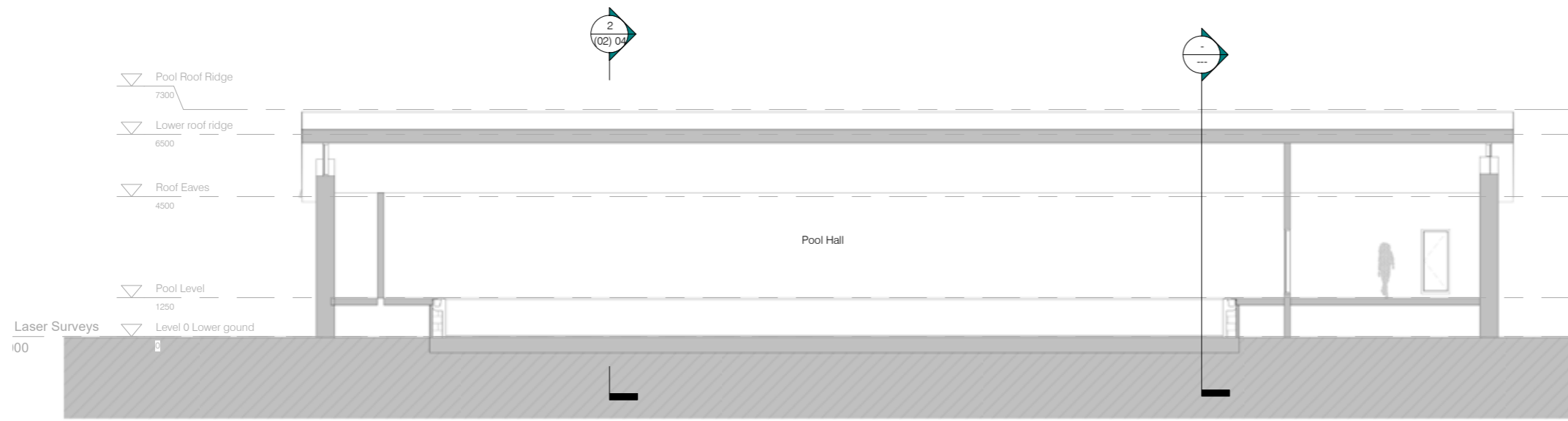
**WORK IN PROGRESS**



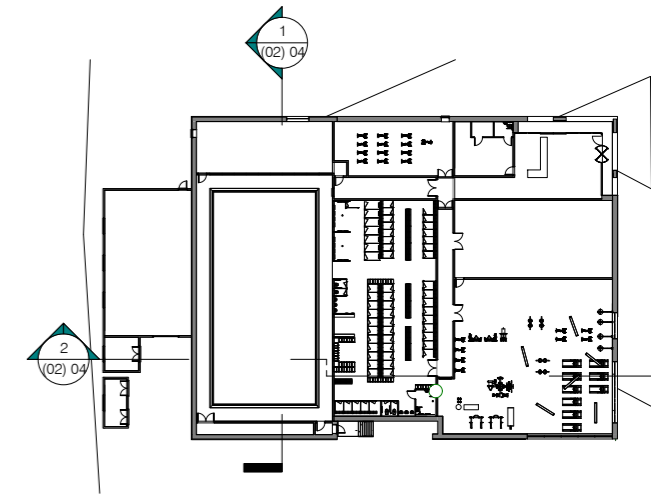
SCALE 1 : 100

LEEDS: 1 Foundry Square, Leeds LS11 5CC  
LONDON: 2 Angel Square, London, EC1V  
www.boxarchitects.co.uk

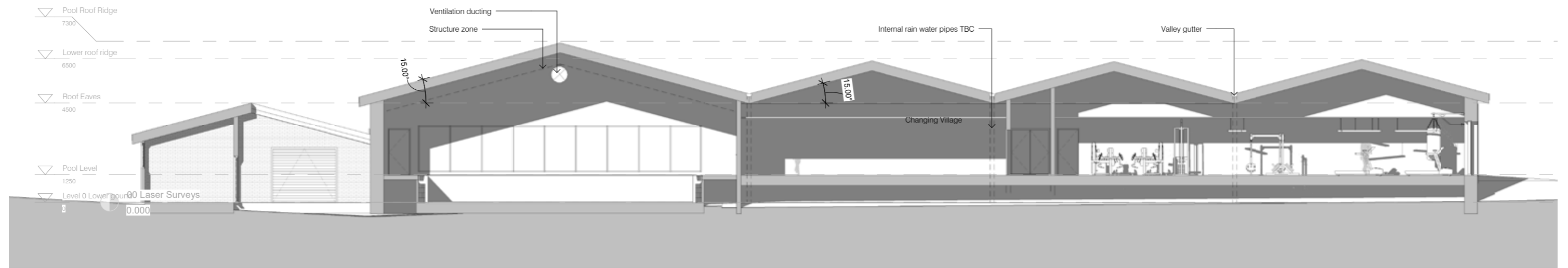
# Proposed Sections



Section 1  
1 : 100



Key plan sections  
1 : 500



Section 2  
1 : 100



View to east facing elevation looking south toward Viking Way.  
Note: External landscaping and context to be added for final CGI's for planing submission



View to south facing elevation looking north toward recessed entrance/reception  
Note: External landscaping and context to be added for final CGI's for planing submission



View to west facing elevation looking east toward gym and pool hall beyond.  
Note: External landscaping and context to be added for final CGI's for planing submission

Our proposal takes note of the context both historic and more recent developments of Rainham, and the response to the setting of the proposed site.

We have addressed Scale, Appearance and materiality with these in mind and as detailed in this report.

The choice of site has been a recorded preference from the early residents consultation.

The scheme itself has been developed with the end User, and stakeholder groups in providing a facility much needed and promoted by Havering Council for Rainham

Therefore it is the belief of the project team that is report explains how a need for a swimming pool will be met in a well-designed and appropriate manner to provide the local district with much needed leisure facilities.

#### Next Steps

Future consultations, will be organised – social distancing permitting – for resident conversations at Rainham Library where residents can come and see the plans and make comments. This will help inform the design and gauge where residents think the play area should go.

#### Time Line

Planning application mid July \*  
Planning approval late October  
Start on site January 2021  
Currently target handover Christmas 2021 launch January 2022.

\*Anticipated Full Plans Application Submission content.

Relevant Architectural and Landscape drawings  
CIL Form  
Transport, Ecology and Floor Risk Assessments  
Record of Consultations  
Proposed Contextual Images, with external landscape  
Planning, Design and Access Statements.