

01 Welcome

90 NEW ROAD RAINHAM



Thank you for coming along to our information session on plans for 90 New Road, Rainham.

Ahead of submitting a planning application to Havering Council, we would like to provide an update on the proposals, and the changes that have been made since the last consultation on plans for the site in 2016.

As with the previous proposals, the scheme comprises high-quality new homes for the area, with much-needed affordable housing, as well as commercial spaces, car parking and landscaped areas.

Clarion Housing Group has partnered with 5-star UK housebuilder Hill to bring forward these proposals, designed by award-winning architects, bptw partnership.



Who are Clarion?

Clarion Housing Group comprises the country's largest housing association; a property development company, a charitable foundation and a maintenance contractor.

The Group's housing association, Clarion Housing, is committed to providing good customer service to all its residents and to maintaining its homes to a good standard - investing significantly in improving them each year.

Its development target is to build 50,000 new homes over 10 years and the Group will invest £13 billion on meeting and delivering on this target. Two thirds of the programme will be affordable and developed by Clarion Housing, while homes for private sale are delivered and marketed through development company Latimer by Clarion Housing Group. The proceeds from sales are invested in our social purpose.



Who are Hill?

Hill is one of the UK's top housebuilders, with a coveted 5-star Home Builder Customer Satisfaction rating from the Home Builders Federation.

Founded in 1999 and specialising in developing distinctive new homes across London and the South East, Hill has been delivering both private sale and affordable homes for nearly 20 years. Our vision is to be the leading, most trusted provider of distinctive, quality new homes in the UK.



Who are bptw?

bptw is an award-winning design-led practice specialising in architecture, planning consultancy and visualisation. Our philosophy is centred around creating great places for people to live, work and play, working with leading developers, housing associations, local authorities and private clients to create high quality solutions for the built environment.



02 About the site

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The site is located on New Road in Rainham, a major road linking Rainham to the A13. The site is situated between New Road and the London, Tilbury and Southend railway tracks to the south with industrial land to the east and west. These neighbouring industrial sites have been earmarked for regeneration as part of a larger scheme to regenerate the area, with Countryside and L & Q's Beam Park application currently being decided upon by the Mayor of London. As part of this scheme, the site will also benefit from a new Beam Park train station adjoining our site, which will offer direct links into central London.

03 Previous scheme & Beam Park

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Proposals for the site in 2016 included up to 497 new homes and built upon an already existing planning permission for the site that included no affordable housing.

Whilst updated proposals for the site still include high-quality new homes, commercial spaces, car parking and landscaped areas, a number of enhancements have been made to respond to the local context of surrounding applications, as well as maximise the uses on the site.

Beam Park

Following refusal of the Beam Park application by Havering Council in April 2018, Countryside Properties and L&Q are currently waiting a final decision from the Mayor of London on their proposals which are expected to be delivered later this month. Adjacent to 90 New Road, the Beam Park scheme includes approx 3,000 new homes, two primary schools, a nursery, retail space and a new Beam Park railway station.



Revised proposals for Beam Park – August 2018



Masterplan for regeneration of the area, including proposals for 90 New Road and Beam Park

04 Revised scheme

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The proposals to be submitted to Havering Council now include:

- 691 new homes in a variety of building types, sizes, and tenures
- 35% of which will be affordable, including family homes
- Buildings which vary in scale, with the tallest in the south-west of the site, closer to the railway station
- 135 sqm of office space in a range of sizes
- 468 sqm of flexible commercial space with a variety of uses
- New parking spaces, sunken into the landscape to maximise green space
- New open spaces with diversified landscapes

The site will consist of buildings of varying heights and scales, from apartments to townhouses, arranged in a way that maximises the public and pedestrian landscaped areas throughout the site. The proposals will create a new neighbourhood, designed to interconnect with other developments in the area, not be separate from it. It will help to create a vibrant community; suitable for working families, young professionals, and existing local residents.

05 Scheme design

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The proposals have been carefully designed to reflect the position of the site as a bridge between greener, more suburban Rainham and the built-up developments in central London. It is designed to integrate with the future developments which are likely to come forward around it.

Public realm is vital to this scheme, with a new garden square to be created to encourage people into the development and courtyards for residents to be able to enjoy private amenity space. There will be a new landmark building which will act as a focal point, guiding people into the entrance of the site and towards the new Beam Park station.

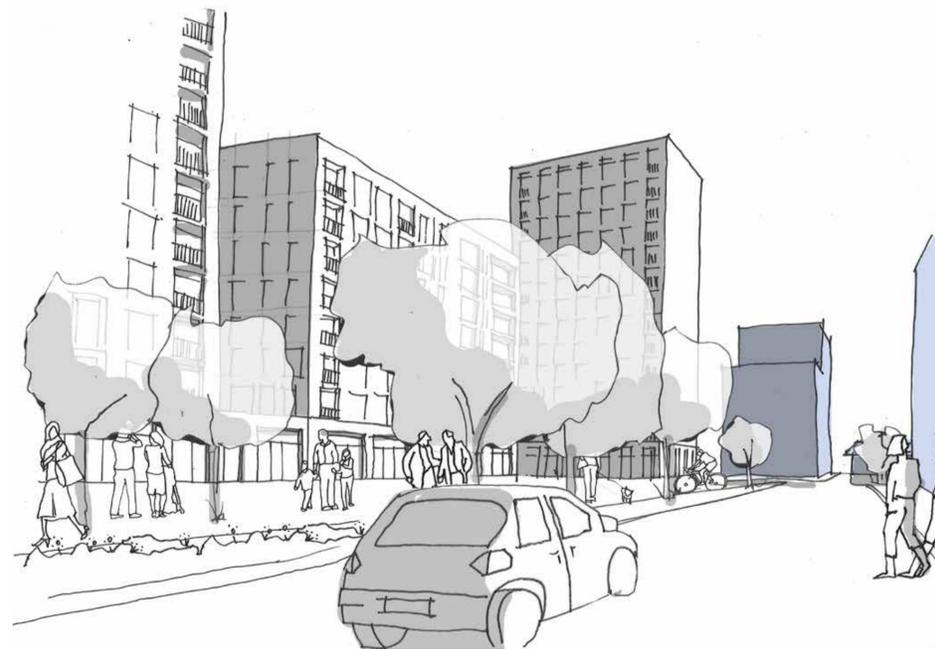
Taller buildings will be focused to the south west of the site, framing the large public spaces, decreasing into the residential area in the east.



01 – Sketch looking South-west along the Central Avenue into the Garden Square



02 – Sketch looking West along the Central Avenue towards Station Approach



03 – Sketch looking South into Station Approach

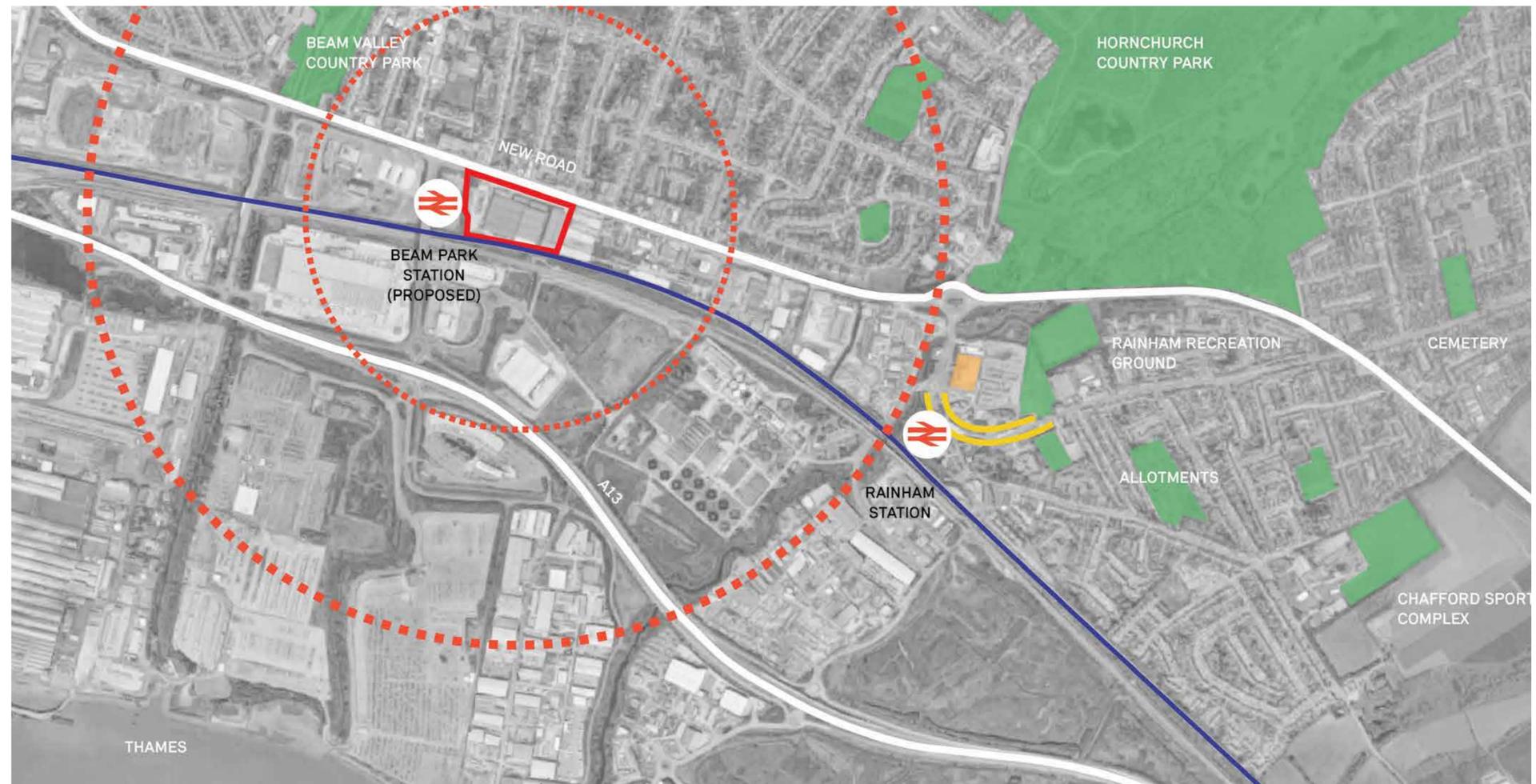


04 – Sketch looking West along New Road

06 Transport and access

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The site is surrounded by great transport links, with easy car access, bus routes and the new proposed Beam Park station, all within close reach. There are provisional plans for one parking space to be provided for each large family dwelling and for wheelchair accessible homes underneath and across the site. Any remaining parking spaces will be allocated according to need, with preference given to smaller family dwellings and any other households where access to a vehicle may be important.



07 Key benefits

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This development will deliver a number of key benefits:

- 691 new homes for the local area, 35% of which will be much needed affordable housing.
- 10% of homes will be wheelchair adaptable or accessible.
- Creation of over 600 square metres of new commercial and community space.
- A new public green space, with at least three new play spaces for children.
- A new cycle route through the scheme.
- Over 200 jobs created through the construction phase of the scheme alone.



08 Our work with the community

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Over the next 10 years, Clarion's charitable foundation, Clarion Futures, will invest £150 million to deliver one of the largest social investment programmes in the country. Priorities are work and training; money management and young people. Clarion has a close working relationship with Havering Council, and has launched a number of initiatives over the years that have helped those living within the Borough and our local neighbours.



Havering College

We are currently working with the College to put forward new classes in skilled labouring, following our successful railway maintenance courses having run 10 courses in the last 10 months.

The College have also taken part in construction taster sessions at our other local sites and we're keen to see this take place again.

Love London Working

Love London Working is open to anyone aged over 16 who lives in the capital and is not in work, formal training or enrolled in a mandatory employment programme. Launched in 2016, the objective is to provide unemployed and economically inactive Londoners with the support they need to join the labour market. The programme is delivered by a consortium of 13 housing associations, led by Clarion Futures, the charitable foundation of Clarion Housing Group. It is co-funded by the European Social Fund and managed by the Greater London Authority.



Clarion Futures Money and Digital

Clarion Futures Money team has a partnership with Havering Citizens Advice to offer free, confidential debt advice to our residents in the area who need it, and hold a drop in surgery every Monday at the Mardyke Community Center. Residents are referred by our national telephone money guidance team.

Clarion Futures digital hub operates in the Mardyke Community Centre, where Romford-based training school ICT Skills Training has received a grant through the Clarion Futures Digital Fund to deliver weekly digital skills classes to local residents every Tuesday. The group will be resuming delivery on 11th September.

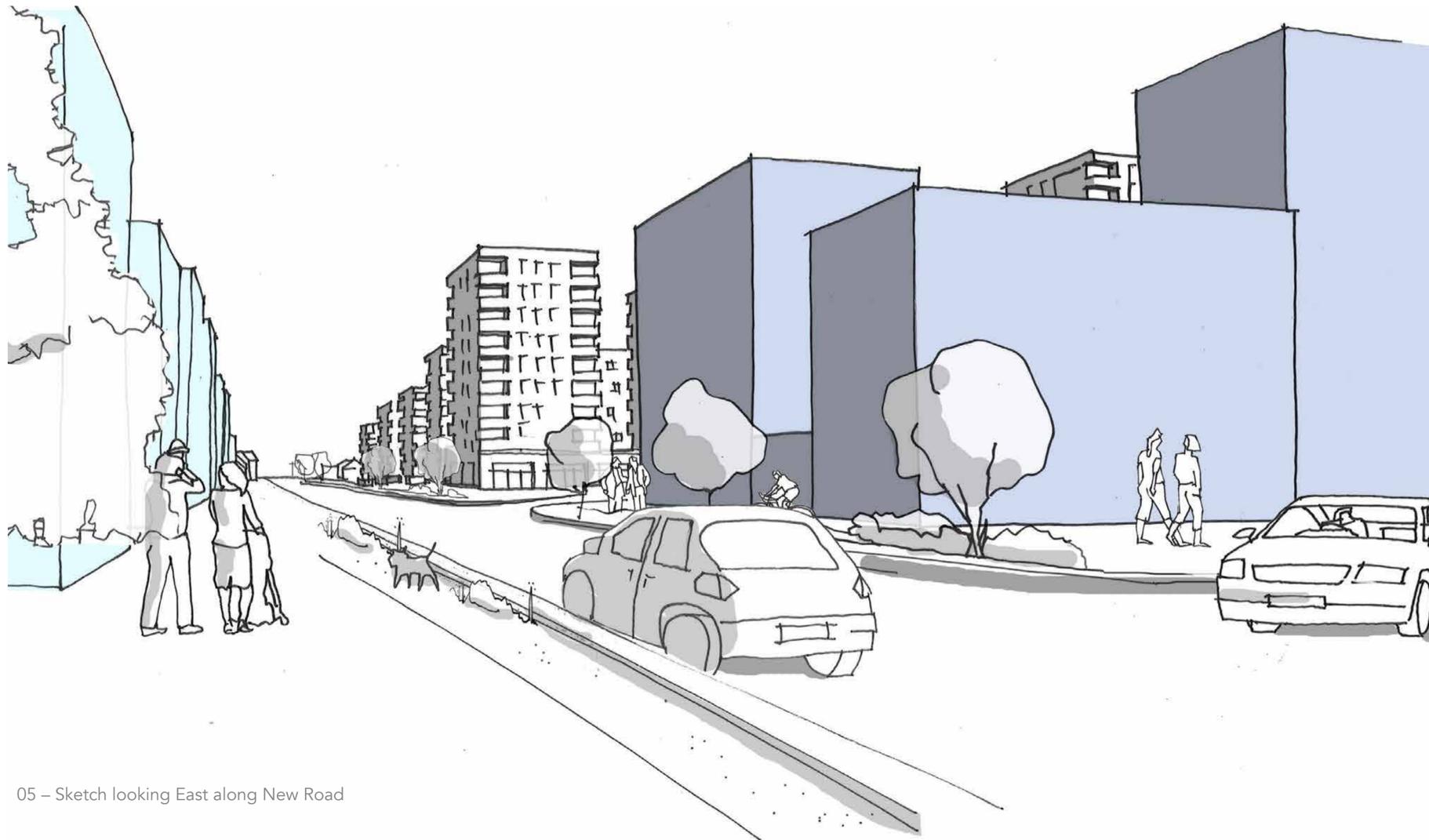


Clarion Futures Communities is currently funding the following activities for local children

- Tutors United – free weekly English and Maths tuition for year 5 and 6 pupils at the Mardyke Community Centre, resuming this autumn
- West Ham United Football Foundation football sessions on Thursday evenings, resuming this month
- Queens Theatre – street dance sessions on Wednesday evenings (recommencing from 19th September) and drama group on Friday evenings (recommencing from 21st September) at the Mardyke Community Centre

09 Next steps

90 NEW ROAD RAINHAM



05 – Sketch looking East along New Road

Thank you for coming along to this information session on revised plans for 90 New Road.

Following this session, we aim to submit a planning application to Havering Council this month and have a decision from Havering in early 2019.

Please do not hesitate to ask a member of the team if you have any further questions. You can let us know your thoughts by filling in a comment card and leaving it with us today or using the contact details below.

Get in touch

Email: info@90newroad.co.uk

Website: 90newroad.co.uk

10 Alternative scheme

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As you may be aware, there is a service road that runs across the site that our neighbour has use of. We are currently discussing the potential to use this land as part of this planning application, should we not be able to reach an agreement we will be submitting a second application which will exclude this strip of land (service road) from our proposals.



Alternative second application retaining service road access