

WELCOME

Thank you for attending this consultation on phase two of the proposals for Beam Park.

On Friday 28th September 2018, Countryside and L&Q secured planning approval for their proposals for phase one and the wider vision for Beam Park, which will create 3,000 new homes, 50% of which will be affordable, on a derelict former factory site in the London Boroughs of Barking and Dagenham and Havering.

The site, formerly home to one of the world's largest car plants, is situated between Dagenham and Rainham, close to the A13 and accessed from either the Marsh Way flyover or the A1306. Phase one of Beam Park is now underway and we are here to present the proposed detailed design for phase two of the development, alongside an overview of the wider proposals and the process so far.

The second phase of the redevelopment of Beam Park is now being brought forward. Phase two will provide more new homes, a leisure centre, a new central park, an energy centre and a multi-faith community centre.

Your feedback is important. After looking at the materials on display, please fill in a feedback form and leave it with us. Members of the team are on hand to discuss the proposals with you and answer any questions you may have.



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THE VISION

Countryside and L&Q, supported by the Mayor of London, will deliver over 3,000 homes at Beam Park providing 50% affordable housing. This equates to 1,513 affordable homes, creating a mixed community with significant infrastructure investment.

The development will provide a new railway station, framed by a high-quality public square, as well as a medical centre, which not only serves the new residents, but also up to 7,000 people in the surrounding area.

In addition, two schools, retail spaces, a gym, nursery, community facilities, a multi-faith space, and two energy centres will also be delivered. The Beam Park station is located on the C2C line and will significantly enhance the area's direct links into Central London.

BEAM PARK WILL PROVIDE:



Birdseye CGI of phase 2

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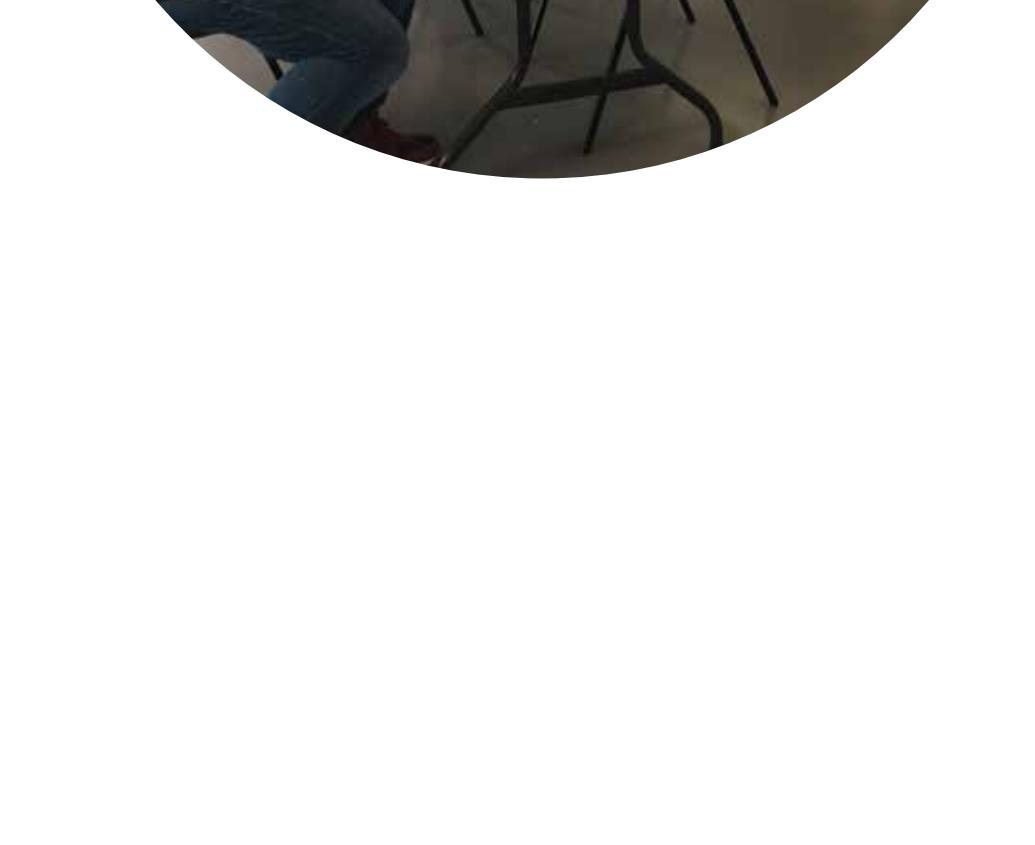
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CONSULTATION SO FAR...

Beginning in November 2016, Countryside and L&Q hosted a total of seven public consultation events across Barking and Dagenham and Havering to speak to residents about the proposals and to seek their feedback on the hybrid application (the wider vision for Beam Park) and phase one of the proposals. The proposals received widespread public support.

As a result of this consultation process, the team was able to welcome over 600 visitors to the events and receive over 237 pieces of written feedback, with further feedback being provided through the consultation website and telephone number.

Further meetings were held with local Councillors and the Leaders of both LB Barking and Dagenham and LB Havering, London Assembly members and the GLA.



MOVING FORWARD

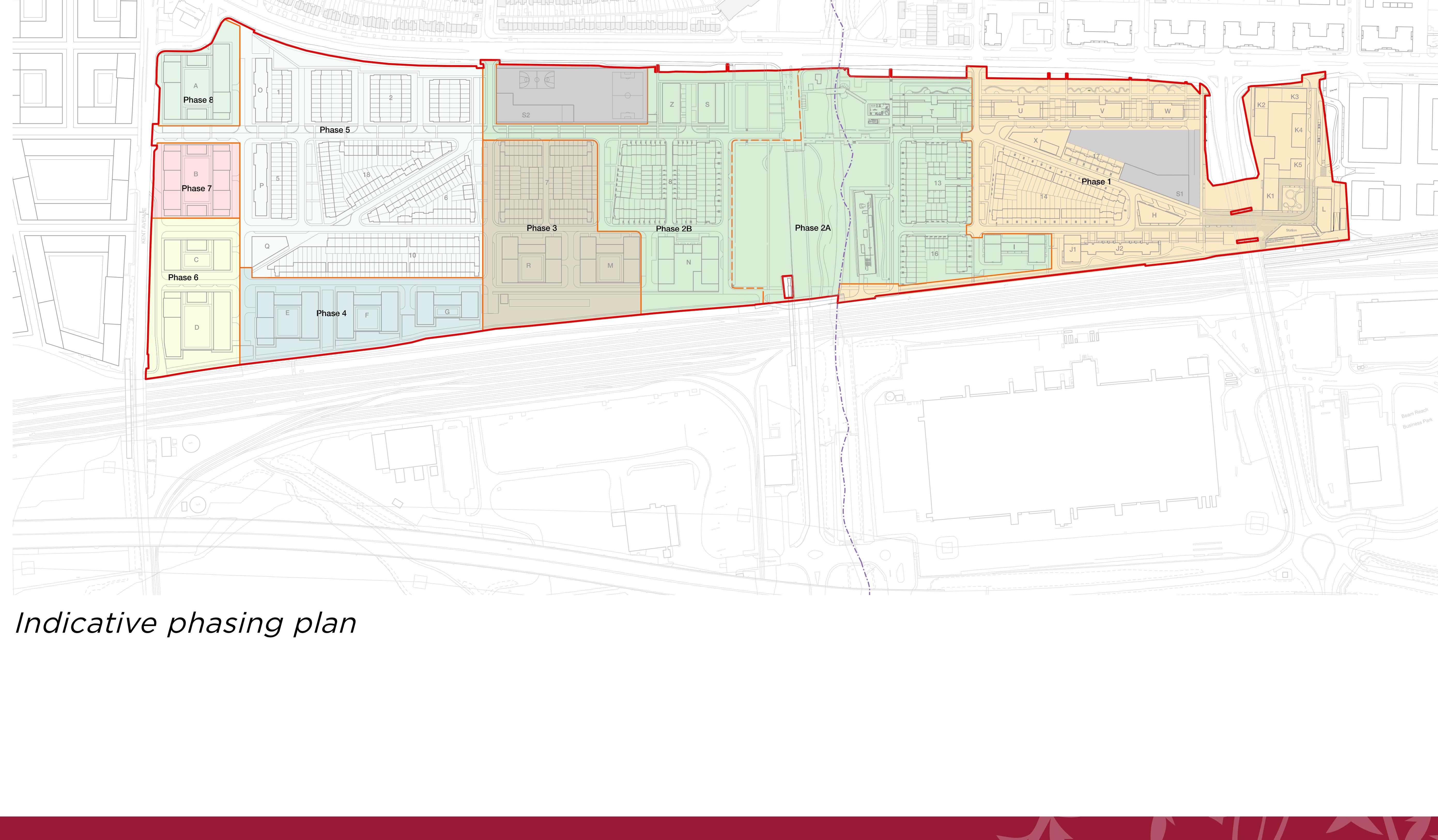
PHASE ONE

The detailed phase one applications for Beam Park was granted planning permission in September 2018 and provides for:



PHASE TWO

We are now consulting on the proposed detailed design for phase two of the development which includes:



DESIGN & LAYOUT

Beam Park is recognised as a unique opportunity to create a new, urban community that will transform the current site into an attractive, well connected, sustainable place for people to live, work and socialise.

Phase 2 of the development will deliver new homes, including affordable homes, ranging from studio apartments to family homes. In addition to the new homes, this phase of development will also provide a new, state of the art leisure centre, a multi-faith centre and a new central park.

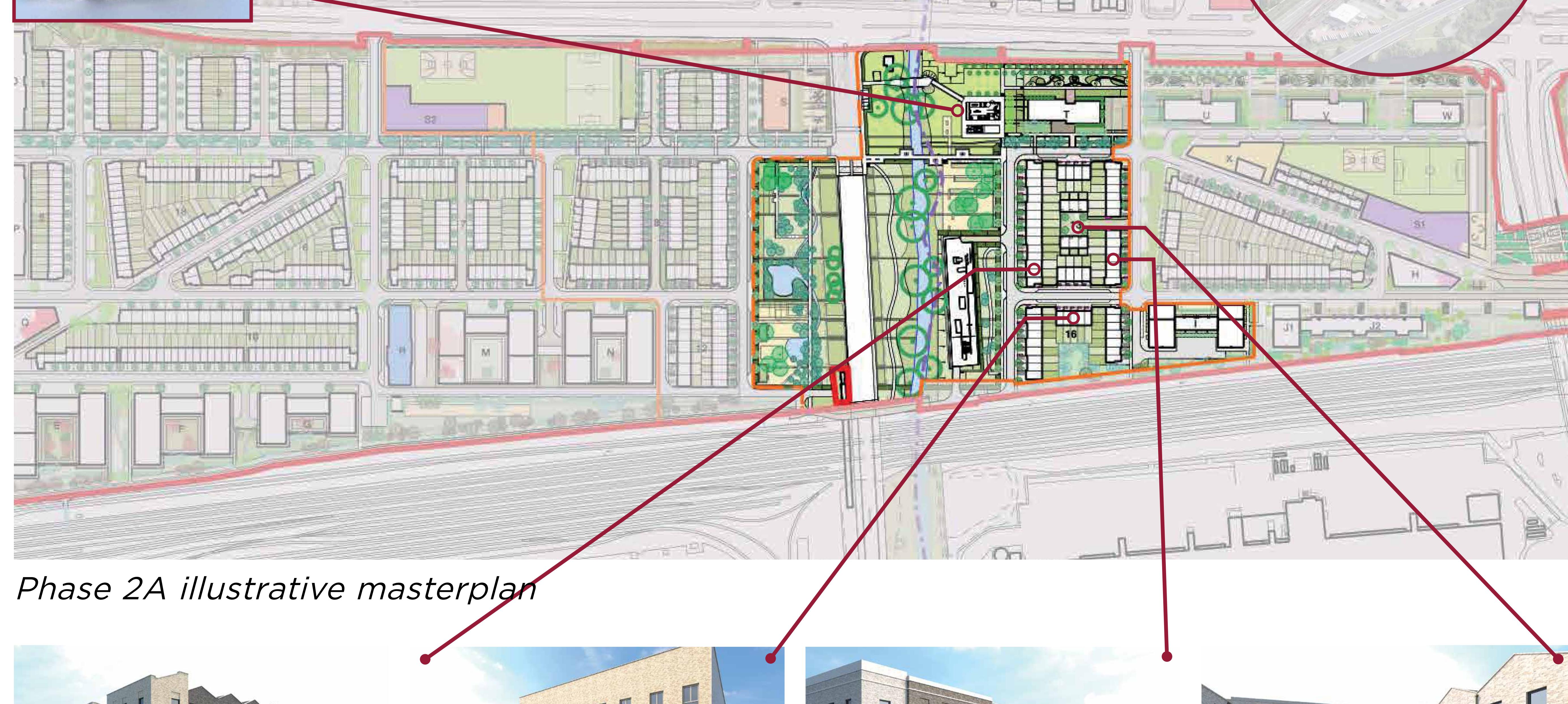
PHASE 2A

Phase 2A of the development proposals will complete the phased transformation in Havering of the Beam Park site into an attractive, well connected, sustainable place for people to live, work and socialise.

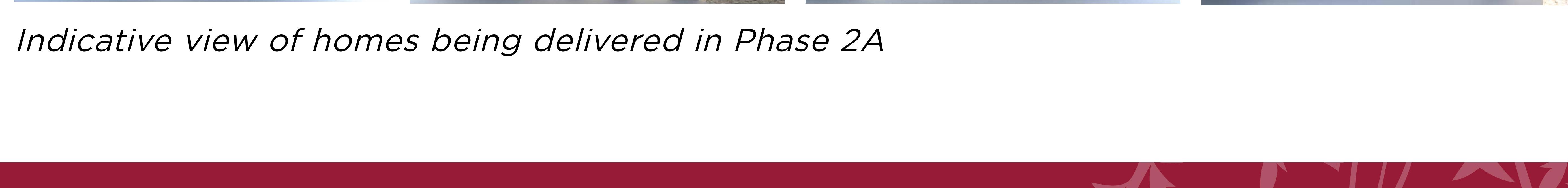
This phase will provide approximately 180 homes consisting of both houses and flats. Affordable housing will be provided as part of the new homes.

Much consideration has been given to the design of the scheme with the aim to create an attractive and pleasant environment for local residents.

Below is the illustrative masterplan with Phase 2A outlined in more detail alongside indicative images of the buildings proposed:



Phase 2A illustrative masterplan



Indicative view of homes being delivered in Phase 2A

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DESIGN & LAYOUT

PHASE 2B

The phase 2B development proposal is part of the phased transformation of Beam Park from a brownfield site into an attractive, well connected, sustainable place for people to live, work and socialise, helping to regenerate the surrounding area and London Riverside.

Proposals relate to residential use located within plots S, N, 8, and Z together with a portion of the new 3-hectare Park straddling both the Borough of Havering and the Borough of Barking and Dagenham. 2, 3 and 4 bedroom houses will be provided within plot 8.

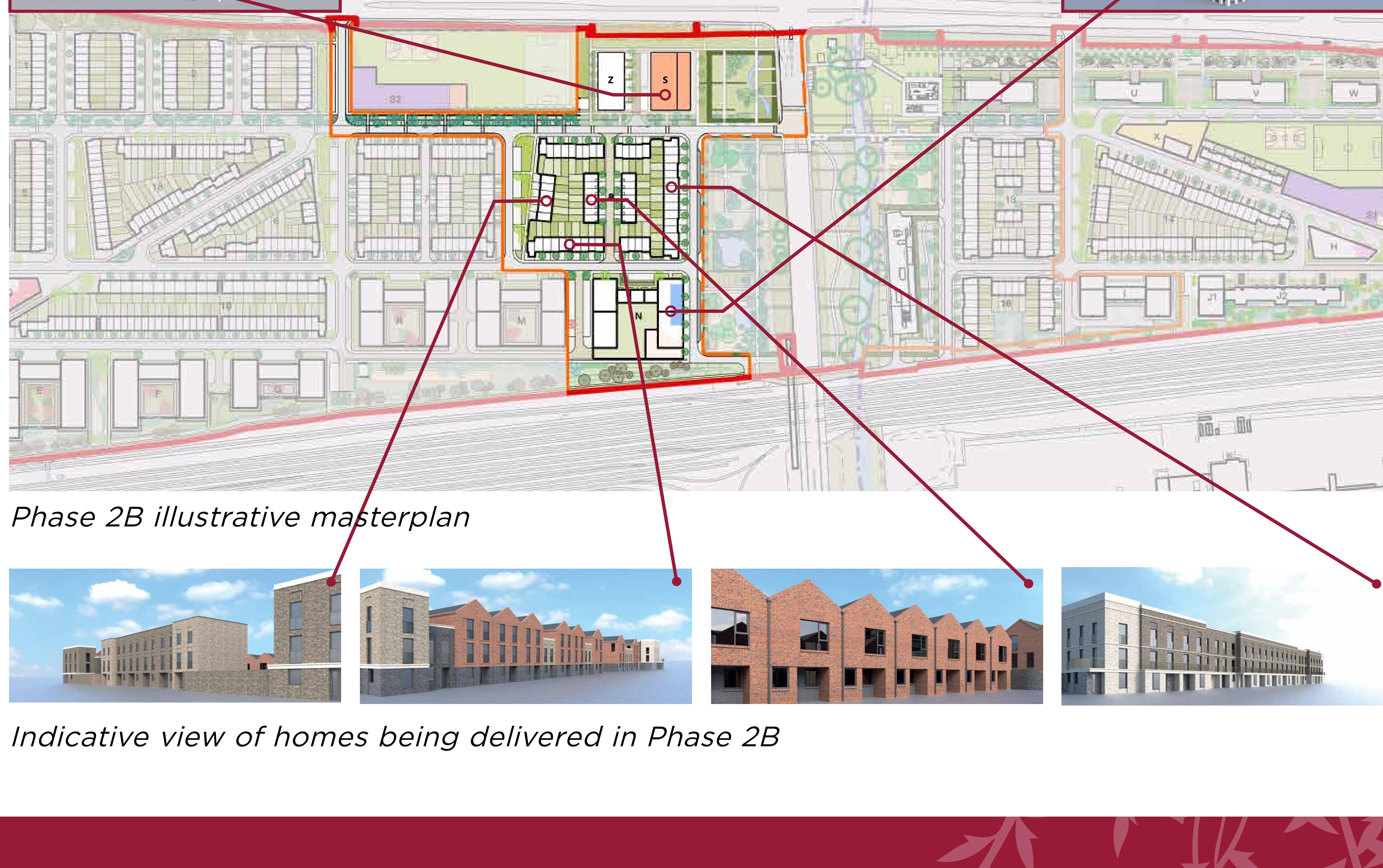
Two residential apartment buildings (plots N, S) contain public amenity in the form of 800 sqm Multi-faith centre in plot S and a 600 sqm Leisure centre in Plot N. Both facilities are located on the edges of the new public park and provide active frontages to the public realm setting and maximising views across the park.

Plot N has been changed from houses into a residential apartment building. The benefits include, providing more homes sooner in the development and moving the leisure facility and CHP from phase 3 to 2b. The new block additionally provides an acoustic barrier for the railway line.

The CHP will be contained within the base of plot N and provide heat and power for phase 2B and the later phases.

The landscape and public realm strategy builds upon the variety of landscape character areas consented in the outline development to provide quality linkages through the site with a robust green infrastructure network. Over half of the original masterplan is designated as publicly accessible open space. The streets and green spaces reinforce and lead to a new 3ha public park which straddles the River Beam creating a gateway between LBH and LBBG.

Below is the illustrative masterplan with Phase 2B outlined in more detail alongside indicative images of the buildings proposed:



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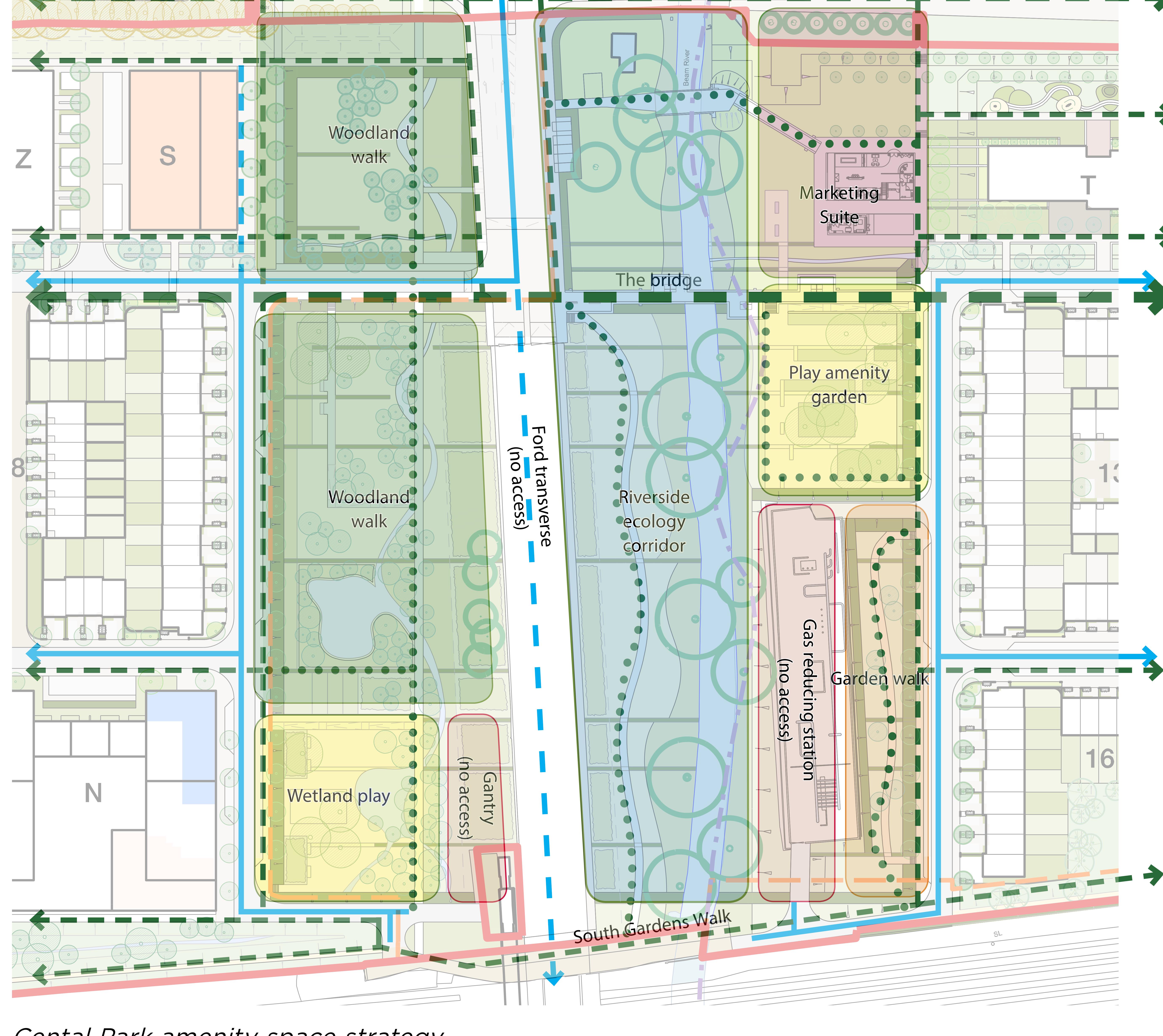
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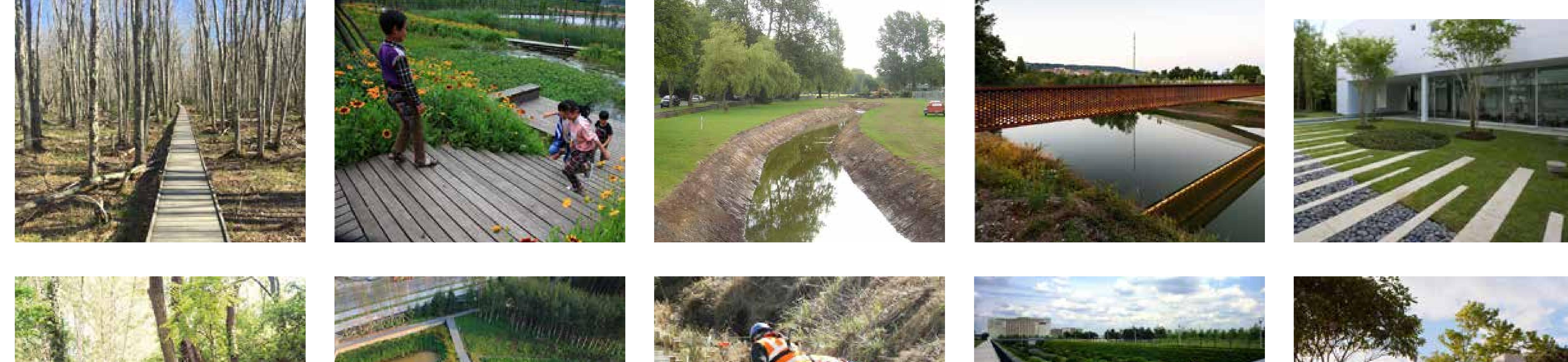
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NEW CENTRAL PARK

Phase 2 will provide a new 3-hectare Park straddling both the Borough of Havering and the Borough of Barking and Dagenham.



Central Park amenity space strategy



Indicative images of Central Park

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NEXT STEPS

These proposals will form the basis of a full planning application to be submitted in June 2019. We would like to hear what you think about our plans. There are many ways to provide feedback:

- Fill out a feedback form and leave it with us
- Email us at info@beamparklondon.co.uk
- Call our freephone number information line on **0800 148 8911**



Countryside creates places of character and quality, designed to strengthen people's sense of belonging and build enduring value for all. We achieve this through creating new homes and neighbourhoods of lasting quality.

Our business is focused on place making which we deliver through two complementary divisions, Housebuilding and Partnerships. The Housebuilding division develops sites that provide private and affordable housing, on land owned or controlled by the Group. It operates under the Countryside and premium Millgate brands. Our Partnerships division specialises in urban regeneration of public sector land, delivering private and affordable homes by partnering with local authorities and housing associations.



L&Q is one of the UK's leading housing associations and one of London's largest residential developers. We own or manage over 95,000 homes in London and the South East.

We build high-quality homes to meet a range of needs and incomes. As a successful social business, our role goes beyond providing homes and services. We are a long term stakeholder investing in the local communities where we work.

**THANK YOU
FOR ATTENDING OUR CONSULTATION!**

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