

## BEAM PARK – PHASES A-G

Update newsletter May 2022



**The Beam Park regeneration is being brought forward in a partnership between Countryside, L&Q and the GLA. The regeneration is an opportunity to create a community that everyone will enjoy, with open spaces and quality homes for all.**

Since 2019, construction has been underway with the delivery of over 1,000 new homes, a medical centre, a nursery, multi-faith centre, a primary school, and new central park within phases 1 and 2 of Beam Park, within the London Borough of Havering. Phase 1 is anticipated to complete in late 2022 and phase 2 in 2024. Beam Park welcomed its first residents in 2020 who are enjoying their high-quality homes.

Following the initial public consultation programme which began in August 2021, and significant engagement with the London Borough of Barking and Dagenham and Be First, the Beam Park partnership would like to update you on the proposals for phases A-G of Beam Park, located in the London Borough of Barking and Dagenham.

**For further information about the planning application for phases A-G, please get in touch using the below contact information:**

Phone: 0800 148 8911

Email: [info@beamparklondon.co.uk](mailto:info@beamparklondon.co.uk)

Post: Freepost MPC CONSULTATION (no stamp required)

**For further information regarding sales, including Help to Buy properties, please use the below contact information:**

Phone: 020 3930 4077

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## Phases A-G

In looking at the detail of what could come forward within the LB Barking and Dagenham part of the site, it became apparent that a number of design improvements could be achieved which would also serve to increase the number of homes to be delivered, better catering for the needs of the local area and its residents. This application will see additional housing in Barking and Dagenham, along with new and improved amenities (such as a new public park and improved street and pedestrian links throughout the area)

for all to enjoy. The redistribution of building heights on site, with a range from 3 to 16 storeys, would also reinforce wayfinding. The new application will be for seven phases identified as A to G, with part to be fully detailed (phase C), and the remainder (phases B, D, E, F and G) being in outline with further details to be confirmed as the plans progress. Phase A has already received consent and construction is underway.



### Phases A-G within LBBDD will provide:

-  3,119 total homes (an increase of c. 947 homes)
-  50% affordable housing
-  25% family homes
-  Increased and enhanced green spaces, play space and extensive ecological enhancements

## Phase C – detailed application

Phase C of Beam Park will be submitted as a detailed element of the application and will provide:

- 520 total homes
- 50% affordable homes by habitable room
- 23% family homes
- Commercial mixed-use



Countryside will be working with the neighbouring owners of the Ford Stamping Plant site to deliver a temporary pedestrian link for Beam Park residents to the west and Dagenham Dock Station. This will be provided prior to occupations in phase C.



**There will be commercial space provided within phase C which could include:**

### Office / workspace



- Co-working
- SME's
- Creative Sector
- Site management

### Retail / leisure



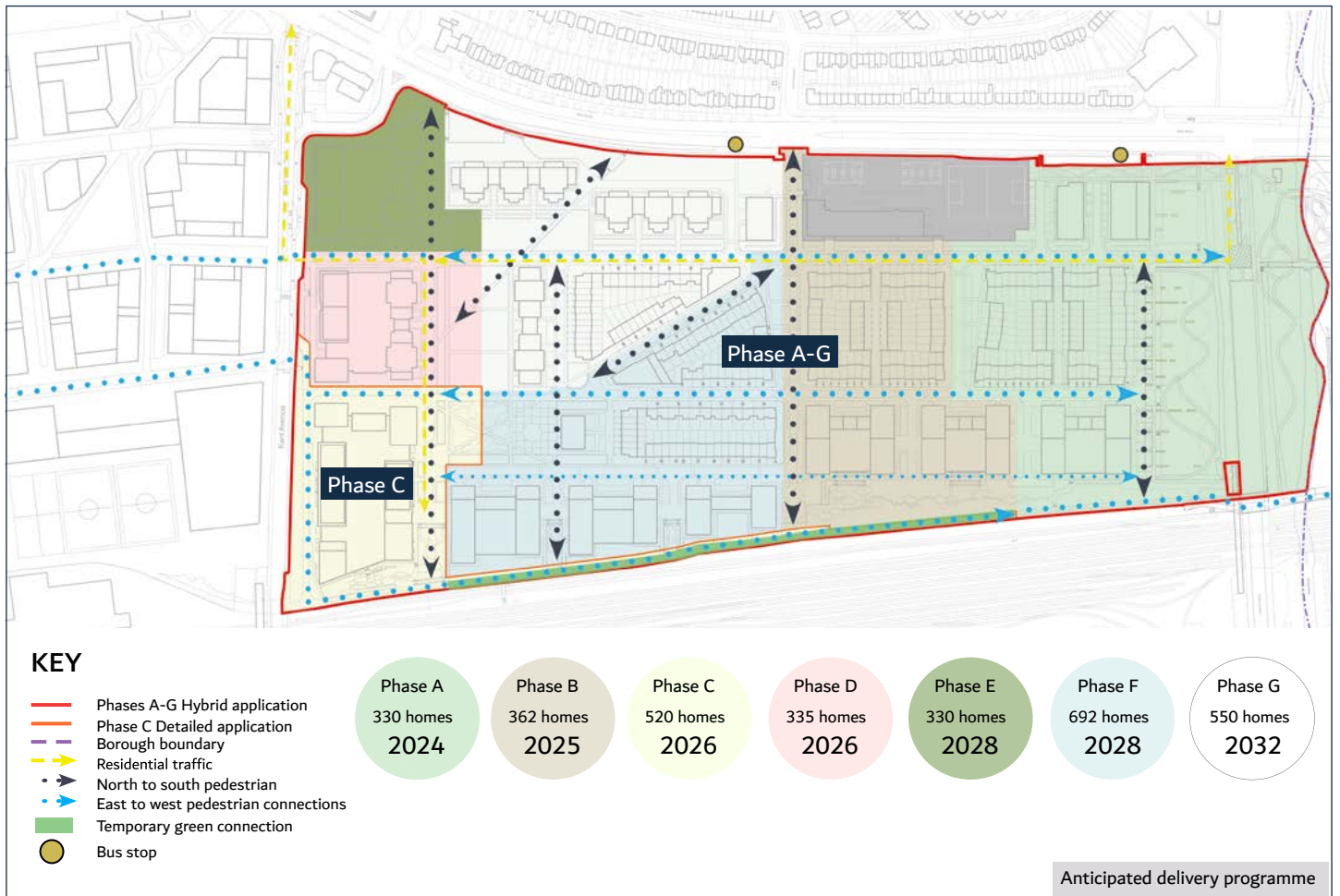
- Shops
- Cafés
- Eateries

### Artisanal / maker space



- Bakers
- Coffee roasters
- Jewellery makers
- Furniture makers

# Delivery of new homes



A planning application will now be submitted to the London Borough of Barking and Dagenham, which will undertake its own consultation process before determining the application. Should the application be approved, the updated proposals will increase the speed at which these new homes can be delivered within Barking and Dagenham. The phasing strategy for the delivery of the homes is above

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