



REGULATORY SERVICES COMMITTEE

25 October 2012

REPORT

Subject Heading:

**P0959.12 – The Mardyke Estate,
Rainham – Phase III redevelopment
(Date received 31/7/12)**

Proposal

Reserved matters application pursuant to P2058.08 for the demolition of 190 residential units (33 to 125 Chantry Way, 26 to 88 Walden House, 2 to 40 Roman Close, Dearsley House, Roman House and Perry House) and erection of 124 new residential units in 5 blocks accessed from Lower Mardyke Avenue, South Street and Walden Avenue, together with a communal commercial hub and landscaped square, landscaping and parking areas.

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Policy context

**Local Development Framework
London Plan
National Planning Policy Framework**

Financial summary

None

The subject matter of this report deals with the following Council Objectives

Ensuring a clean, safe and green borough	<input checked="" type="checkbox"/>
Championing education and learning for all	<input type="checkbox"/>
Providing economic, social and cultural activity in thriving towns and villages	<input type="checkbox"/>
Valuing and enhancing the lives of our residents	<input checked="" type="checkbox"/>
Delivering high customer satisfaction and a stable council tax	<input checked="" type="checkbox"/>

SUMMARY

This report concerns a reserved matters application for the third phase of the redevelopment of the Mardyke Estate in Rainham. The proposal is for the demolition of 190 of the existing residential properties on the site and redevelopment with a combination of 5 apartment blocks of up to 6 storeys and terraced housing together with a commercial hub building and landscaped square. The proposal would provide 124 new residential units, a combination of affordable and market housing.

Outline planning permission for the redevelopment of the Mardyke estate was issued in November 2009 following earlier consideration of the scheme by Committee in May 2009 and the completion of the S106 legal agreement. The outline permission established the principle of the redevelopment and agreed the development parameters, but apart from the alignment of the main east/west road, all matters relating to access, siting, design, external appearance and landscaping were to be addressed at the reserved matters stage

Phase 1 of the redevelopment is complete and occupied and Phase II is now in advanced state of construction and partially occupied.

The principle of the redevelopment of the estate is therefore established and this application is for all reserved matters in relation to Phase III of the Mardyke redevelopment. Detailed plans and elevations of all blocks comprising this phase have been submitted with this application together with a suite of supporting documentation, including a design and access statement, a transport statement, energy and sustainability statements, and sunlight/daylight analysis.

Staff consider that the development would be sufficiently in line with the parameters agreed for the redevelopment by the outline planning permission which is required by condition. A variation of the original S106 agreement is also sought to remove the requirement that an office for the neighbourhood police team be provided with the community hub building as the police no longer need the facility. The development is further considered to be acceptable in all other respects.

Staff therefore recommend that the original S106 legal agreement dated 3rd November 2009 be varied as set out below in Recommendation A and that the reserved matters application be approved as per Recommendation B, subject to relevant planning conditions.

RECOMMENDATIONS

- A. That the S106 agreement dated 3rd November 2009 be varied to remove the requirement contained at para 4 (m) that Police Office be provided to shell finish within the Community Hub prior to its first occupation.
- That the owner/developer pay the legal costs associated with the preparation of the Section 106 Deed of Variation irrespective of whether that Deed is completed.
 - That all other clauses heading and recitals of the S106 agreement dated 3rd November 2009 remain unchanged save for any consequential changes pursuant to the removal of the requirement contained at para 4 (m) that Police Office be provided to shell finish within the Community Hub prior to its first occupation
- B. That the Committee resolve that reserved matters permission be granted subject to the following conditions:
1. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) Article 3, Schedule 2, Part 1, Classes A - G, no extension, addition or alteration to the roof, porch, additional structures or enclosures, provision of a hard standing or installation of a chimney, flue or other extract shall take place unless permission under the provisions of the Town and Country Planning Act 1990 has first been sought and obtained in writing from the Local Planning Authority.

Reason:-

In the interests of amenity and to enable the Local Planning Authority to retain control over future development, and in order that the development accords with Development Control Policies Development Plan Document Policy DC61.

1. Reason for Approval

This decision to approve the reserved matters application pursuant to the outline planning permission reference P2058.08 has been taken

- i) having regard to Policies CP1, CP2, CP7, CP15 and CP17, of the LDF Core Strategy Development Plan Document; Policies DC2, DC3, DC6, DC7, DC20, DC21, DC32, DC33, DC34, DC35, DC36, DC48, DC49, DC50, DC51, DC58, DC59, DC60, DC61 and DC63 of the LDF

Development Control Policies Development Plan Document; Policy SSA1 of the LDF Site Specific Allocations Development Plan Document; Policies 3.3, 3.4, 3.5 ,3.6, 3.8, 3.9, 3.10, 3.11, 3.12, 3.13, 5.2, 5.3, 5.7, 5.12, 5.13, 5.16, 6.9, 6.10, 6.13, 7.3, 7.4, 7.6 and, 7.19 of the London Plan 2011, and the National Planning Policy Framework .

- ii) for the following reason: The proposed development would be in accordance with the aims and objectives of the site specific policy by providing the third phase of a residential redevelopment of the site. The proposal would provide market and affordable housing and would relate satisfactorily to its surroundings and neighbouring development and can be accommodated on the site without any materially harmful visual impact or any significant adverse impact on residential amenity. The proposal incorporates sufficient communal and private amenity space within a development of high quality design and layout. The impact arising from residential traffic from the development would be acceptable within the locality. The proposal meets the objectives of national, regional and local policies by being sustainable development making efficient use of land and providing residential development with easy access to facilities without adverse impact on residential amenity.

INFORMATIVE

Any proposed works within 8 metres of the rear toe of the flood defence bund for the Beam Washlands Flood Storage Area will require our prior written consent under the Thames Byelaws. If any works will require consent the applicant should contact John Thurlow on 01707 632403 or by emailing John.Thurlow@Environment-Agency.gov.uk .

The planning obligations recommended in this report have been subject to the statutory tests set out in Regulation 122 of the Community Infrastructure Levy Regulations 2010 and the obligations are considered to have satisfied the following criteria:-

- (a) Necessary to make the development acceptable in planning terms;
- (b) Directly related to the development; and
- (c) Fairly and reasonably related in scale and kind to the development.

REPORT DETAIL

1.0 **Site Description and Background**

- 1.1 This reserved matters application relates to four sites with a total area of 1.5 hectares site which forms part of the former Mardyke Estate, now known as Orchard Village. The sites are located:

- a) along the northern edge of the estate, currently comprising the 5 storey residential blocks 2 to 40 (evens) Roman Close and 33 to 125 (odds) Chantry Way and the Roman Close car park;
 - b) to the south of the realigned Lowen Road and west of Perry Close, currently comprising Perry House (12 storey block) and temporary residential parking areas;
 - c) to the west of Walden Avenue, currently comprising a four storey block 26 to 88 Walden Avenue;
 - d) to the east of Walden Avenue currently comprising the 12 storey block Dearsley House.
- 1.2 Site a) has an eastern boundary with 142 Frederick Road, a western boundary with Lower Mardyke Avenue and a northern boundary with 96 Lower Mardyke Avenue and open Green Belt land known as Mardyke Farm, a former landfill site which is currently undergoing restoration.
- 1.3 Site b) has a northern boundary with the realigned Lowen Road, wraps around the northern and eastern boundaries of the Mardyke Social Centre, an eastern boundary with Newtons Infants School and a southern boundary with the access road serving the energy centre.
- 1.4 Site c) lies to the south of Appletree Lane and (Phase I, Block L), north of 24 Walden Avenue and to the east of the rear boundary of No's 32 to 46 South Street.
- 1.5 Site d) has a southern boundary with Plum Lane (Phase I, Block P) now called Poppy Court and 2 – 6 Plum Lane, an eastern boundary with the site of the Newtons School MUGA and associated changing rooms and a northern boundary with Newtons Primary School.
- 1.6 This application is for the third phase of the redevelopment of the former Mardyke Estate, the overall principle of which was agreed by the approval of outline planning permission ref P2058.08. Phase I of the development is now complete and occupied and Phase II is well advanced and partially occupied. Circle Anglia is responsible for delivery of the physical regeneration of the Mardyke Estate and Old Ford Housing Association are responsible for its management.

2.0 **Description of Proposal:**

- 2.1 The proposals comprise the reserved matters submissions in respect of access, siting, design, external appearance and landscaping for phase III of the redevelopment of the Mardyke Estate approved under outline planning permission P2058.08 and the demolition of the majority of the remaining original residential blocks which comprise the former Mardyke Estate, including the three remaining 12 storey tower blocks.
- 2.2 The proposed new housing, subject of this reserved matters application, essentially comprises 2/3 residential blocks with linked terraces of 3 storey town houses referenced as blocks E, F and G, together with two areas of

terraced housing, block M comprising of 3 terraces and Block N comprising of two terraces.

- 2.3 Block K will provide a new community hub building providing retail unit/s and office accommodation, a PCT facility, housing association office and caretakers office, set within a new landscaped square.

Siting, Access and Parking

- 2.4 Block E/F and G are east/west aligned linear blocks with north/south returns at each end, separated by a parking courtyard and arranged along the entire northern perimeter of the site to the north of the new east/west link road which would be extended to link with Frederick Road.
- 2.5 Block M includes a terrace of 11 houses, 9 of which would face onto the western side of Walden Avenue, with two bookend properties facing onto the small cul-de-sacs at either end of the block. Two terraces of 3 houses are proposed facing north and south onto both cul-de-sacs.
- 2.6 Block N would comprise a terrace of 7 houses, 6 of which would face onto the eastern side of Walden Avenue, with a bookend unit and a further terrace of 3 houses facing south onto Plum Lane.
- 2.7 Block K is proposed as a predominantly two storey L shaped block with a single storey rear element located to the north of the Energy Centre element of Block L and east of the existing Community centre with key frontages to Perry Close and Lowen Road and the new proposed local community square.
- 2.8 As part of the Phase 3 Reserved Matters Application, a total of 161 car parking spaces will be provided of which 14 will be disabled bays. In total, there will be 122 surface level parking spaces serving the residential elements of the development and 39 spaces within and around the area of Block K, including 22 spaces which are intended as overflow capacity and 6 spaces intended for staff and one car club space. The residential parking spaces will be located close to blocks they are intended to serve provided either at right angles, or parallel to, the adjacent highway. With the exception of the disabled bays, all car parking will be for communal use of estate residents.
- 2.9 One cycle parking space per unit would be provided either by way of secure internal communal ground floor areas or within private storage units within the front garden/defensible space areas of the houses and ground floor flats. Refuse stores would be located close to the entrances on the ground floor of each block or within the front gardens of houses and ground floor flats.
- 2.10 A revised landscaped entrance to the Mardyke Open Space is proposed at the eastern end of Block G.

Scale, Design and External Appearance

- 2.11 Blocks E and F would comprise adjoining blocks forming a continuous development 115m long to the north of Blocks B and C (parts of Phase 1 and 2 respectively). The combined blocks would contain a total of 52 flats (34x 1 bed, 1x 1 bed wheelchair, 15x 2 bed, 2x 2 bed wheelchair) located within three distinct blocks and 8x 3 bedroom, 3 storey houses, in two terraces of three and five houses. The blocks at the western and eastern ends of blocks E and F respectively would each be flat roofed and 6 storeys high to a maximum height of 19m, 16.7m deep (max) and 24m long for block F and 10m deep and 21.7m long in respect of block E, with an additional 3 storey 5m deep northern projection at the western end of block E. The block at the eastern end of block E (which would be viewed as the central block in the street scene when seen together with the adjoining block F) is proposed to be 4 storeys high, with a mono pitch roof. The blocks would also incorporate projecting and recessed elements to add to the articulation of the building. The two interspersing terraces of houses would be three storeys high with a mono pitch roof. Each flat block would have its own communal garden, with the majority of ground floor flats having a semi private rear terrace as well. Ground floor units in Block E would all have their own front door and defensible space to the front. The ground floor flats in block F would be accessed via a communal entrance but would have internal access to defensible space at the front and/or access to a semi-private rear terrace. Each flat above ground floor would be provided with its own balcony, which would be south facing wherever possible. In addition, the flats above ground level at the either end of the blocks adjacent to the terraced housing would be provided with enclosed balconies (winter gardens) with timber screens on the sides closest to the house gardens to prevent direct overlooking of the area immediately to their rear. Houses would each be provided with a 10m deep rear garden and a second floor roof terrace. The external finish would draw from a wide palette of materials including red and yellow brick, grey and blue cladding, white render, timber screens and a standing seam roof.
- 2.12 Block G would be located to the east of Block F, separated from it by a parking courtyard, and would continue on the east west alignment established by blocks E and F. The block would provide a total of 33 flats (10x 1 bed flats, 12x 2 bed flats and 11x 2 bed wheelchair) located in two blocks with a terrace of 4x 3 bed houses in-between. The block at the western end would be a mirror image of the 6 storey block at the eastern end of Block F. The block at the eastern end is proposed to be flat roofed and four storeys high with an 18.2m southern frontage and an 18.2m north east angled return element at its eastern end. The fourth floor would be recessed on the north east return section, providing an extensive wrap around balcony for that flat. As with blocks E and F, block G would also incorporate projecting and recessed elements to add to the articulation of the building. The terraces of houses would be three storeys with a mono pitch roof and second floor roof terrace to the rear. Again, each ground floor flat would have its own defensible space and/or semi-private rear patio and each flat above ground floor would have its own balcony and/or winter garden. Ground floor flats would, however, be accessed by means of a

communal entrance rather than street side front doors. Materials would be drawn from the same palette as for blocks E and F.

- 2.13 Block M would comprise three terraces of 2 storey 3 bedroom houses on the west side of Walden Avenue, with each house having additional accommodation within the roof space. The central nine houses of the terrace of 11 on the western side of Walden Avenue would have a front to back roof with the houses at either end acting as bookends to the terrace. The end houses would face onto the side cul-de-sacs at either end with a mono pitch roof to the same ridge height as the central terrace and incorporating a front eyebrow dormer. Proposed materials are predominantly red brick with the upper floors of the bookend units rendered and reconstituted slate roofs. Gardens would be 10m deep for the terrace facing Walden Avenue and 14.5m deep for the two smaller terraces.
- 2.14 Block N would echo the design of Block M, but with two terraces – a terrace of six houses facing on to the eastern side of Walden Avenue, with a seventh bookend unit and a further terrace of three houses facing south onto Plum Lane. Garden depths would range from 10m up to 22m.
- 2.15 Block K is located centrally within the overall site and in a position where it is intended to help define the new public square. The building would be two storey, L-shaped and flat roofed with an array of photovoltaic panels proposed on the roof. The building would be constructed primarily in yellow brick with the exception of the main north façade which is proposed as a framed and glazed construction using panels of various shades of green. A full height external wooden frame to the front of this elevation would support solar shading fins. The building has been designed to be flexible in use and could accommodate one or two retail outlets (or other uses) as well as providing office accommodation for the managing housing association, the PCT and a local office/drop in area for the Safer Neighbourhood Team (if needed) together with a Caretakers office.

Landscaping and Amenity Space

- 2.15 The application includes detailed proposals for the hard and soft landscaping, although the final details of planting, species, density etc. would be dealt with by way of a condition submission under the original outline permission. . Nevertheless, the plans give a detailed impression of the extent and nature of the landscaping, including the main community hub open space and the revised entrance to Mardyke Open Space.
- 2.16 Phase 3 incorporates five communal courtyards for blocks E, F and G, each of which incorporates one or more semi-private terrace for adjacent ground floor flats. All of the communal courtyards are proposed to follow a design of grids using different surface materials, planting and seating, with the planting to be chosen to be resistant to shade because of the northern aspect of the areas, with tree planting to be along the northern boundary. All semi-private terraces and defensible areas to the front of the block would be defined by 1.2m high railings and/or brick walls.

- 2.17 The community hub open space would be laid out to give clear access to community centre and the facilities to be located within Block K and also to provide day to day parking and a controlled overflow parking area for special events. The area is also intended to provide an attractive, dynamic and safe area for the local community and would incorporate a Local Area for Play, feature lighting, themed orchard style tree planting, grassed areas, different coloured resin bound gravels with informal play and sculptural fruit features.
- 2.18 The revised entrance to the Mardyke Open Space at the eastern end of block G would be widened and reconfigured to provide a clear safe route between the development and the open space. The area would incorporate informal play elements linked to the “Dinosaur” theme of the improved open space play facilities, together with informally spaced tree planting and cycle parking facilities.

Supporting Information

- 2.14 The application is also accompanied by a number of supporting documents. These include:
- Description of Development Proposals
 - Planning Statement
 - Design and Access Statement
 - Statement of Consultation
 - Transport Statement
 - Flood Risk Assessment
 - Sustainability and Energy and Statement
 - Demolition Strategy and Build Methodology
 - Daylight/Sunlight Analysis
 - Code for Sustainable Homes – Pre Assessment Report
 - Ecology Survey
 - Arboricultural Report
 - BREEAM Pre-Assessment
 - Energy Statement

3. Relevant History

P2058.08 - Redevelopment to provide for up to 555 residential units, with associated car parking, alterations to existing access and provision of new landscape and amenity space, together with up to 900 sqm of class A1, A2, A3, A4, A5 and/or D2 accommodation and up to 600sqm of class B1(A) offices. Full permission is sought for the new estate road (the bus route).-outline application Approved.

P0356.09 - Demolition of 86 residential units (existing blocks 1 to 31 Chantry Way, 57 to 87 Lowen Road, 90 112 Walden Avenue, Chantry House and Walden Avenue car park) and erection of 121 new residential units in 3 blocks accessed from Lowen Road and/or Walden Avenue. Erection of an energy centre and formation of landscaped areas. Erection of 2 electrical substations. - Approved.

P0945.09 Permission for temporary site accommodation in connection with the redevelopment of the Mardyke Estate to include :- Office units, canteen , drying room, toilets, material storage compound, hoarding, car parking, gates, plus temporary residents parking areas and crushed concrete storage - Approved

P1144.09 - Electricity Substation – Approved

P1542.09 - Reserved Matters application pursuant to P2058.08 Revised scheme for Block P - Erection of 13 units in one block, 3 No. 1 bed units, 2 No. 2 bed units, 3 No. 3 bed units and 5 No. 4 bed units – Approved

P1610.09 – Reserved matters application pursuant to P2058.08 for the demolition of 161 residential units (existing blocks 1-55 Lowen Road, 67-117 and 60-92 Lower Mardyke Avenue, Mardyke House and Templar House) and erection of 184 new residential units in 4 blocks accessed from Lower Mardyke Avenue/South Street and landscaped/parking areas. -Approved

4. **Consultations and Representations:**

4.1 The proposals have been advertised as a major development by the display of site notices and by an advertisement in the Recorder. A total of 356 individual properties were notified directly of the proposals.

4.2 One letter of representation has been received raising objections on the basis that occupants of some of the new houses in Walden Avenue would be able to look directly into their rear garden and patio leading to loss of privacy.

Consultee Responses

The Greater London Authority have been consulted on the application but at the time of writing this report had not responded. Any comments will be reported orally

Transport for London have advised that they will require the submission of a Construction Management Plan which should detail the level of disruption to bus services that might occur. They have also commented upon the need to future proof Lowen Road for two bus operation.

Borough Crime Prevention Design Advisor – Reiterates that designing for community safety is a central theme of sustainable development. A number of detailed design points have been made and incorporated into the revised plans.

Environment Agency – No objections but informative requested.

LFEP – advise of the need to comply with the relevant Sections of Approved Document B in relation to access to dwelling houses and flats.

London Fire Brigade – Satisfied with the proposals.

Natural England – No observations.

Thames Water - no observations.

Essex and Suffolk Water – No objections

Streetcare – No objections

5 Relevant Policies

- 5.1 The development plan for the area consists of the Havering Local Development Framework (Core Strategy, Development Control Policies and Site Specific Allocations) and the London Plan 2011
- 5.2 Policies CP1 (Housing Supply), CP2 (Sustainable Communities), CP4 (Town Centres), CP7 (Recreation and Leisure), CP8 (Community Facilities), CP9 (Reducing the need to Travel), CP10 (Sustainable Transport), CP12 (Use of Aggregates), CP15 (Environmental Management), CP 16 (Biodiversity and Geodiversity), CP17 (Design), of the Local Development Framework Core Strategy are considered relevant
- 5.3 Policies DC2 (Housing Mix and Density), DC3 (Housing Design and Layout), DC6 (Affordable Housing), DC7 (Lifetime Homes and Mobility Housing), DC21 (Major Development and Open Space, Recreation and Leisure), ,DC32 (The Road Network), DC33 (Car Parking), DC34 (Walking), DC35 (Cycling), DC36 (Servicing), DC40 (Waste Management), DC48 (Flood Risk), DC49 (Sustainable Design and Construction), DC50 (Renewable Energy), DC51 (Water Supply, Drainage and Quality), DC53 (Contaminated Land), DC61 (Urban Design), DC62 (Access), DC63 (Delivering Safer Places) and DC66 (Tall Buildings and Structures) of Local Development Framework Development Control Policies Development Plan Document are also considered to be relevant.
- 5.4 London Plan policies: 3.3 (increasing housing supply), 3.4 (optimising housing potential), 3.5 (quality and design of housing developments), 3.6 (children’s play facilities), 3.8 (housing choice), 3.9 (mixed and balanced communities), 3.10 (definition of affordable housing), 3.11 (affordable housing targets), 3.12 (negotiating affordable housing), 3.13 (affordable housing thresholds), 5.2 (minimising carbon dioxide emissions), 5.3 (sustainable design and construction), 5.7 (renewable energy), 5.12 (flood risk management), 5.13 (sustainable drainage), 5.16 (waste self sufficiency), 6.9 (cycling), 6.10 (walking), 6.13 (parking), 7.3 (designing out crime), 7.4 (local character), 7.6 (architecture), 7.15 (reducing noise and enhancing soundscapes) and 7.19 (biodiversity and access to nature) are considered to apply. There is also a range of Supplementary Planning Guidance to the London Plan. including ‘Providing for Children and Young People’s Play and Informal Recreation’ that are considered to be relevant.
- 5.5 The National Planning Policy Framework is a further material consideration.

6.0 **Planning Considerations**

- 6.1 The principle of the phased in situ residential redevelopment of the Mardyke Estate has previously been considered and accepted by the outline planning permission P2058.08. Many of the environmental issues arising from the principle of residential development, such as land contamination, archaeology, ecology and flood risk have all previously been considered by the outline application. These matters are all dealt with in detail by the planning conditions forming part of the outline permission.
- 6.2 The main issues arising from this application are therefore considered to be the extent to which the detailed proposals accord with the parameters and principles established by the outline permission; the site layout, including proposals for hard and soft landscaping of the site; the detailed design of the proposed buildings including impact on local character and amenity; access, parking and highway arrangements; impact on amenity; energy efficiency and sustainability; affordable housing provision; community safety and accessibility issues.

Principle of Development

- 6.3 The outline planning application was submitted with an indicative masterplan and a number of development parameters and parameter plans as the means by which the design concepts for the redevelopment of the estate would be translated into a framework for the future submission of reserved matters. The parameter plans showed the development areas, land uses, key access points and amenity areas and a height contour plan to demonstrate how new development will relate to neighbouring development. The illustrative masterplan demonstrated one way in which this could be translated and forms the basis on which this reserved matters application has been submitted. The outline permission also included a condition that the development should be carried out in accordance with the development parameters and drawings and that reserved matters and condition submissions should not significantly deviate from them. This therefore acts as a check to ensure that reserved matters follow principles established by the outline permission and a benchmark against which to assess subsequent submissions.

Density, Siting and Layout

- 6.4 If approved, this third phase of the Mardyke redevelopment will bring the total site area for which either full or reserved matters planning permission is in place up to 3.55 hectares out of a total site area of 4.91 hectares i.e. 72%. The total number of units that will have been approved would be 429 (i.e. a minimum of 77%) out of a maximum total of up to 555 as set by the development parameters. It has been acknowledged in granting outline approval for the redevelopment that it was necessary to marginally increase the density of development on the estate in order to deliver a viable scheme and this was considered, taking into account development across the whole of the site. The proposals for phase III will deliver a total number of

dwellings for blocks E, F, G, M and N (124) which is less than that which was suggested by the indicative masterplan (157), largely as a result of the inclusion of more housing than originally envisaged. No objections are raised in this regard.

- 6.5 The layout of the proposed development differs slightly from that envisaged by original illustrative masterplan in that a separation was originally suggested between blocks E and F and blocks M and N were originally seen as providing flatted development rather than housing. However, there was no requirement for the final form of the development to follow that of the illustrative masterplan. The provision of blocks E and F as a continuous development will provide a focal point when viewed from the south looking north between block B and C and no objections are raised.
- 6.6 The blocks create street frontage with clear definition between the public, semi-public and private realms. The flatted blocks are provided with secure communal amenity areas that have been well thought out in terms of their function and usability. All flats above ground floor are provided with a balcony area to maximise opportunities to create private sitting out space with a screened area to give added privacy.
- 6.7 This phase of the development will see the completion of the secondary east west link road, which will further improve linkages through the site for pedestrians cyclists and others. The opportunity to provide new street tree planting along this routes will also help to signpost the connections to the north west corner of the overall site and the adjacent Beam River washlands and the north east corner of the site, where improved links to the Mardyle Open Space are to be provided..

Design, Residential Quality and Open Space

- 6.8 The Residential Design Supplementary Planning Document seeks to promote best practice in residential design and layout and to ensure that new residential developments are of the highest quality. The detailed design approach and layout justification is set out within the Design and Access Statement and corresponds with the principles of the outline Design and Access Statement as they apply to this part of the site.
- 6..9 Three of the proposed flatted elements within Blocks E, F and G will be 6 storeys high and therefore need to be assessed against the criteria of Policy DC66
- 6.10 Policy DC66 advises that outside of Romford Town Centre buildings of 6 storeys or greater will only be granted planning permission in exceptional circumstances provided that they:
- create an attractive landmark building which would clearly improve the legibility of the area
 - preserve or enhance the natural environment, the historic environment, local amenity and the local character of the area

- act as a catalyst for regeneration
- preserve or enhance views from Havering Ridge
- do not mar the skyline
- do not have a significant adverse impact on the amenity of nearby occupiers
- are appropriate to the local transport infrastructure and capacity in the area.

6.11 In addition, DC66 requires that all tall buildings should be of exemplary high quality and inclusive design and, in particular, they must:

- Ensure that the proposed density is suited to the site and to the wider context in terms of proportion, composition, relationship to other buildings, streets, public and private open spaces, the waterways or other townscape elements
- Be attractive city elements as viewed from all angles and where appropriate contribute to an interesting skyline
- Create a well defined public realm with a human scale, with continuity of frontage and accessible entrances from street level
- Be sensitive to their impact on micro-climates in terms of wind, sun, reflection and overshadowing
- Contain internal spaces, which do not become redundant over time and can easily adapt to changing social, technological and economic conditions
- Be oriented and profiled taking into account the potential negative impact on aircraft, navigation and telecommunication networks

6.12 In terms of impact upon amenity of neighbouring properties, this has been safeguarded by the separation from the boundary of the closest property. The design is considered to be in keeping with that of the five and six storey elements of previous phases and will be seen in the same context in the street scene as these buildings. It is also a relevant consideration that the new development will be replacing existing blocks of five storeys in height, with other prominent 12 storey blocks being a distinctive element of the original estate. As with the northern elevation of block D, particular attention has been paid to the eastern and western elevations of the six storey elements where these face onto Lower Mardyke Avenue and the parking courtyard between Block F and G, all of which employ an architectural framing and will use coloured panels to give a bold and attractive appearance to the recessed main part of the elevations. Where the six storey blocks are positioned adjacent to 3 storey housing the height difference has been broken up by the inclusion of flank windows in the side elevations. Full height windows are arranged in columns to give coherence and structure to the elevations. As with the whole redevelopment, the 6 storey elements of blocks E, F and G will be built to Lifetime Homes standards and will include specific wheelchair units. It is therefore staff's view that the 6 storey elements of the blocks can be considered favourably against the criteria of DC66.

- 6.13 The architectural framing referred to above results in the six storey elements being 19m high which is 1m higher than the maximum height parameter set out within the document "Description of Development and Parameters" which formed part of the Outline planning permission (P2058.08). However, within the overall context of the redevelopment the appearance and impact of the additional height is not considered to be significant and, moreover is in keeping with its architecture. Condition 7 requires that there should not be any significant deviation from the parameter established by the outline consent unless otherwise provided for by conditions elsewhere within the permission. On this basis staff are satisfied that the additional height is not a significant deviation and furthermore, that it is justified by the Design and Access statement which was required under condition 7 of the outline permission.
- 6.14 The design approach to this third phase of the redevelopment follows the design principles upon which the illustrative masterplan was based. However, the phase revises the design of the elevations from earlier phases and uses the established palette of materials in a different way. This approach to the design was set out in the documents accompanying the outline and was endorsed by the GLA when commenting upon the first phase, in order to avoid a homogenous design being repeated for each phase. The use of durable, high quality materials is emphasised in the supporting documentation and the success of the designs will to a great degree depend upon the careful and correct choice of materials. This is subject to a condition on the outline permission.
- 6.15 In street scene terms the blocks have been designed to respect and relate to the neighbouring existing development and previous phases of the redevelopment. On the northern side of Block E the height reduces to three storeys and is separated from the flank of the 3 storey houses to the north by the width of the Electricity sub-station plot. The street scene along the new east west route is considered by staff to be acceptable and is given interest and variety by the different heights of blocks, use of materials and attention to detail in landscaping.
- 6.16 Blocks M and N will fit in with the established street scene in Walden Avenue and relate acceptably in design terms to neighbouring housing and newly constructed blocks.
- 6.17 The location and function of Block K calls for a distinctive design which will provide a focal point for the overall development. Staff consider that the proposed design will achieve this objective which will be further enhanced by the quality of the public square within which it will be located.
- 6.18 The appearance of the on street parking is broken up by street trees and shrub planting and is not considered to dominate the street scene.
- 6.19 Staff consider that the design of the development is acceptable in respect of issues such as scale and massing and that the design of the development is imaginative, innovative and acceptable within the context and character of

the site and the surrounding area. Staff therefore consider that the proposal is acceptable in respect of design and external appearance.

Landscaping Proposals

6.20 Landscaping matters form part of this reserved matters submission. The external works plans and Design and Access statement illustrate in some detail the layout and nature of the hard and soft landscaping proposed for all areas of this phase of the redevelopment. The details demonstrate close attention to detail and the intention to ensure that planting and materials create an attractive, safe and biodiversity rich environment for future residents. It is considered that the landscaping proposals will play a significant role in creating attractive and usable areas for both private and public areas of the site and which will contribute positively to the street scene and public enjoyment of the development. Whilst the schemes are described and illustrated in considerable detail, there are some additional details required and some suggestions for changes to species that may need to be made. For this reason the submitted details are not considered sufficient to enable discharge of the relevant conditions of the outline permission relating to boundary treatment, landscaping and biodiversity. However, no objections are raised to the landscaping proposals in principle which are quite adequate for the purposes of this reserved matters application.

Impact on Adjoining Sites and Residential Amenity

6.21 The impact on amenity of neighbouring dwellings and occupiers arising from the proposed blocks falls to be considered in relation to Policy DC61 which requires that new developments should not have an unacceptable impact upon the amenity of existing properties.

6.22 Blocks E, F and G will be replacing existing blocks that occupy a similar location on the site at present and the resultant impact would be limited in extent to the closest properties to the north in Lower Mardyke Avenue and to the east in Frederick Road. The proposed westernmost 6 storey block in Block E will extend 17m further to the east than the existing 5 storey properties. However, the separation from the closest residential boundary of 96 Lower Mardyke Avenue to the north would be increased from 8m to 11m and it is not considered that the additional storey will give rise to any significantly increased overlooking or perception of overlooking. The accompanying sunlight and daylight analysis also demonstrates that there would be no unacceptable reduction in the sunlight received by the rear windows of the closest properties in Lower Mardyke Avenue.

6.23 The separation of the easternmost 4 storey element of Block G from the rear of 142 Frederick Road would increase from the 18m distance from the existing flats in Roman Close to 25m. In relation to Block M, the new terraced housing will be replacing a four storey block of flats. The two smaller terraces of houses will bring development closer to the rear boundary of properties in South Street. However, the rear gardens of these properties are a minimum of 21m in length and the proposed two storey

houses will not appear overbearing or out of keeping in the rear garden scene. The proposed roof terraces would be provided with flank privacy screens which as well as maintaining privacy between the new dwellings, would also deflect views away from the rear gardens of properties in South Street and the new terrace of houses facing Walden Avenue within Block M. The orientation of the southern terrace of three will introduce front bedroom windows that look towards the flank boundary of the rear garden of 24 Walden Avenue. However, the front of those properties is separated from the boundary by the proposed front gardens, the width of the road, parking spaces and a band of landscaping alongside the side boundary. The separation from the closest proposed dwelling to the rear of 24 Walden Avenue is a minimum of 20m and staff are satisfied that no unacceptable degree of overlooking will occur.

- 6.24 The same proposals for protecting privacy and preventing overlooking of Newtons Infant School and other properties within Block N are proposed for Block N, where roof level terraces are proposed for the terrace of houses facing Plum Lane.
- 6.25 Turning to the issue of the residential amenity of prospective occupants, the juxtaposition of terraced housing with taller blocks is a relationship that needs to be carefully considered. In this instance the potential for an unacceptable degree of overlooking has been addressed by the use of winter gardens, instead of balconies for the closest rooms in the adjacent blocks. The winter gardens (fully enclosed balconies) will make the north facing balconies an attractive proposition for future residents. In addition, by providing screening to the side and part of the rear, the potential for direct sideways overlooking is prevented and the view of users is directed to the north over the respective communal garden areas, rather than the adjacent house gardens.
- 6.26 The configuration of the terraced housing is a quite conventional street block arrangement and no overriding concerns relating to overlooking, overshadowing or loss of privacy are foreseen by staff.

Transportation, Highways and Parking

- 6.27 Policy DC32 requires that new road scheme will only be allowed where they amongst other things improve conditions for pedestrians and cyclists and improve public transport accessibility.
- 6.28 The scheme incorporates new public highway and access roads which are designed to an acceptable standard with adequate space for turning and servicing where required.
- 6.29 The completion of the northern east/west link road between Lower Mardyke Avenue and Frederick Road will assist with the delivery of the hierarchical road and user structure illustrated in the masterplan designed to offer maximum permeability to pedestrians and cyclists. The new roads and parking spaces will not be adopted and therefore incorporate porous surfaces which contribute to the sustainable urban drainage scheme for the

redevelopment. The roads incorporate rumble strips, tree and shrub planting and raised tables with the northern east/west route designed as a “community street” along home zone principles to prioritise pedestrian and cyclist activity above motor vehicles by the use of shared surfacing on the carriageway.

- 6.30 The level of car parking for the development was considered by the outline planning permission. A level of one space per unit across the development was proposed which is more than is currently provided. This level of parking is maintained for this phase and is considered to be acceptable and necessary as changes to the unit type and the social composition that are anticipated are likely to result in increased car ownership. The proposed locations for the parking are also considered to be acceptable. On street parking is provided throughout such that residents are likely to be able to park close to their dwelling which has been shown to be a preference with existing residents.
- 6.31 In accordance with policy DC35, cycle parking is proposed for phase 3 at a standard of one cycle storage space per residential unit. These would be in secure covered locations, either communally in the blocks or individually within the front garden/ defensible space areas at the front of the houses. On street cycle stand provision is also made for visitors, details of which would need to be agreed under condition 4 of the outline permission.
- 6.32 Transport for London’s comments relate to matters which fall outside of the consideration of this reserved matters application and which are covered by conditions on the original outline permission which are discharged on a phased basis for each phase of the development.

Housing

- 6.33 The previous phases of the redevelopment were by necessity, entirely for affordable properties for rent as they were required to re-house existing tenants. However, by the time that Phase 3 is ready to commence, the majority of previous tenants that have expressed the wish to stay in the area will have been re-housed within Phases 1 and 2. The dwelling mix requirements has therefore been established by need and would be composed of 29% affordable rent, 26% shared ownership and 51% private units.
- 6.34 The proportions of different size units to be delivered by the overall redevelopment are set out as parameter in the Outline permission. The proportions of 1, 2, and 3 bed units which would be delivered by this phase demonstrate that the overall development remains on course to comply with the parameter. The increased proportion of family sized accommodation will assist with the overall objective for the scheme to change the character and population profile of the estate, whilst ensuring that adequate provision is made for all existing residents that wish to remain.

Sustainability

- 6.35 A sustainability and energy statement and an energy assessment have been submitted with the application. In line with the requirements of the London Plan and Policies DC49 and DC50 of the LDF, the proposal is required to meet high standards of sustainable design and construction, as well as to demonstrate a reduction in predicted carbon dioxide emissions by at least 20%.
- 6.36 The statement and assessment indicate that it is the intention to deliver all sustainability measures described in the outline application. These cover:
- Waste and recycling
 - Combined Heat and Power
 - Construction and demolition
 - Flood risk
 - Development ratings and improved insulation
 - Use of materials
 - Use of water
 - Biodiversity
 - Secure by design
- 6.37 In relation to energy, the statements indicate that upon the completion of Phase II and the demolition of the tower blocks closest to the energy centre it will become viable to install the proposed CHP engine into the Energy Centre. The energy centre in addition has been designed with the potential to link in to a wider district heating system utilising waste heat from Barking Power Station as and when this becomes available.
- 6.38 Block K also incorporates an array of 143m² Photovoltaic cells on its roof which will assist in delivering the “Green” element of the Mayor’s energy strategy.
- 6.39 Occupants of Phase I have experienced a dramatic reduction in heating bills as a result of the sustainability measures that have been adopted. This is testament to the fact that as well as achieving carbon savings, such measures are making a tangible difference to the quality of life for residents. Staff are therefore satisfied that the proposal is in compliance with Policies DC49 and DC50 of the LDF and the Mayor’s Energy Strategy.

Flood risk

- 6.40 The scheme for all the blocks and the surface water drainage proposed under Phase 3 complies with and incorporates the specific details that are required by the Flood Risk Assessment that accompanied the outline application. The Environment Agency have confirmed that they are satisfied with the details supplied.

Designing for Community Safety

- 6.41 Designing for community safety is a material planning consideration and Policy DC63 of the LDF is relevant, as is ODPM guidance 'Safer Places'. A Safer Places Statement is included in the Design and Access Statement. Comments from the Council's Crime Prevention Design Advisor confirm that he has been actively involved in discussions with the architects for the scheme and is satisfied that the proposals for designing out crime with this submission comply with the principles and practices of the Secured by Design award scheme.

Mayoral CIL

- 6.42 The outline planning permission was granted before the advent of Mayoral CIL and therefore the redevelopment is not CIL liable.

7 Conclusions

- 7.1 In conclusion, it is considered that the detailed proposals for phase 3 of the Mardyke redevelopment are substantially in accordance with the development parameters set out by the outline permission. Therefore, the proposed development is considered to accord, in principle, with the terms of the outline planning permission.
- 7.2 The proposals have been considered in detail in respect of a number of key issues, including the detailed layout of the site, the design and appearance of the buildings, landscaping proposals, highways implications, impact on amenity, community safety, sustainability criteria and housing requirements. Staff consider the proposals to be acceptable in all of these respects and the development to be well designed in respect of both urban design principles and the effective functioning of the development. Staff therefore consider that the proposal is in accordance with the outline planning permission for redevelopment of the site and that the detailed proposals would make a suitably high quality contribution to the redevelopment of the estate. Staff therefore recommend that the reserved matters submission be approved.

IMPLICATIONS AND RISKS

8. Financial implications and risks:

- 8.1 The financial implications in respect of the redevelopment of the Mardyke Estate were addressed in some detail in the report on the outline application under ref:P2058.08.

9 Legal implications and risks:

- 9.1 A S106 agreement relates to the outline permission. Staff resources will be required for Phase III for the preparation of any related Stopping up Orders, S278 and S38 agreements and related processes.

10 Human Resources implications and risks:

10.1 Staff resources will be required for the ongoing monitoring of the proposal.

11 Equalities implications and risks:

11.1 This is the third phase of a significant scheme for the Borough in addressing inequality and diversity issues in access to decent housing thereby improving the quality of life for residents of the Borough and meeting the Council's vision. The Council's policies and guidance, the London Plan and government guidance all seek to respect and take account of social inclusion and diversity issues and the application of those policies to the approval of reserved matters has taken into account the Council's duties under Section 149 of the Equalities Act 2010 to advance equality of opportunity with particular reference to access. The scheme will fully comply with Lifetime Homes requirements and also deliver a substantial number of properties specifically designed to meet the needs of wheelchair users.

BACKGROUND PAPERS

1. The planning application as submitted or subsequently revised including all forms and plans.
2. The case sheet and examination sheet.
3. Ordnance survey extract showing site and surroundings.
4. Standard Planning Conditions.
5. Copy of all consultations/representations received and correspondence, including other Council Directorates and Statutory Consultees.
6. The relevant planning history.
7. Relevant details of Listed Buildings, Conservation Areas, Article 4 Directions.
8. Copy of all consultations/representations received and correspondence, including other Council Directorates and Statutory Consultees.