

# RAINHAM AND BEAM PARKWAY SITES

CONSULTATION EXHIBITION  
APRIL 2020

The Rainham and Beam Park Regeneration LLP are proposing the development of three sites to include approximately 160 new residential units and the relocation of the Silver Hall Social Club, as well as associated landscape works.

The vision of the LLP is to transform the A1306 corridor from a declining industrial area into a vibrant, sustainable new urban community alongside the programme of infrastructure upgrades planned for the local area. The LLP has currently identified 9 strategic sites within the Rainham and Beam Park Housing Zone, all along the A1306 (New Road) corridor. Each site is subject to its own unique, yet linked planning application and identified in the Figure 1.

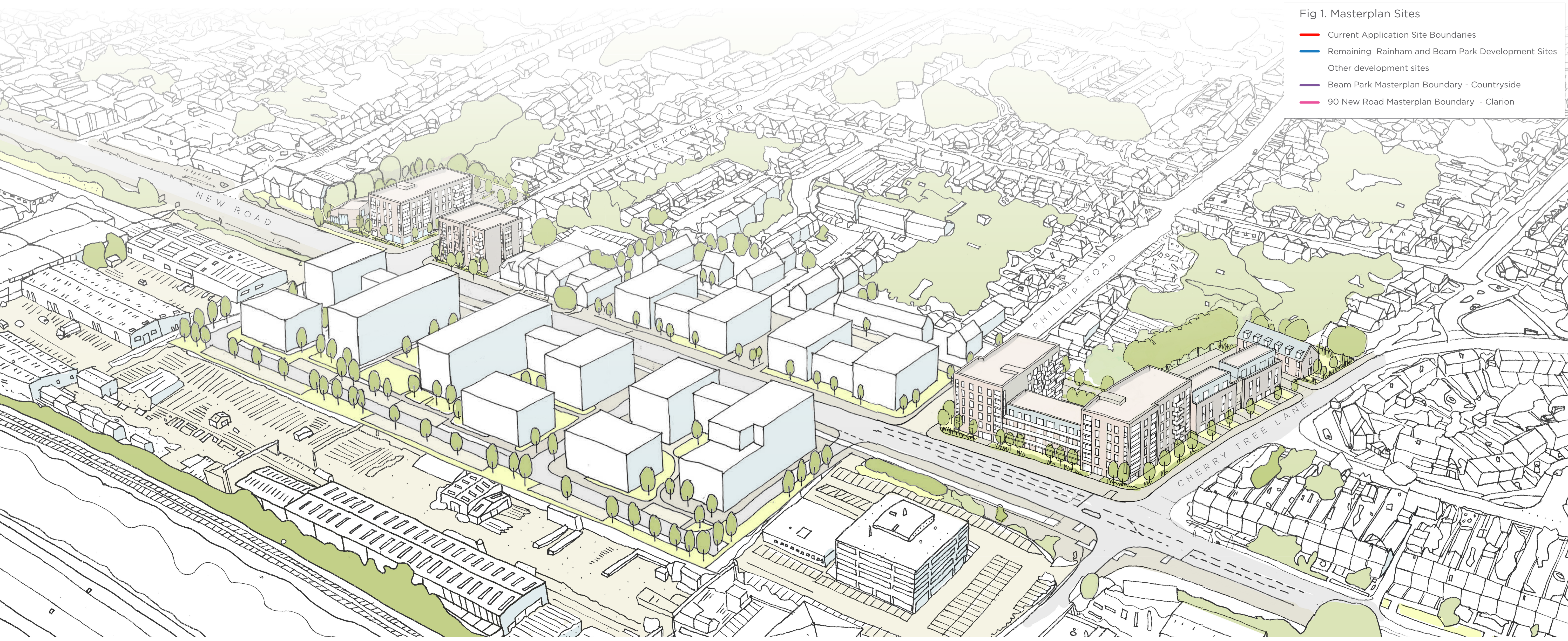
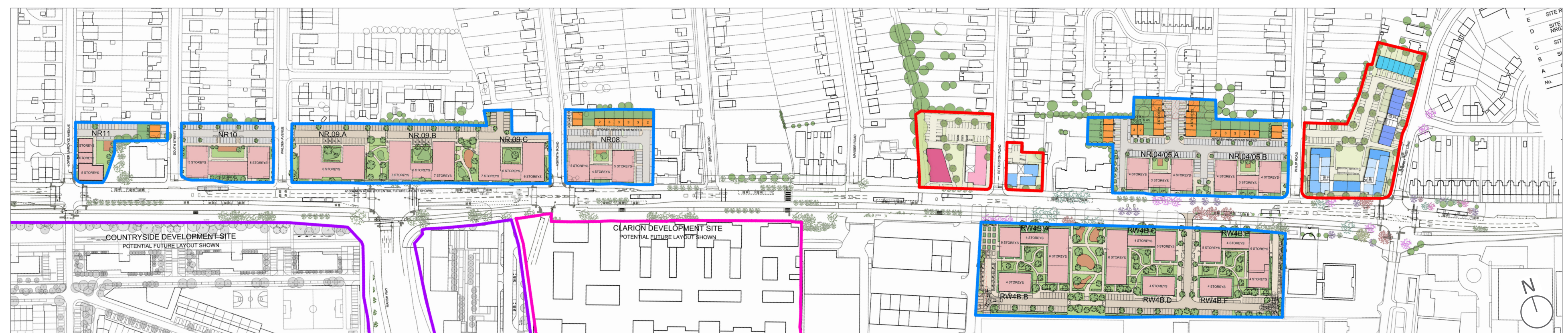


Fig 1. Masterplan Sites

- Current Application Site Boundaries
- Remaining Rainham and Beam Park Development Sites
- Other development sites
- Beam Park Masterplan Boundary - Countryside
- 90 New Road Masterplan Boundary - Clarion

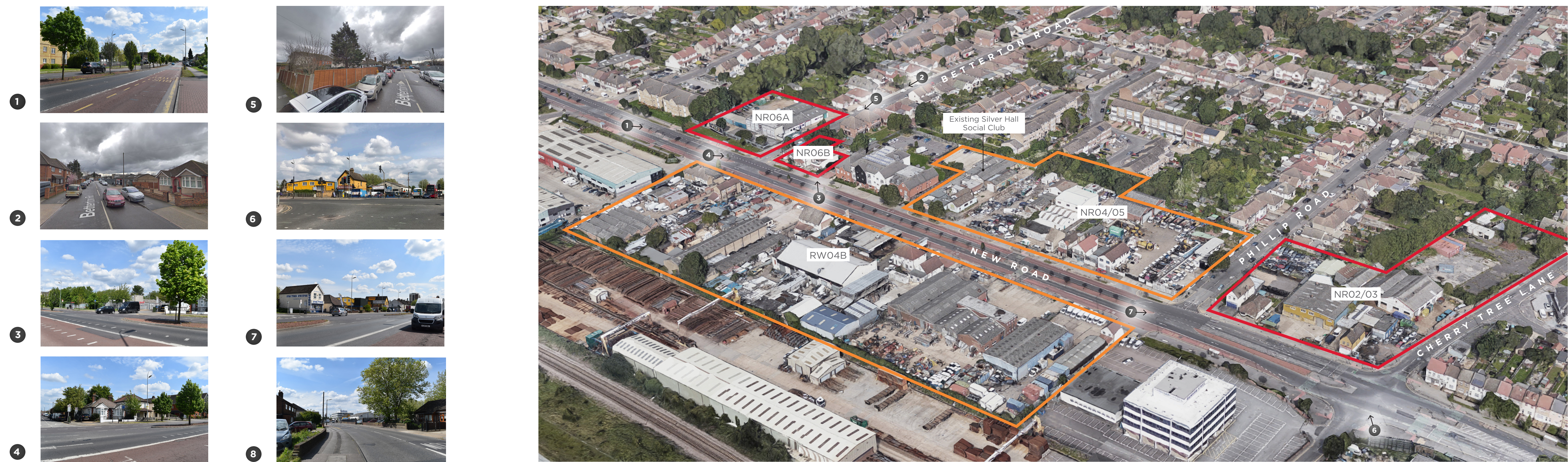
Illustrative aerial sketch of Rainham and Beam Parkway sites



# RAINHAM AND BEAM PARKWAY SITES

NR02/03 & NR06 EXISTING SITE PHOTOGRAPHS

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## MASTERPLAN VISION AND PRINCIPLES

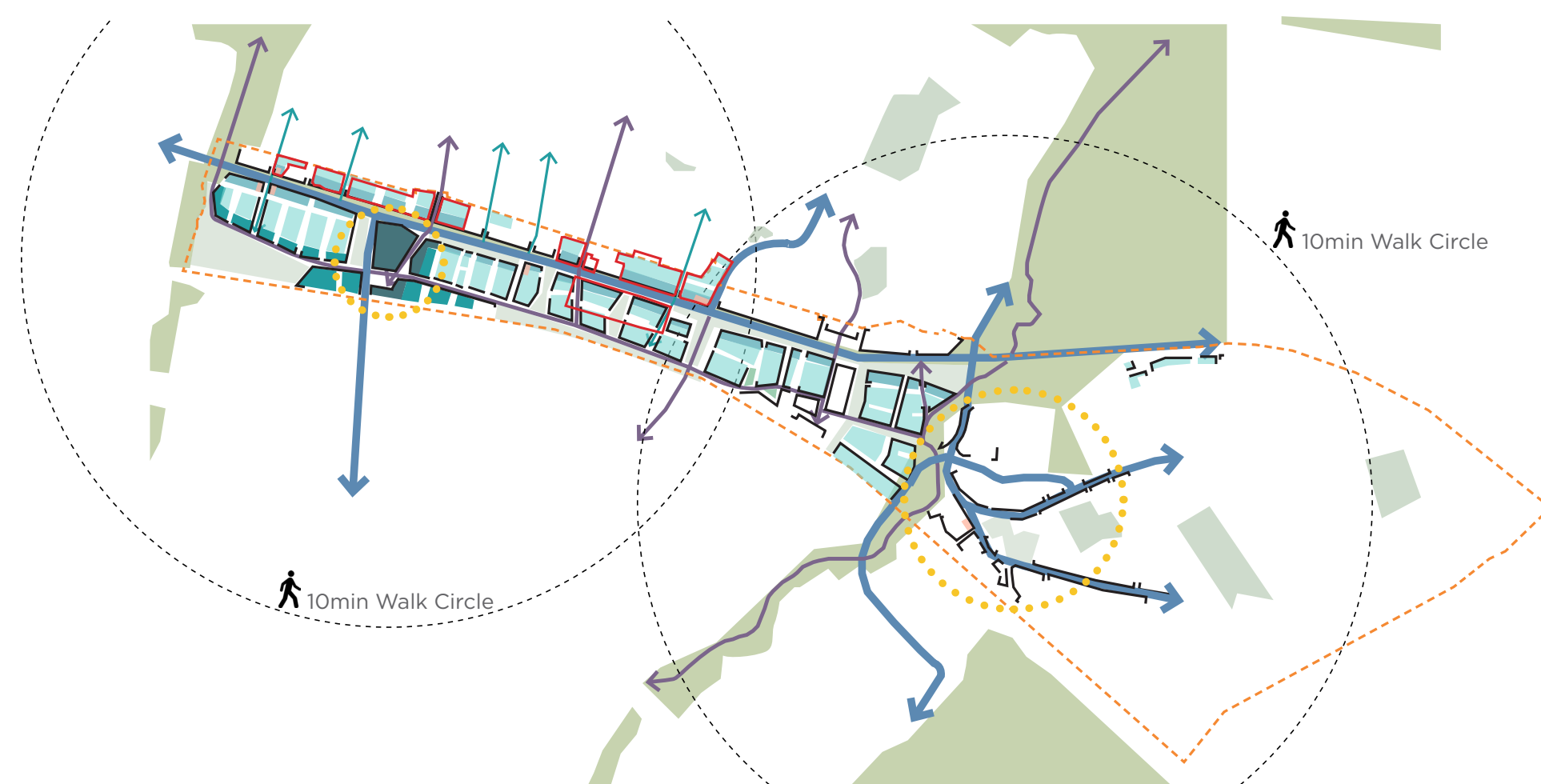
### Rainham and Beam Park Planning Framework

Since June 2015, Rainham and Beam Park has been identified as one of the GLA's new 'Housing Zones'. To further this intention, the Rainham and Beam Park Planning Framework (RBPPF) was published in January 2016 to provide a guide for change. It includes an illustrative masterplan for the area of 144Ha, encompassing the historic heart of Rainham and extending west to include land along the New Road corridor including Beam Park.

The Planning Framework identifies six character areas that should be established. These are Rainham Village, Beam Park Centre, Park View Living, The Beam Gardens, Creekside and Beam Parkway.

"Beam Parkway" is set out to become a well enclosed urban corridor overlooked by residents.

### Selected design parameters from the RBPPF

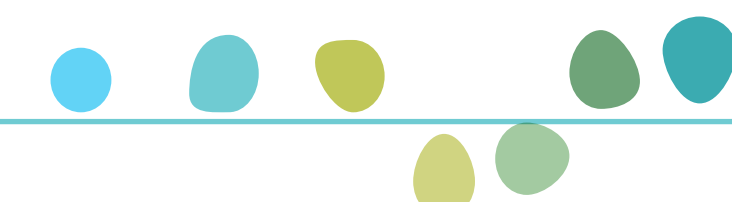


- Rainham and Beam Park Development Site Boundary
- Site Outline
- Principal Green Network
- Local Park and Green Spaces
- Centre
- Principal Vehicular Route
- Strategic Walking and Cycling Connection
- Local Connection
- Key Frontages
- Active Ground Floor Use
- Suburban Height Zone (2-3 Storeys)
- New Road Height Zone (Up to 4 Storeys)
- Beam Park Centre Fringe Height Zone (4-6 Storeys)
- Beam Park Centre Height Zone (Up to 8 Storeys)



Study information produced by Countryside

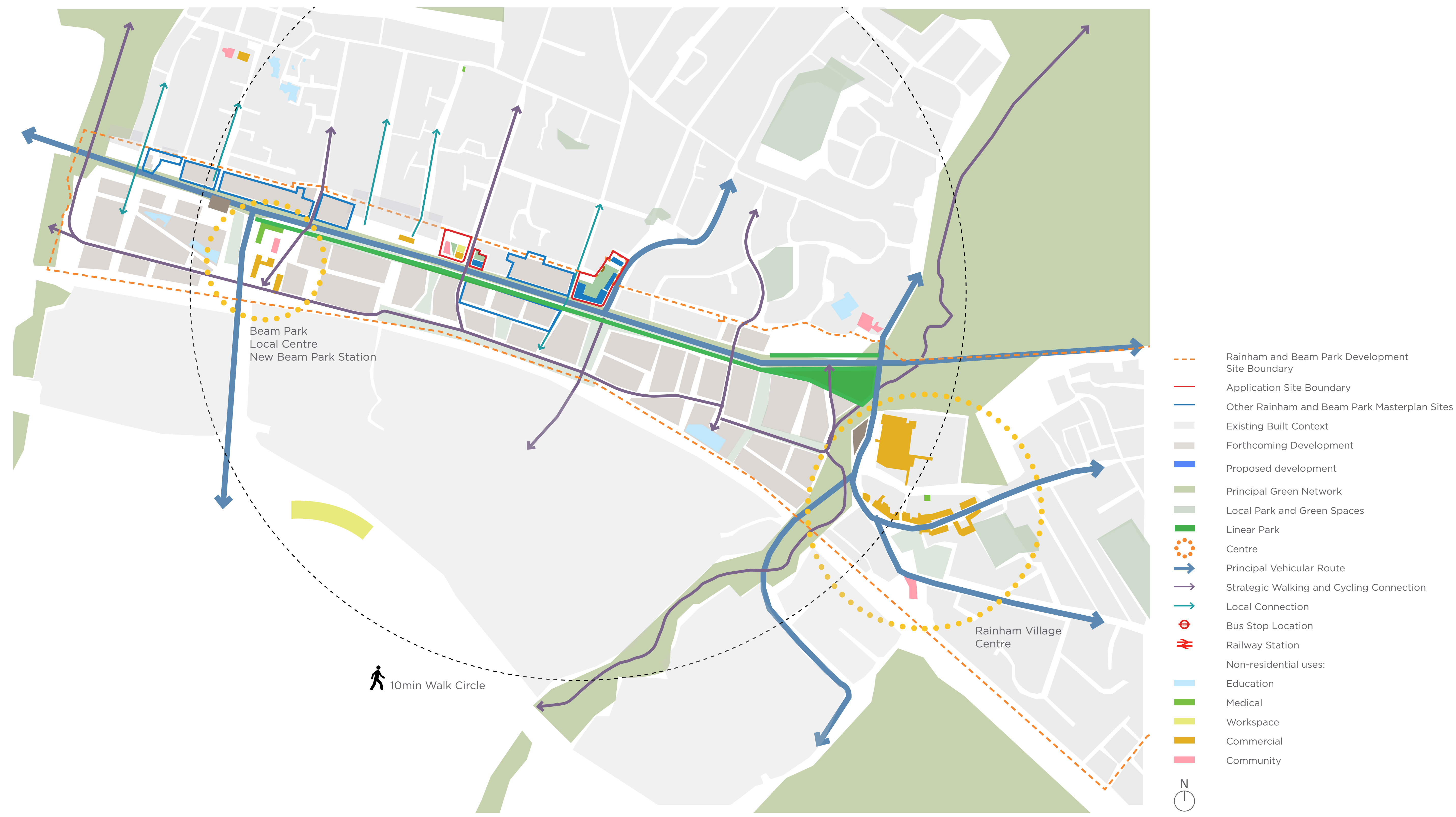




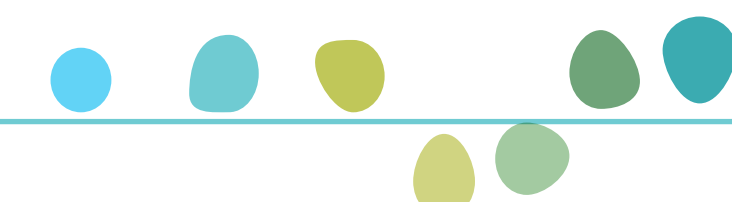
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RELATIONSHIP AND COMMUNITY

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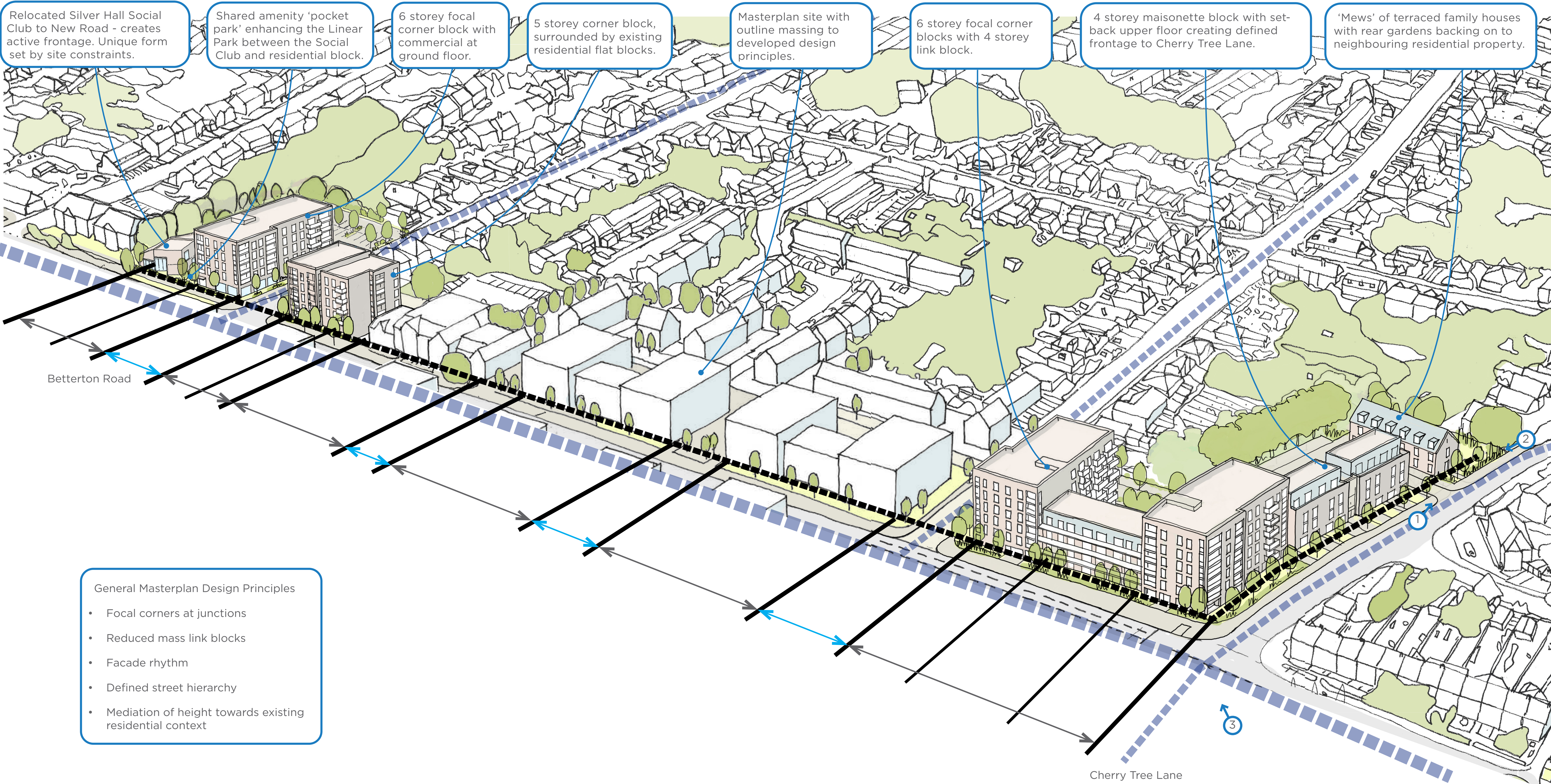




# RAINHAM AND BEAM PARKWAY SITES

NR02/03 & NR06A/B DESIGN PRINCIPLES

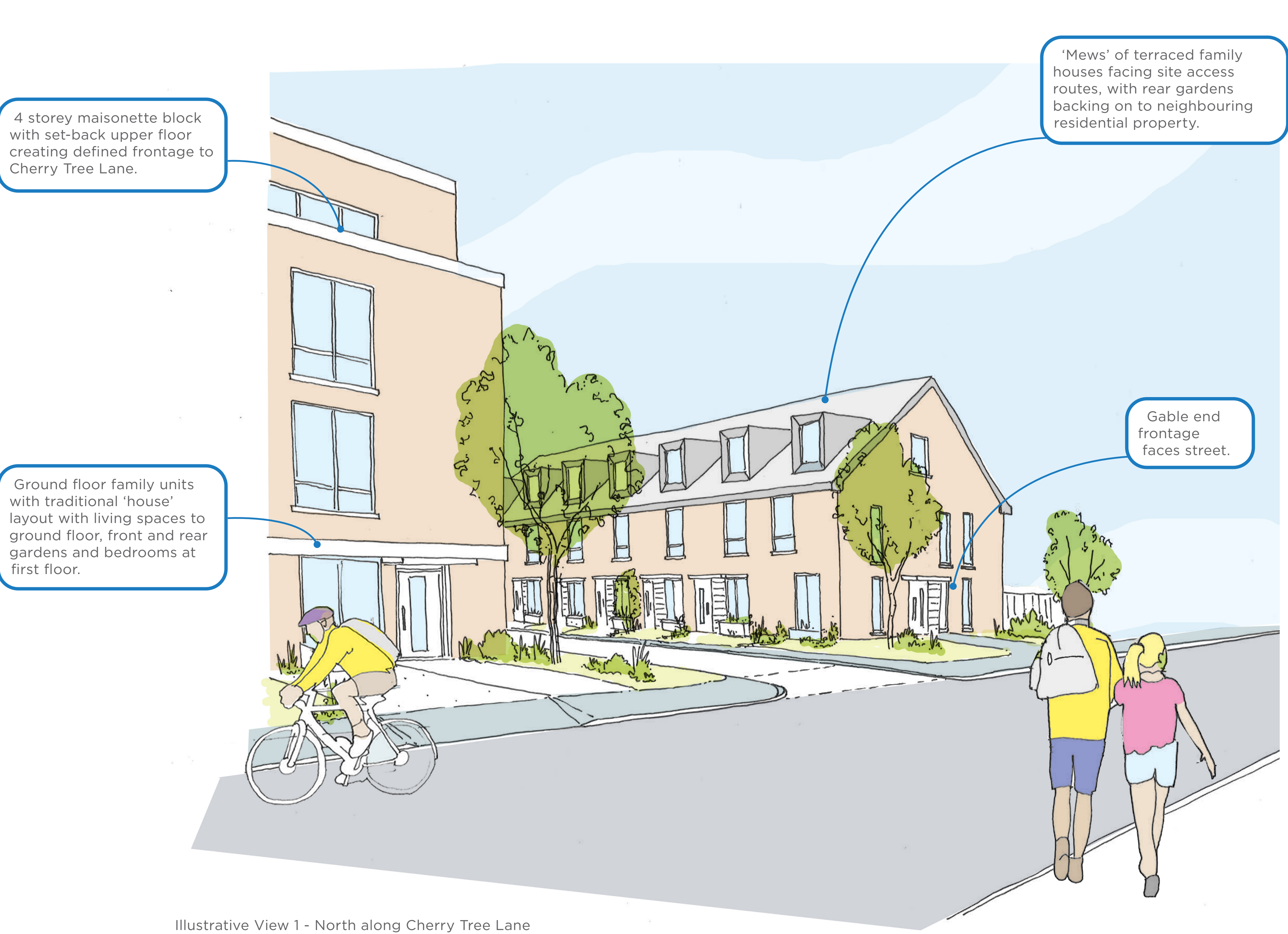
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# RAINHAM AND BEAM PARKWAY SITES

NR02/03 DESIGN PRINCIPLES



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# RAINHAM AND BEAM PARKWAY SITES

NR02/03 DRAFT SITE LAYOUT

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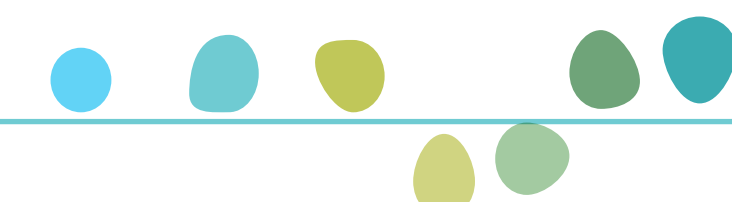


Accommodation Schedule

	Affordable Rent (Houses and Maisonettes)	Shared Ownership (West Apartment core)	Private Sale (East Apartment Core)	Total
3 Bed	14	10	10	34
2 Bed	8	21	21	50
1 Bed	1	14	14	29
Total	23	45	45	113

- 10% Wheelchair Adaptable
- 60% dual aspect units
- No north facing single aspect units
- All units have private amenity space in the form of gardens or balconies





# RAINHAM AND BEAM PARKWAY SITES

## NR02/03 DRAFT LANDSCAPE STRATEGY



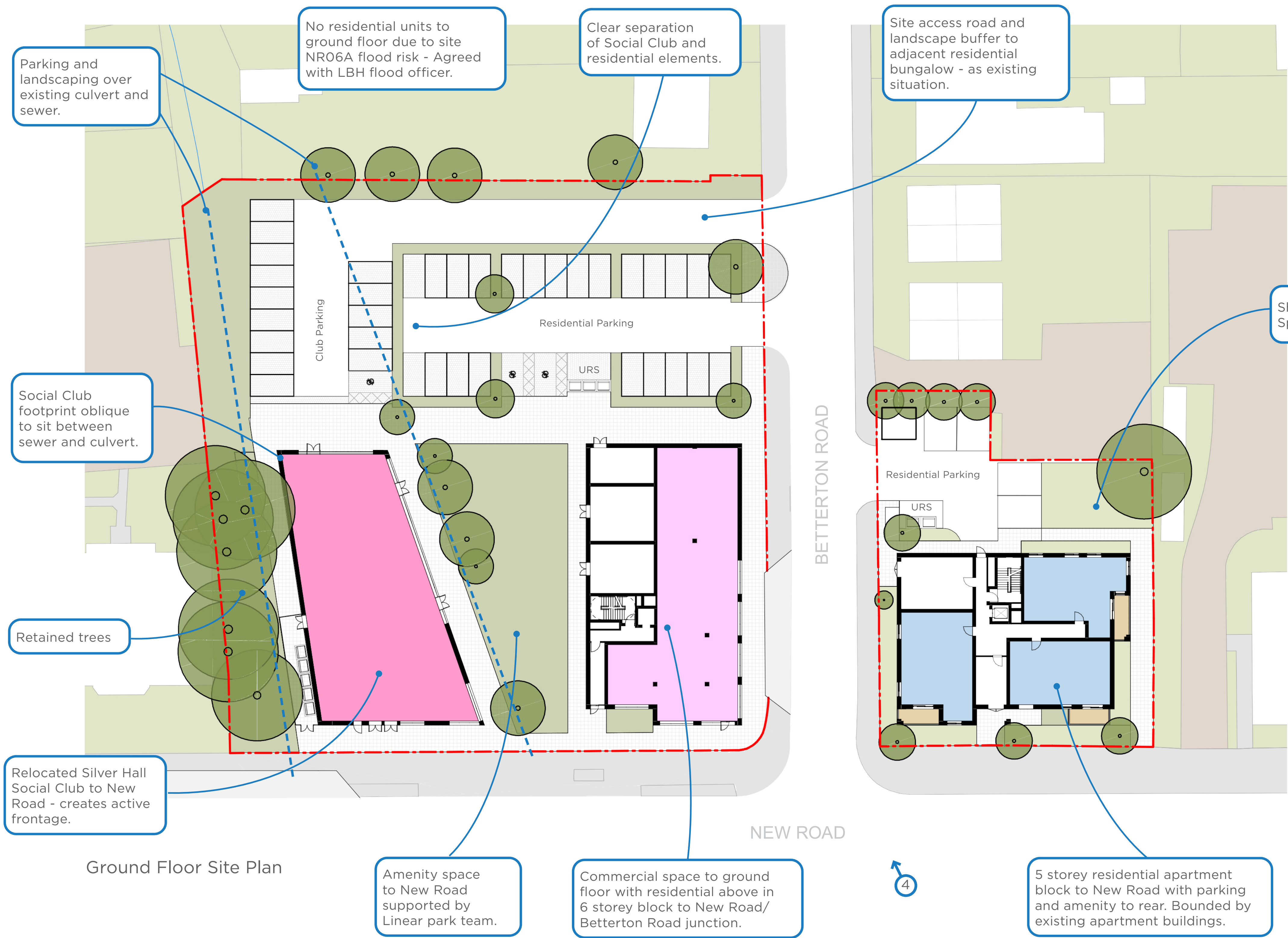


# RAINHAM AND BEAM PARKWAY SITES

## NR06A/B DRAFT SITE LAYOUT

### CONSULTATION EXHIBITION

APRIL 2020



NR06A/B Accommodation Schedule

	Affordable Rent (NR06A)	Shared Ownership (NR06B)	Total
3 Bed	5	0	5
2 Bed	5	11	16
1 Bed	15	12	27
Total	25	23	48

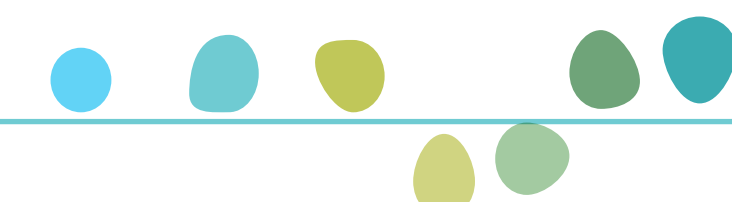
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Illustrative View 4 - North onto Betterton Road



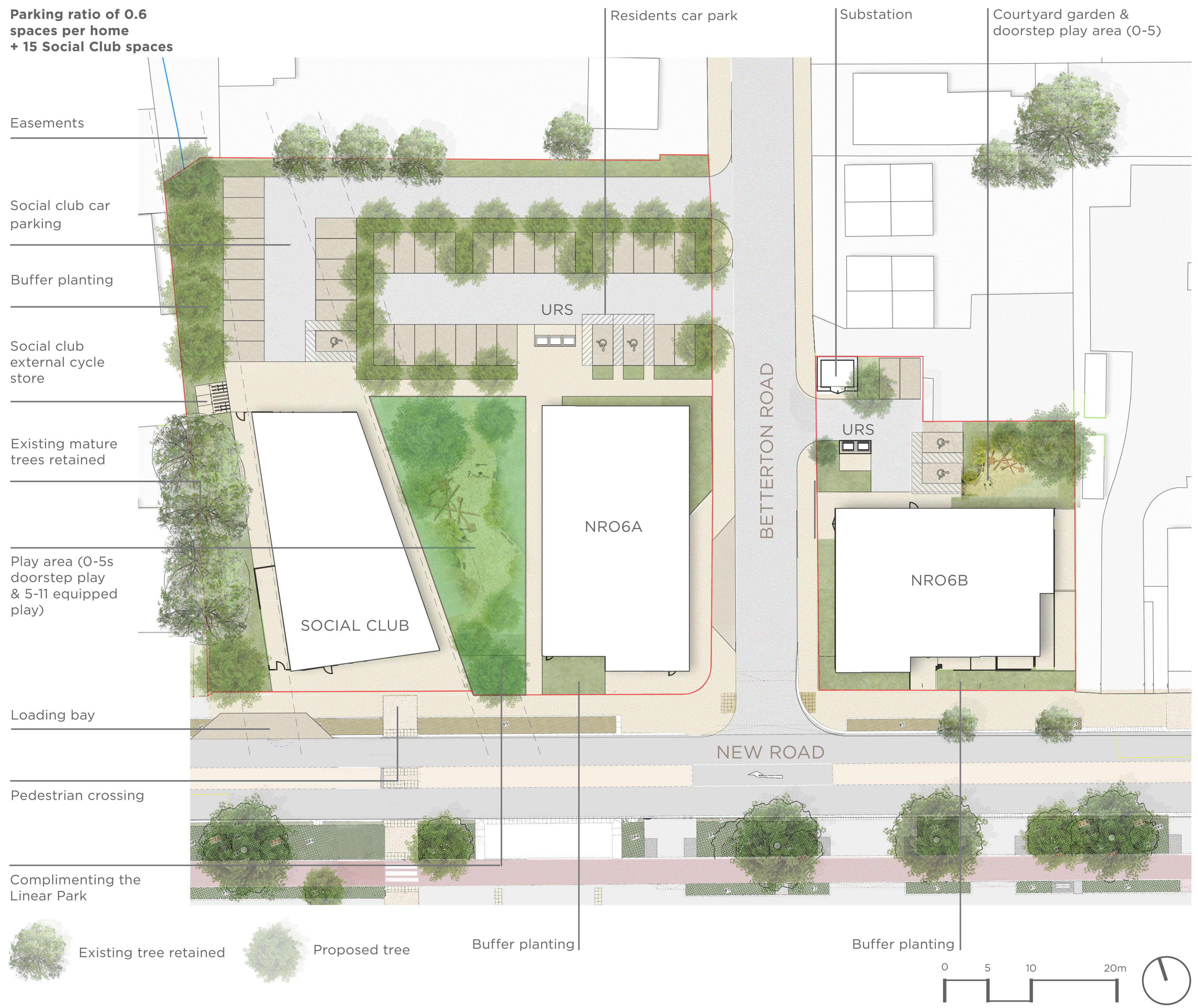




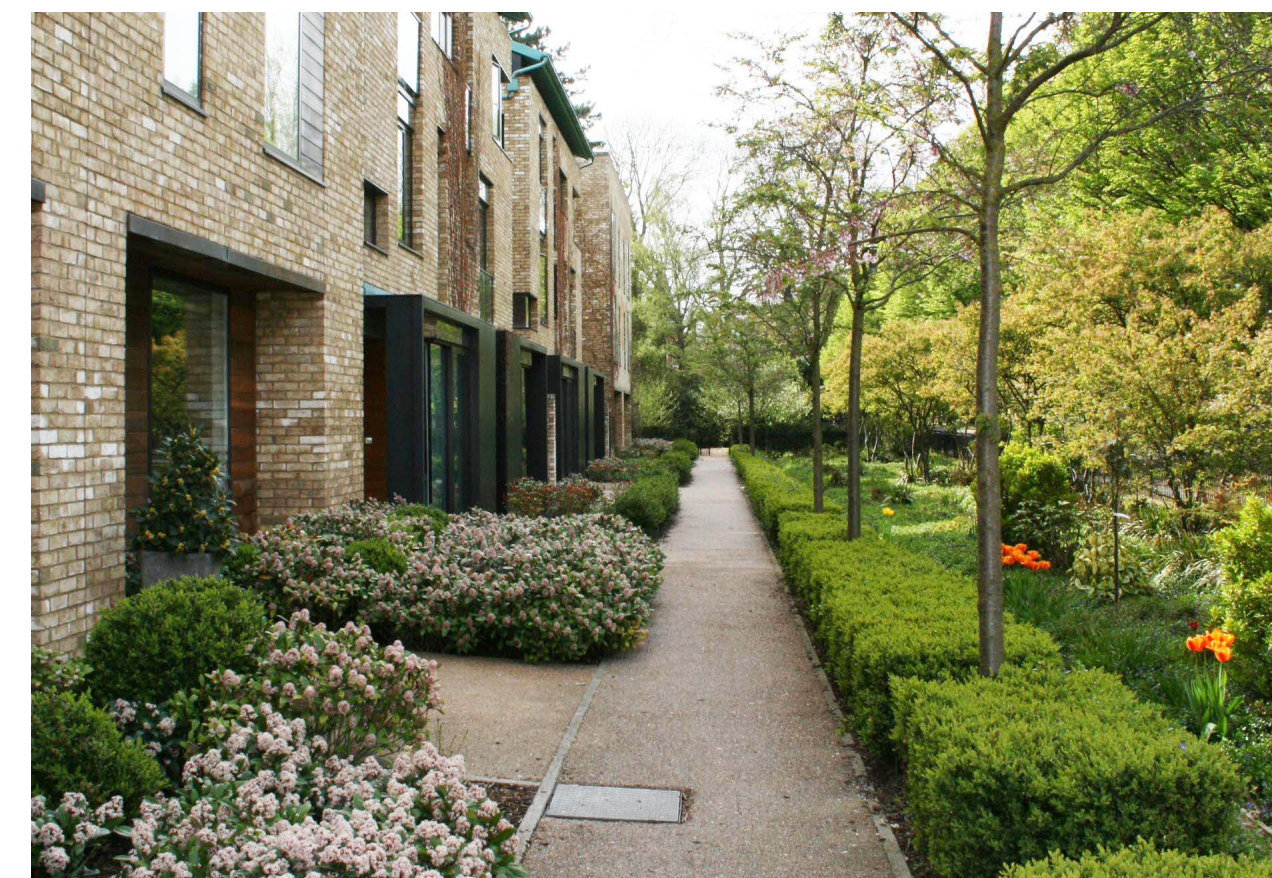
# RAINHAM AND BEAM PARKWAY SITES

## NR06A/B DRAFT LANDSCAPE STRATEGY

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Natural materials and diverse, attractive planting suited to its location

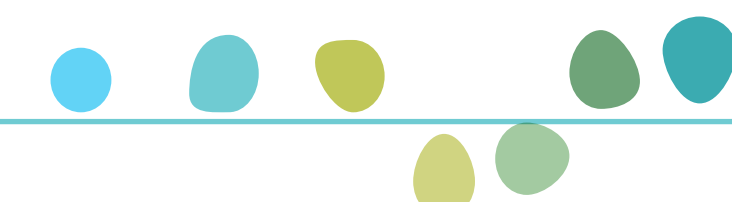


Defensive shrub buffer planting around buildings



Natural play

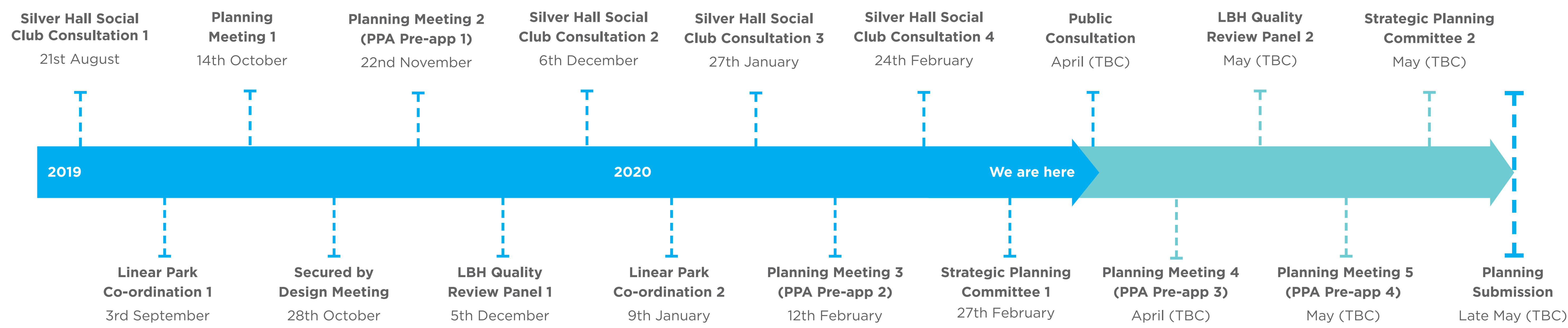




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## TIMETABLE

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THANK YOU FOR PARTICIPATING!  
LET US KNOW YOUR CURRENT THOUGHTS

CONTACT DETAILS TBC