

## Welcome

**Thank you for attending our drop-in event about the future of the Farnham & Hildene Estate. We asked for your feedback earlier in the year on our initial ideas for the estate and we are now pleased to be able to share our revised plans with you once more.**

Our vision for Farnham and Hildene is to deliver high-quality new homes and retail units to support residents, businesses and the wider community. We aim to create a lively, sustainable town centre that will be a better place to live, work, shop and visit.

These plans have been designed with the people of Harold Hill at its heart. That's why it's important to us that we hear your views. What do you think of our plans? How can we make them even better?

Share your thoughts by:

- Filling in a form at the event
- Visiting: [www.havering.gov.uk/haroldhilltowncentre](http://www.havering.gov.uk/haroldhilltowncentre)
- Emailing: [regeneration@havering.gov.uk](mailto:regeneration@havering.gov.uk)
- Calling: 0800 652 9460 (Monday to Friday, 9am to 5.30pm)

**Please share your thoughts and ideas with us before Friday 13 December 2024 to have your say on the future of your town centre!**



*Artist's impression of scheme - plans subject to change*



## Harold Hill Regeneration Overview

The regeneration of Harold Hill Town Centre is being delivered in three phases:

### Phase One – Family Welcome Centre

**Status:** *Plans approved and construction underway*

In July 2022, the Council's Planning Committee voted to approve the first phase of the regeneration project which will deliver a new Family Welcome Centre providing emergency accommodation for families. Demolition of the site is complete, and works are underway with completion expected in spring 2025.

### Phase Two – New Homes on Chippenham Road

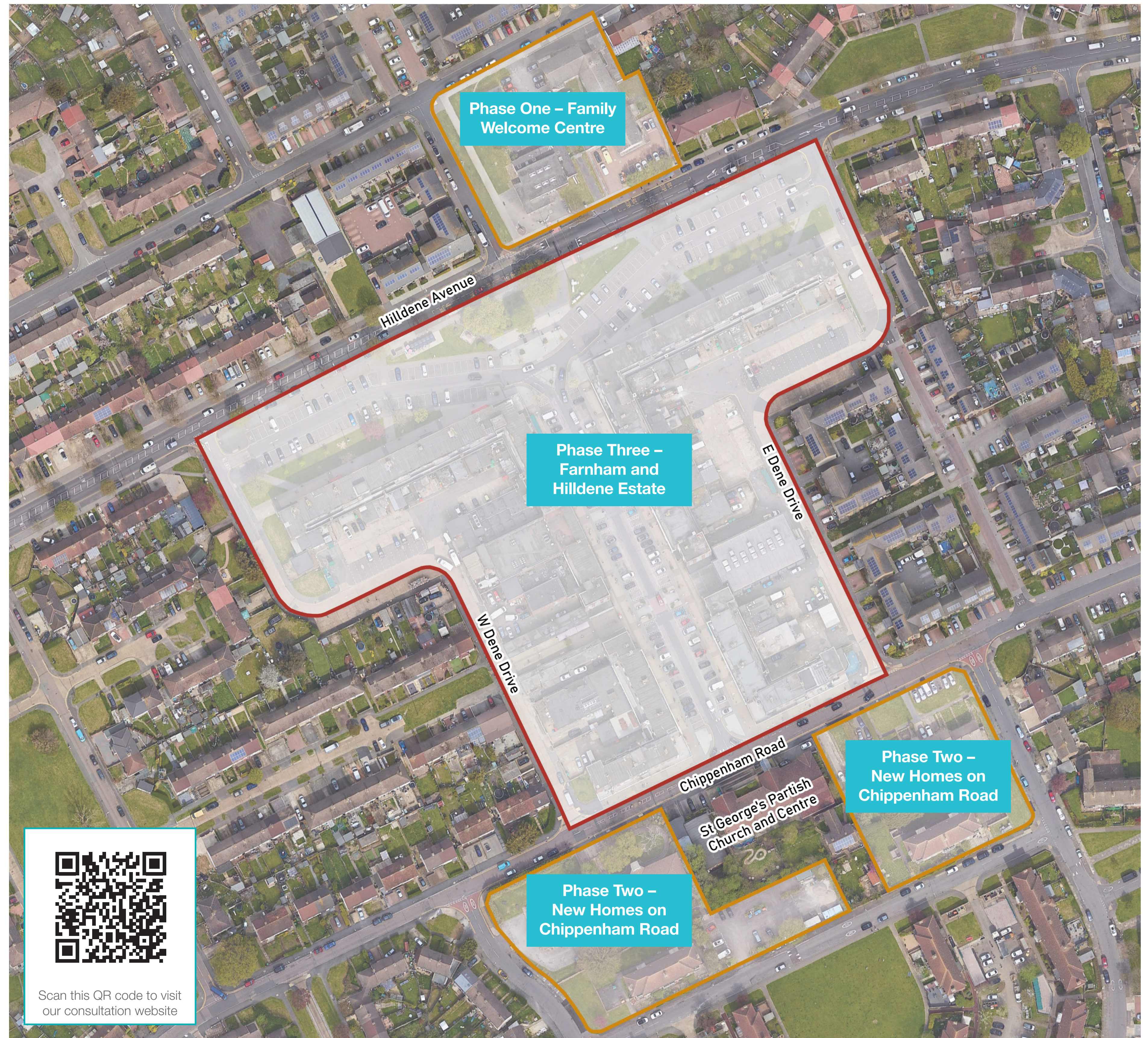
**Status:** *Planning application submitted and awaiting determination*

Two stages of consultation, delivered in July 2023 and Spring 2024, helped inform the designs for 138 new, 100% affordable homes on land off Chippenham Road and Kings Lynn Drive. The development has a focus on inclusivity and sustainability across the public realm with new community and private gardens, allotments for growing, comfortable seating and play areas. The application was submitted this September.

### Phase Three – Farnham and Hildene Estate

**Status:** *Second stage of public consultation now live*

Our initial community conversation on the outline plans for the Estate was held earlier this year in Summer 2024. Our vision is to deliver high-quality new homes and retail units to support residents, businesses and the wider community. Your feedback has helped refine our plans as we aim to create a lively, sustainable town centre that will be a better place to live, work, shop and visit.





# Meet the Project Team

## About Havering Council and Wates Regeneration

Havering Council and the national developer division of Wates Group are Joint Venture partners, delivering London's biggest social housing regeneration. Since the JV was started in April 2018, the £1 billion project has seen more than 350 homes successfully delivered.

The Partnership will see 12 council estates regenerated to provide 3,500 to 5,000 new homes in the borough over the next 12 years.

Headline statistics from the project include:

- Council rented accommodation will increase by 70 per cent and 400 low-cost home ownership properties will be built.
- The amount of affordable housing on the 12 estates will be doubled, delivering much-needed homes for borough residents that are truly affordable on local income levels.
- The right to return is guaranteed for every existing secure resident on the estates being regenerated subject to the terms and conditions, for further information please talk to your Regeneration Officer. Any housing that requires rebuilding will be done on a like-for-like basis to ensure no loss of existing affordable housing.
- This is a unique initiative as all Council funding for the project will come from the Council's Housing Revenue Account (HRA).
- Havering Council and Wates Residential have also made a joint pledge to deliver a lasting legacy for the community through investment in local facilities, skills, education and training.



New Green, Havering



Park Rise, Havering

## Meet the architects - ColladoCollins

At ColladoCollins we are adept at understanding and balancing all the requirements of a project and defining and managing the process that optimises the potential of every site.

In a demanding industry characterised by scarcity of land, energy, budget, materials, and quality we help our clients navigate the nuances of the design, construction, and operation of a building, and the process of securing consent and complying with the regulatory frameworks.

Our aim is always to produce buildings that people can enjoy, be that in their contribution to their surroundings, in the resolution of their detail, or in the experience of using them day-to-day.

We understand the importance of responding to context, and of creating something that contributes to a sense of place. Each of our designs is a bespoke solution, but springs from a deep understanding of what is achievable within the constraints of modern building materials and techniques.

To find out more visit:

<https://www.colladocollins.com/>



Other delivered sites by ColladoCollins



## You Said, We Listened

**We previously invited your feedback on the initial plans for the Farnham & Hildene Estate back in the summer of 2024. Your feedback has been extremely valuable and some of these issues you raised included:**

- Concern about crime and anti-social behaviour, especially along Hildene Avenue.
- General decline in the area, accelerated by the pandemic and the departure of key services and empty commercial units.
- The need for new social & community uses.
- The need to improve the cultural and retail options in the town centre without losing the character of Harold Hill and becoming too trendy.
- The size, flexibility, and maintenance of the commercial units.
- A lack of green space out of place with the rest of Harold Hill.
- Not enough high-quality, affordable housing in the area.

### Our Response

Since this feedback, we have been progressing with the technical and design aspects of the scheme and are excited to share, in greater detail, more about the emerging plans.

Your estate will deliver:

- A large public square in front of the library to provide much needed communal green spaces for people to enjoy as well as new play areas for children.
- Significant improvements to security around the Estate including better sightlines with no hidden corners, good quality communal street lighting and excellent security rated doors/windows as standard.
- Better designed street layout that prioritises pedestrians, whilst still delivering safer and better designed car parking and bin stores.
- High-quality new homes with designed to meet modern fire safety regulations and improved access control and door entry systems.

***Your new estate will meet ‘Secured by Design Standard’ – this is an initiative approved by the Metropolitan Police proven to reduce crime by up to 87% in new developments. It is a standard for the way in which the design of your home and estate will make you both feel and be safer and be easier to police.***



# Our Vision for Farnham & Hildene Estate

We want to deliver high-quality new homes and retail units to support residents, businesses and the wider community. The aim is to create a lively, sustainable town centre that will be a better place to live, work, shop and visit.

We will be submitting a *hybrid planning application* for our plans to deliver:

- **More than 450 spacious and modern new homes with at least 40% of them delivered as affordable, including Social Rent and London Affordable Rent Homes.**
- **An active high street with a range of shops and services, with highly visible and attractive shop fronts and better designed service and welfare areas.**
- **Well managed and sufficient visitor and shopper's car parking around the Estate**
- **A pedestrian friendly environment, with safe and accessible public spaces for people to sit, socialise and relax.**
- **Improved street lighting, new street trees and landscaping, with a new public green square at its heart.**

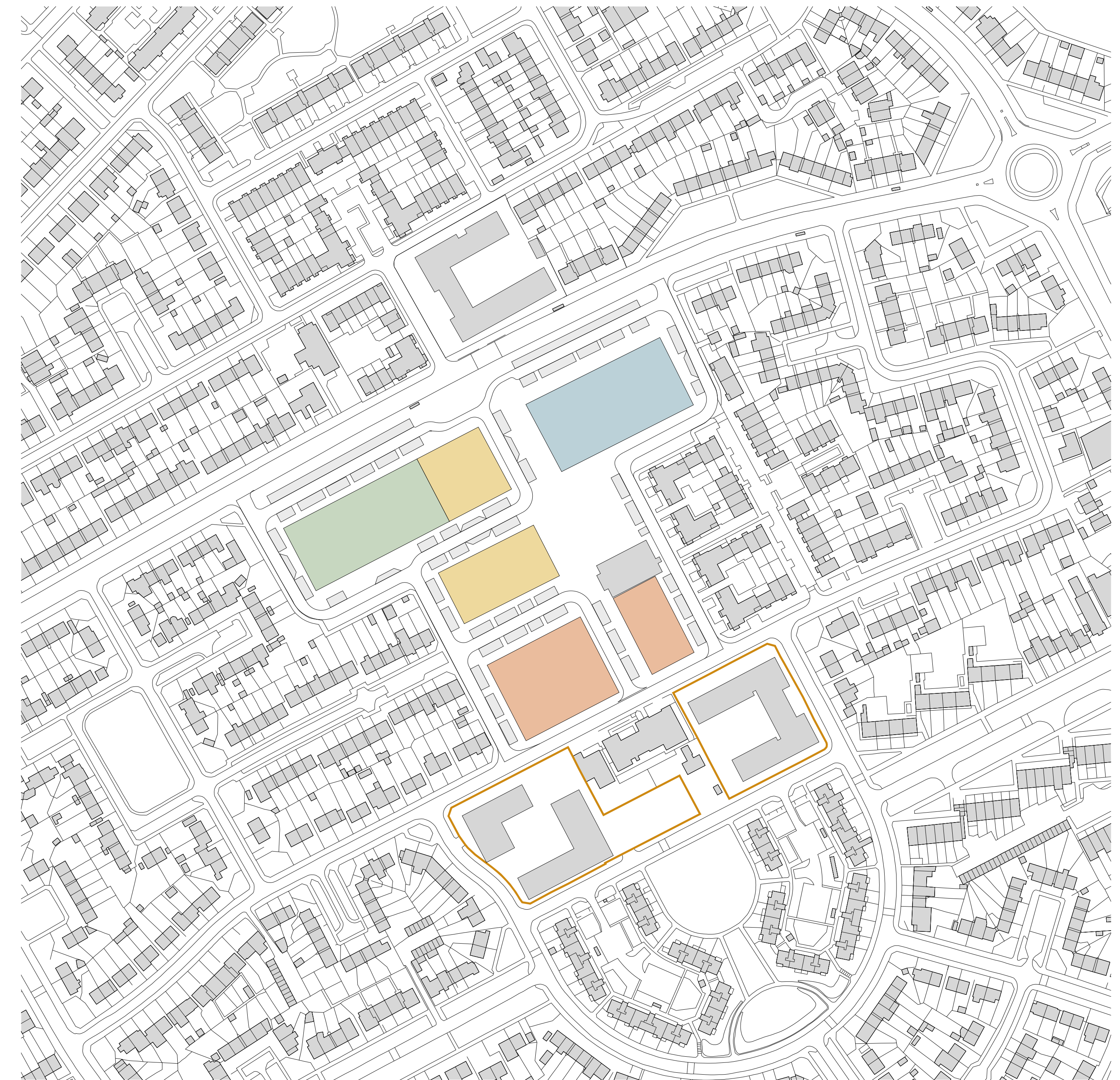
For the Town Centre we want to keep disruption to a minimum for residents and businesses and ensure that Harold Hill can continue to be a thriving part of the local community throughout these changes. To achieve this, redevelopment will be phased to allow for business continuity. This means only emptying one section of the town centre at a time, demolishing necessary structures, and then building new homes and business units.

We will then work with tenants in the next demolition phase to move them into alternative locations, before any demolition work begins. Overall, we expect the full redevelopment to take around nine years from when we start the final phase in 2025.

## What is a hybrid planning application?

A hybrid planning application is often used on major developments to help start works sooner on one part (or phase) of the site before the full details of the other part(s) have been finalised. For the Farnham & Hildene Estate, Phase 1 (Block A) will be submitted for full planning permission meaning works can commence as soon as it is consented – this is key as Block A will deliver 100% affordable homes.

Phases 2 -4 (Blocks B-F) will be submitted for outline planning permission. This means that the principle of the redevelopment would be consented, but further input from the community and the design team is needed to finalise the plans before works can begin.





# Our Vision for Farnham & Hildene Estate

## New Homes

We will deliver more than 450 spacious and modern new homes including the replacement of the 117 existing homes.

The new homes will be a mix of 1, 2, 3 and 4-bedroom homes, all with outdoor spaces (communal or private).

The new homes will:

- Be well designed, energy efficient, built to modern standards and meet or exceed space standards.
- Be safe, with the latest fire safety standards and securing as a priority.
- Have good sized, well-proportioned rooms and generous built-in storage.
- Have modern kitchens and bathrooms with good ventilation.
- Be well insulated so they are warm in the winter and cool in the summer.
- Be adapted to meet the accessibility needs of residents, if required.
- Have safe cycle parking.

## New Public Square & Improved Green Spaces

We want to make sure that your town centre is a welcoming environment for everyone to enjoy. That is why we will be delivering a host of improvement across the Estate to improve the public areas and create much needed green spaces.

We will deliver:

- A brand new central public square in front of Harold Hill Library.
- Space for murals and artwork to support local artists.
- Places to sit, socialise and relax.
- Tailored places for children of all ages to play.
- New street trees and landscaping.
- New paths and walkways for pedestrians.

## New Shops & Businesses

The business and retail units on the Farnham and Hildene Estate play an important role for the local community. Our proposals will provide a high-quality retail environment to support the town centre. This will include:

- An active high street with a range of services to attract people.
- Well managed and sufficient visitor and shopper's car parking.
- Highly visible and attractive shopfronts.
- Safe and accessible access with better street lighting.
- Better designed service areas for deliveries, staff welfare and refuse.



*Artist's impression of scheme - plans subject to change*



## Designing a Healthier Place to Live

### Where we live has a big impact on our health

Research shows that the design of our homes and neighbourhoods can influence:



How physically active we are



The food we eat



How we travel



How connected we feel with the local community



Our mental and physical health and wellbeing

Poorly planned and designed buildings and neighbourhoods can make it more difficult to lead healthier lives, and can contribute to local people experiencing poorer physical and mental health.

For example:

- People may find it harder to be physically active if there is a lack of easy-to-access parks or open green spaces and safe walking and cycling routes.
- Places with more fast food outlets and less shops to buy healthy food make it more difficult to eat healthily.
- People may find it harder to access necessary amenities like schools, hospitals or parks and connect with their community if an area is poorly designed this can have a negative impact on mental health.

### What needs to change?

The regeneration of the town centre provides an important opportunity to make Harold Hill a healthier place to live. The regeneration plans already include a range of things to support this, such as:

- A large public square in front of the library to provide much needed communal green spaces for people to enjoy as well as new play areas for children.
- Significant improvements to security and safety around the estate.
- Better street layout that makes it more pleasant, attractive and safe to walk and cycle.
- Better access to healthier food shops.
- New cycle parking.
- Reduced speed limits to make crossing roads safer.



*Artist's impression of scheme - plans subject to change*

### We want to hear from you!

What else do you think would make Harold Hill a healthier place to live? Please include your suggestions as part of your consultation feedback.



## Benefits

### Central Shopping Parade:

A prominent shopping parade along Hildene Avenue for maximum visibility, ample parking and ease of access.

### Modern Units:

Modern and fit for purpose shops to retain existing retailers and attract new businesses in the long term.

### Independent Retail Units:

Smaller units designed to support local and independent retailers, creating a diverse and unique shopping experience.

### Community Amenities:

Intergrated community facilities to support local people.



### Housing for the Community::

High-quality and desirable homes, including a significant proportion of affordable housing, will be delivered for local people.

### Community Focus:

Vibrant green public realm, providing a joyful and welcoming place for families and individuals to safely enjoy the town centre and spend time in the community.

### Additional Shopping Area:

A smaller parade facing Chippenham Road to provide more retail options and improve accessibility.

### Prioritising Accessibility:

Improved connections to encourage people to come to the Centre on foot or bybike. A good level of parking to support the retail uses on site.



## What happens next

### The Consultation

Please share your thoughts and ideas with us before Friday 13 December 2024 to have your say on the future of your town centre. You can let us know what you think by:



Filling in a form at the event



Visit: <https://www.havering.gov.uk/haroldhilltowncentre>



Email: [Regeneration@havering.gov.uk](mailto:Regeneration@havering.gov.uk)



Freephone: 0800 652 9460 (Monday to Friday, 9am to 5.30pm)

We want to secure a vibrant future for the Farnham & Hildene Estate and we look forward to receiving your feedback and working with you throughout the planning and development process.

### Planning Permission

Once the consultation has closed, we will review the feedback to help inform our final designs which will be submitted for planning permission early next year.

As this is a hybrid application, if consent is granted, we will start by delivering the plans for phase 1 which is the plot to the northeast of the Estate (Block A).

Further applications will be submitted on the detailed plans on phases 2-4 that we are currently showing in outline format, and we will ensure the community is involved as these plans progress.

### What is the Residents' Ballot and how does this connect to the consultation?

The two stages of public consultation are an opportunity to gather feedback on the plans and feed into the design and feel of the space. Community input is key to our planning application, as only by sharing your ideas and thoughts can we make informed decisions about what we should be delivering to create a welcoming and bustling town centre.

The Residents' Ballot is a **separate** process which is being conducted by Havering Council. Since 2018, any major estate regeneration schemes that involve any demolition of social homes in the Greater London Authority must have the backing of existing residents before they can receive City Hall funding.

If you are eligible to vote, you will have received your ballot paper directly from Civica Election Services (CES). CES is the UK's leading provider of election services and are approved by the Mayor of London to collect, audit and count the votes. The deadline to submit your ballot is 5pm on Monday 25 November 2024.



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