

## Introduction

Welcome to our public consultation for Chippenham Road, which forms part of our wider masterplan to regenerate Harold Hill Town Centre.

Delivery of this ambitious town centre development will be phased to maximise benefits to the local area and help minimise disruption.

### What are you presenting today?

We've now launched this consultation to provide you with more information about Phase Two of the redevelopment which will include the delivery around 150 good-quality homes between Chippenham Road and Kings Lynn Drive, adjacent to Farnham and Hilldene shopping area.

The plans are being brought forward by Wates Residential, in partnership with Havering Council.

### How do I provide feedback?

As a Havering resident living or working here, we want to make sure our proposals are delivered with your input. It's important to us that we hear your views.

Details about these new homes can be found on display here today. If you have any questions, please contact a member of our project team.

You can have your say and contact us using the details below:



Complete one of our feedback forms today. You can find these by the front entrance, or a member of staff can provide you with one.



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



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



Freephone: 0800 652 9460



Scan this QR code to visit our consultation website



- 1 Family Welcome Centre and Medical Centre
- 2 Chippenham Road
- 3 Farnham and Hilldene

## The Town Centre Vision

Our vision is to create a lively, sustainable town centre to support shops, businesses, and the community.

We have listened to your feedback and aim to deliver a town centre that matches your ambitions for the area. This includes:

- Safe and accessible pedestrian environment.
- Outdoor seating for relaxation and socialising.
- More greenery and trees.
- Sufficient visitor parking.
- A range of different restaurants, bars, and retail.

We understand that the town centre plays a big role in community life, and we aim to establish an active new shopping area and social hub to serve the community in the long-term.



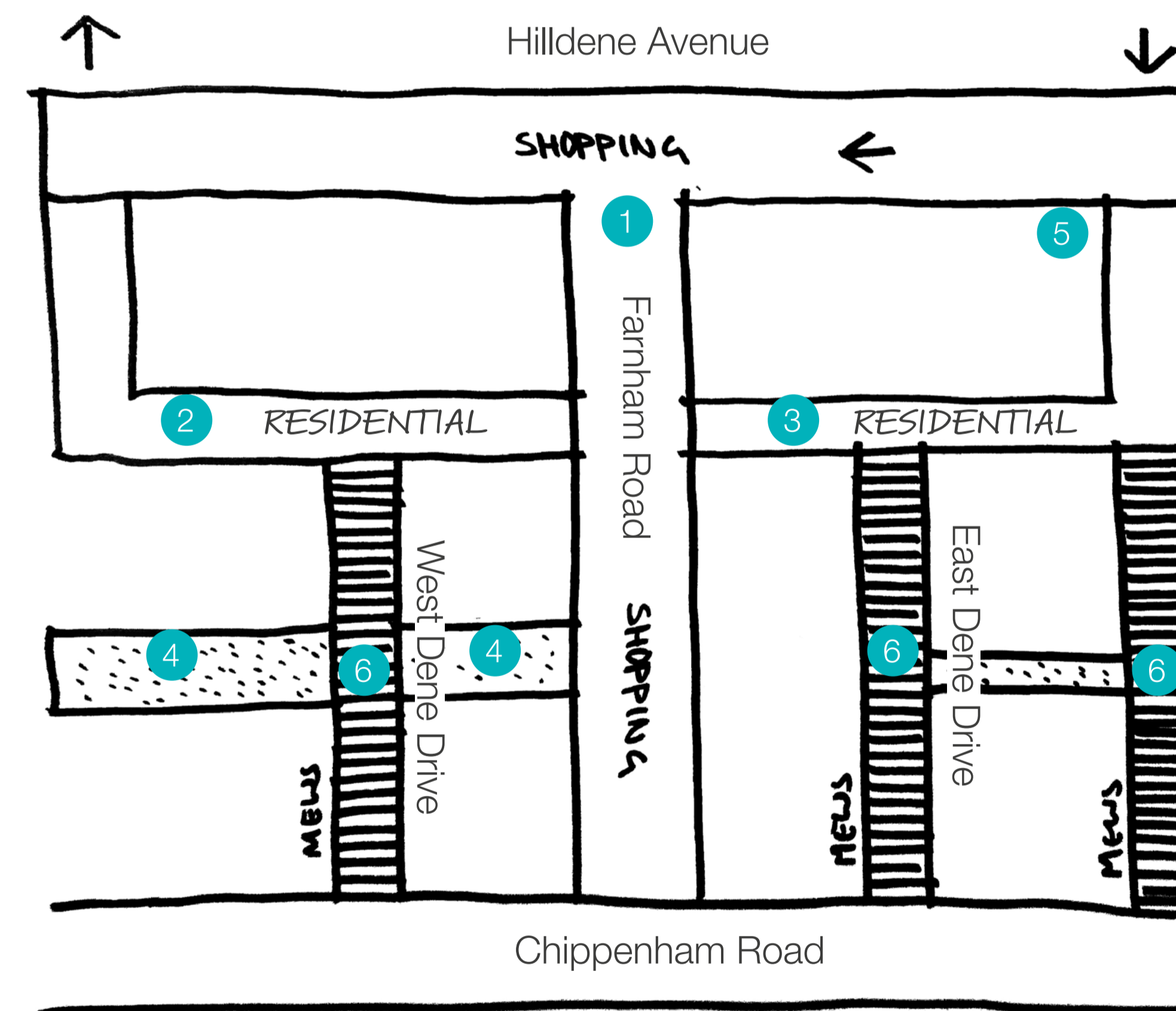
1 Pedestrian friendly high street



2 Residential streets and seating



3 Defined residential entrances



4 Pocket parks



5 Visible shop frontages



6 Pedestrian priority surfaces

## Phasing Our Delivery

### ✓ [Phase One](#) [Family Welcome Centre and Medical Centre](#)

Status: Plans approved and construction underway.

In July 2022, the Council's Planning Committee voted to grant planning permission for the first phase of the masterplan. Construction commenced in Spring 2023, with completion anticipated for Spring 2025.

### ↓ [Phase Two](#) [New Homes on Chippenham Road](#)

Status: Consultation underway with a view to submit a planning application in Spring 2024.

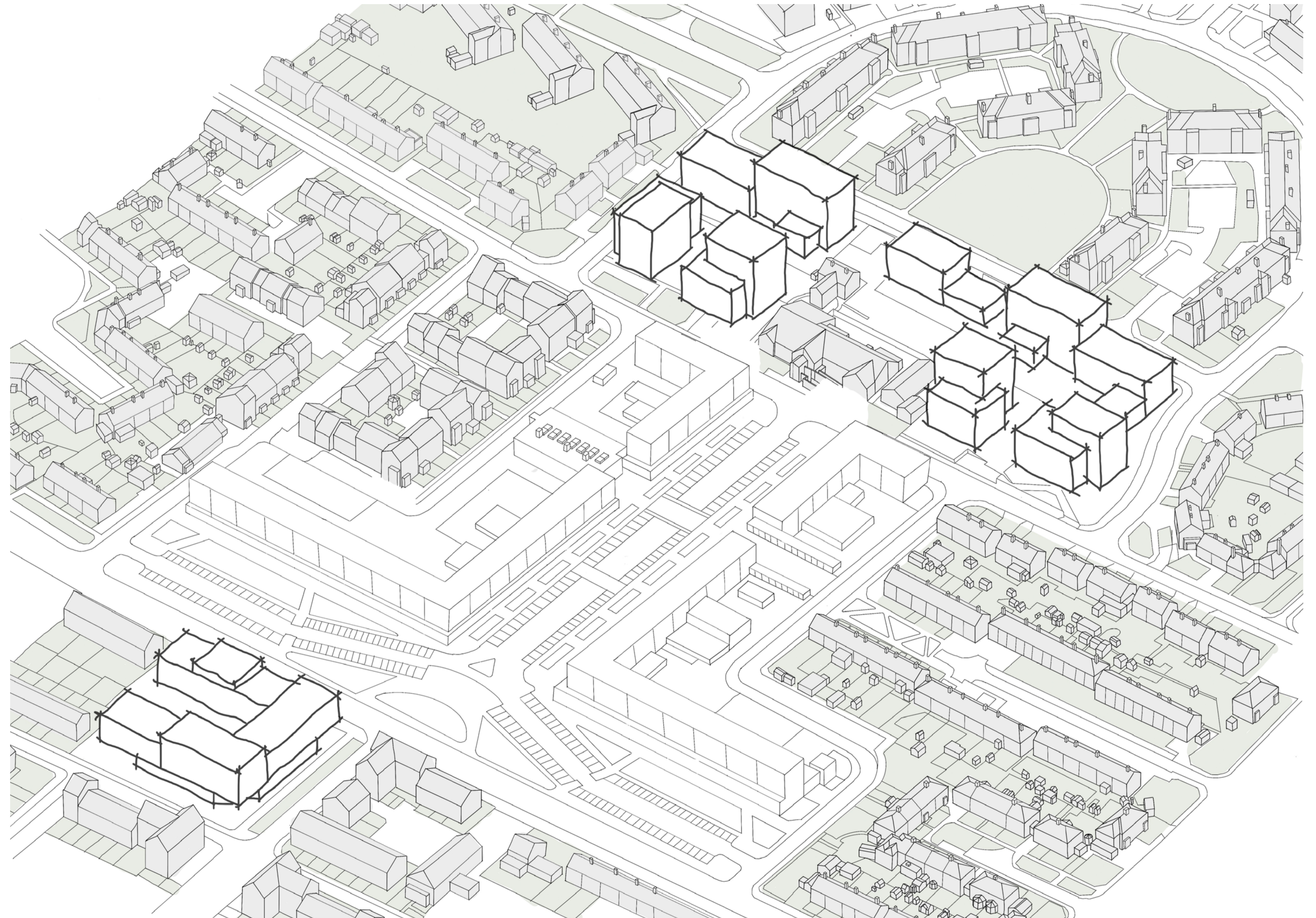
New affordable homes on Chippenham Road, adjacent to the Farnham and Hilldene shopping area, will form the second phase delivered as a part of the Masterplan.

A planning application will be submitted early next year, with construction works set to begin at the end of next year.

### ↓ [Phase Three](#) [Farnham and Hildene](#)

The redevelopment will be phased to allow for business continuity. This means only emptying one section of the town centre at a time, demolishing it, and then building new homes and business units.

We will work with tenants prior to the demolition phase to move them into the new buildings or alternative locations, before starting to demolish that phase.



## Our Vision - New Affordable Homes on Chippenham

Our plans will help address the local housing shortage by delivering around 150 new high-quality homes, in a variety of style and sizes.

A range of 1–3-bedroom properties will be made available, each designed to be attractive to first-time buyers, growing families who need more space, as well as those looking to downsize.

Located across stunning apartment complexes, around 150 new homes will reach up to five or six storeys in height.

### Why here?

- There is an acute shortage of new affordable homes in the local area, meaning that local people are often required to look elsewhere in order to find high-quality housing.
- New homes on Chippenham Road would help deliver a diverse offer to the local area. This would encourage a thriving atmosphere and increase footfall to existing local businesses.
- Located within walking distance of local supermarkets, nearby schools, public transport, and Central Park, the site is ideally situated close to key local amenities for the whole family.
- The existing site is currently occupied by buildings that have fallen into a state of disrepair. Our plans will breathe new life into Chippenham Road and make use of this currently vacant location.
- St George's Church will be retained and falls outside our site plan.



### Much-needed New Homes

The UK faces a chronic shortage of new affordable homes, with the average first-time buyer in the UK now 34 years old; an increase of five years since 1990. With large deposits, a shortage of housing and a reduction in lending, a growing number of prospective buyers have been forced to return to living with their parents or continuing to rent.

This proposed development will help address the local shortage in the area by delivering around 150 affordable homes, ideal for those looking to get on to the property ladder.

## Case Study: New Green

New Green stands as a testament to our unwavering dedication to providing exceptional homes for the people of Havering.

This visionary project replaced two outdated tower blocks and in their place, we are creating an integrated new community comprising 197 modern, good-quality affordable homes designed specifically for local residents.

Here are the key features that set New Green apart:

- **Thoughtfully Designed Apartments:** A stunning collection of one-, two- and three-bedroom apartments, across three apartment complexes that reach nine-storeys high.
- **Prioritising Wellbeing and Biodiversity:** Central to our designs is the inclusion of a linear green spine that runs through the heart of the neighbourhood. This space is adorned with native trees and shrubs, fostering an environment that promotes wellbeing and biodiversity.
- **Private Gardens:** We understand the importance of communal spaces for socialising, reflection, and relaxation. With this in mind, we have created private podium gardens within the development to offer residents inviting areas to gather, fostering a sense of community and connection.
- **Stunning Architectural Design:** Our stunning architectural vision respects the surrounding heritage of the area.

Our unwavering commitment to quality and sustainability extends beyond New Green. We are equally devoted to applying these principles to the development on Chippenham Road.

### Tenant Testimonial

Suzanne, a council tenant, successfully bid for a one-bed property and said her new home is beautiful.

Suzanne said:

"I can't thank the Council enough for the help they have given me, New Green is a fantastic place and I really want to make the most out of living here with my new neighbours.

"I love hearing the kids playing outside and there's a sense of opportunity to create this new community together."



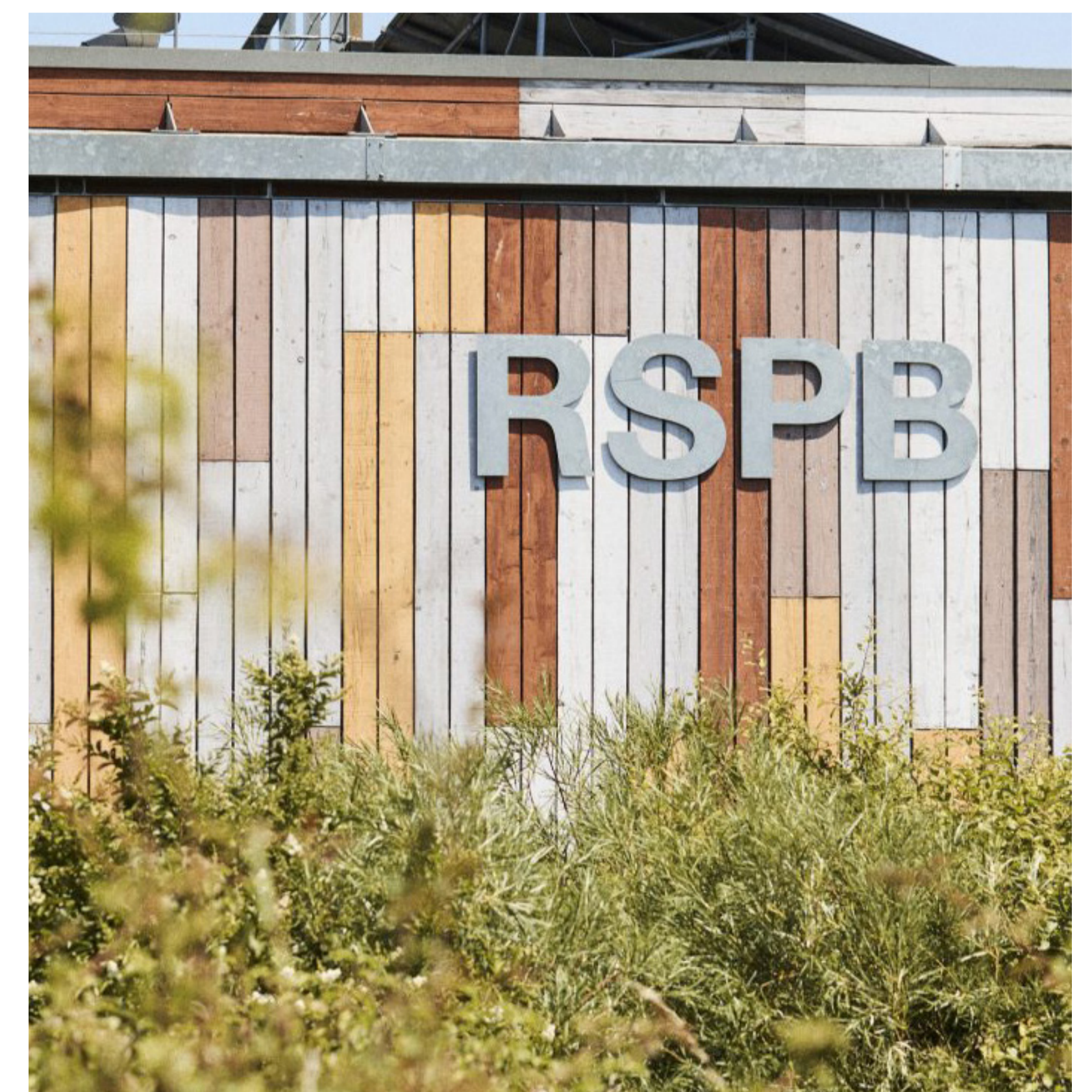
Learn more about New Green by visiting:  
<https://newgreen-havering.com>



New Green, Havering



The nearby Raimnham Library



The nearby RSPB nature reserve

## Green, Clean, Sustainable Living

Sustainability is at the forefront of our plans for new homes on Chippenham Road.

Our aim is to create a neighbourhood that is clean, sustainable, and innovative, that prioritises the health and well-being of occupants.

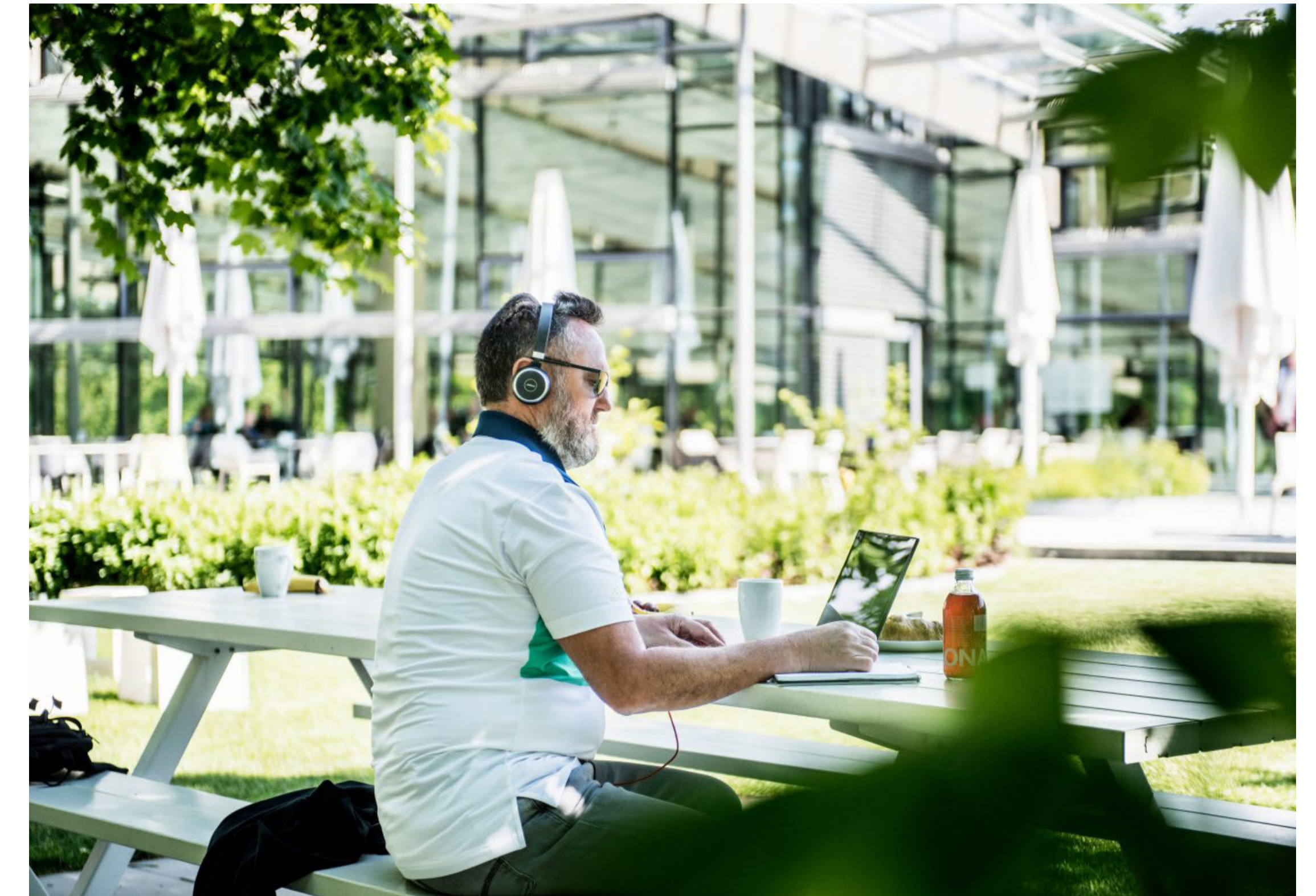
Key features across the town centre regeneration include:

- A more climate-resilient community that will allow residents to take advantage of green technologies to help them save money on their energy bills and keep their carbon footprint low.
- All parking spaces will be future proofed as electric charging points for vehicles.
- Active travel opportunities to encourage walking and cycling, reducing dependency on car usage.
- New planting and landscaping to help improve air quality and biodiversity.
- Design measures that improve energy efficiency in homes.
- Flood management with integrated landscape features.
- Solar panels and renewable energy.
- Sustainably located within walking distance of key transport networks and amenities.
- Air source heat pumps.
- Recycling points.

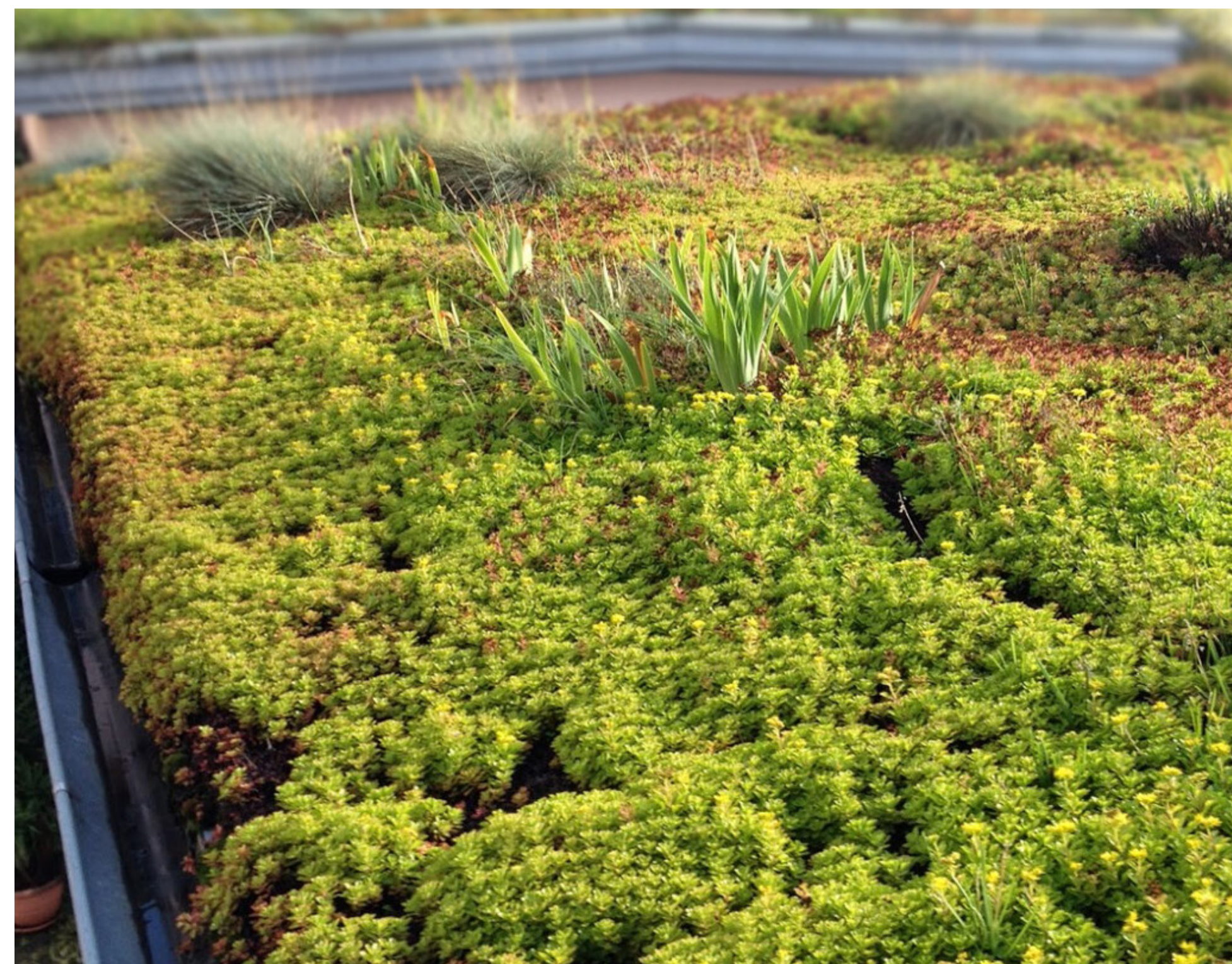
In addition to these, we will draw upon the latest construction methods and materials to incorporate a sustainable approach to construction.



SUDS (Sustainable Urban Drainage Systems) with opportunities for play



Opportunities for flexible working



Increase in biodiversity



Electric vehicle charging points

## Healthy Homes and Neighbourhoods

Our plans will deliver modern and high-quality homes set within landscaped grounds and green spaces. Centred around courtyards of open, accessible space, the community will enjoy access to a rich garden landscape that has been designed to prioritise health and wellbeing at its core.

Planted with trees, flower beds, and green spaces, these communal courtyard gardens will act as focal point for the neighbourhood and provide residents with space to relax and socialise, helping to foster a strong sense of community.

Key features include:

- Communal courtyard gardens for residents to gather and spend time.
- Private gardens within the courtyard that provide residents with their own unique spaces for outdoor relaxation.
- Balconies that fill apartments with natural light and help keep homes cool during the summer.
- Tree-lined streets running along the front of Chippenham Road and Kings Lynn Drive to create an attractive view of the apartment buildings.



Concept collage for external Family Welcome Centre courtyard.

# Social Value

## Social Value

We believe in delivering a meaningful and long-lasting difference to the communities we create. We understand that true success is measured by the positive change we can bring to the lives of others.

Our commitment to social responsibility is deeply ingrained in our values. This means investing time, resources, and expertise into initiatives that address pressing social issues, empower individuals, and contribute to the overall well-being of the communities we serve.

One way we achieve this is through collaborative partnerships with local organisations and non-profits. By working hand in hand with community leaders and stakeholders, we can identify and address the specific needs and challenges faced by each community. Whether it's supporting education programs, promoting environmental sustainability, or providing access to vital resources, our aim is to create lasting solutions that have a meaningful and positive impact.

This commitment is already evident from the work we've carried out on our site is New Green, Havering.



Wates employees volunteering at Community litter-pick at Berwick Woods, Hornchurch



Primary School engagement in Havering to inspire and educate young people about construction

## Case Study: New Green, Havering

New Green is the first development to be completed as part of Wates and Havering Council's '12 Estates' programme to regenerate 12 estates across Havering Council, which will be bringing 3,500 much needed new homes.

### Employment and Training

We've worked closely with local colleges and training centres to support a number of apprenticeships and training schemes.

Number of people who completed a pre-employment training course	29
Number of Havering residents recruited into full-time employment	161
Number of apprentices retained and recruited into employment	21
Number of workforce made up of Havering residents	37%
Number of work experience placements hosted	21
Number of local people engaged through 9 site visits	58
Number of people from the community engaged in activities	484
Number of young people engaged via educational projects	1,571
Number of hours invested in supporting people through education initiatives	115
Investment into improved employability of young people on this project	£55,730
Wates investment into skills and employment	£785,043

### Growing Stronger and Sustainable Communities

Number of hours invested into volunteering and supporting the community	3,175
Invested into local charities/ community causes	£202,120



## Meet the Project Team

### Wates

Established in 1897, and celebrating its 125th anniversary in 2022, Wates is one of the leading privately-owned construction, residential development, and property services businesses in the UK.

We employ 3,800 people and work with a wide range of public and private sector customers and partners. Everything we do is guided by our purpose of working together to inspire better ways of creating the places, communities, and businesses of tomorrow.

Now in its fourth generation of family ownership, Wates is committed to the long-term sustainability of the built environment. We are working to eliminate carbon from our operations by 2025 and to be a truly inclusive employer that reflects the diversity of the communities in which we work.

We are committed to increasing the proportion of women at all levels of our business, broadening our ethnic diversity, and encouraging people with disabilities into the sector

To learn more visit:

<https://www.wates.co.uk/>



Scan this QR code to learn more about Wates



New Green, Havering



New Green, Havering

### Hawkins\Brown

Hawkins\Brown is an internationally renowned practice of architects, designers and researchers.

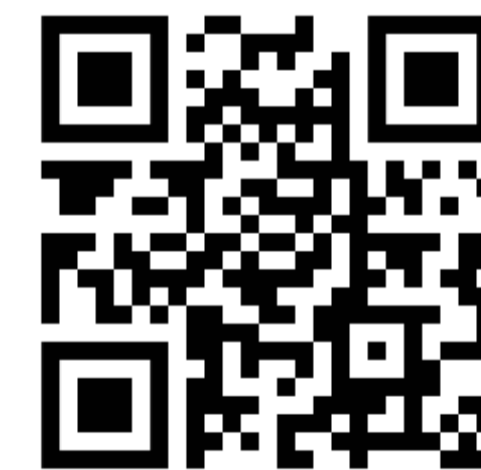
People are at the centre of everything they do and they put dialogue, engagement and consultation at the heart of making successful homes that contribute to neighbourhoods and reflect the history and heritage of the local area.

Their expertise covers a range of residential building types and mixed-use schemes, across new developments and regeneration programmes.

They were shortlisted for the RIBA Stirling Prize for the redevelopment of the Park Hill Estate in Sheffield, and most recently, were winners of the 2020 AJ100 Best Use of Technology Award for their in-house carbon emission reduction tool.

To learn more visit:

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



Scan this QR code to learn more about Hawkins\Brown



Burridge Gardens (Phase 1), Wandsworth



Agar Grove (Phase 1a), Camden

## Next Steps

### Timeline for Chippenham Road

-  **October 2023 - March 2024**  
Demolition of existing buildings
-  **March 2024**  
Submission of Planning Application
-  **Q3 2024**  
Determination of Planning Application
-  **Q1 2025 - Q1 2027**  
Construction (Subject to planning approval)

### Have Your Say

Help us shape the future of Chippenham Road. You can have your say by:

-  Complete one of our feedback forms today. You can find these by the front entrance, or a member of staff can provide you with one.
-  Visit: <https://www.havering.gov.uk/haroldhilltowncentre>
-  Email: [regeneration@havering.gov.uk](mailto:regeneration@havering.gov.uk)
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