

**THE EXECUTIVE**

**15 APRIL 2003**

**REPORT OF THE DIRECTOR OF LEISURE AND ENVIRONMENTAL SERVICES  
AND THE DIRECTOR OF HOUSING & HEALTH**

<b>TANNER STREET AND CLEVELANDS BLOOMFIELDS AND WAKERINGS REGENERATION AREA PLANNING BRIEF</b>	<b>FOR DECISION</b>
<i>This report requests Members approval of the Planning Brief for the Tanner Street and Cleveland's Bloomfields and Wakerings Regeneration Area Planning Brief.</i>	
<b><u>Summary</u></b>	
<p>This report updates Members on the decanting of the Cleveland's, Bloomfields, Wakerings (CBW) Estate, presents the results of consultation on the draft Planning Brief for the Tanner Street Area including the CBW estate and requests Members approval of the amended Brief as Council policy.</p>	
<p><b>Consultation</b> was carried out in line with the previously approved consultation strategy. Stakeholders detailed results of consultation are set out in the report and appendices but no major objections were received.</p>	
<p><b>The Planning Brief</b> aims to co-ordinate the development of the CBW site and adjoining sites; ensuring development generates social and environmental benefits. It promotes a design led approach for housing development a Foyer, community uses, and options for retail live/work units</p>	
<p><b>Foyer</b> - A Foyer is sought on the CBW site. Foyer schemes provide accommodation and a programme of basic skills and employment support for young people.</p>	
<p><b>Timescales</b> - Marketing of the housing site will take place from April 2003. The programme for the development of the Foyer has been amended in light of the transitional funding arrangements for LASHG and is detailed in this report.</p>	
<b><u>Recommendations</u></b>	
<p>The Executive is asked to agree: -</p>	
<ol style="list-style-type: none"><li>1. The Tanner Street Gateway Planning Brief (annex 1)</li><li>2. The revised timetable and programme for the development of the Foyer Project (section 8)</li></ol>	
<b><u>Reason</u></b>	
<p>The Executive is asked to agree these recommendations, as these decisions would enable this project to proceed to next stage in delivery. The Tanner Street area is a key opportunity to begin the regeneration process in line with the recently agreed Barking Town Centre Framework. The development of the Foyer on the site will provide a much needed facility and accommodation for an identified vulnerable group.</p>	

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## 1. **Background**

- 1.1 The Council targeted the Clevelands Bloomfields, Wakerings (CBW) Estate for comprehensive action in 2002. Following extensive consultation to consider the long term options for the future of the blocks the residents, through a formal ballot, supported demolition.
- 1.2 The Executive agreed on 14<sup>th</sup> May 2002 the demolition of the Clevelands Bloomfields and Wakerings Estate and following this on the 14<sup>th</sup> January 2003 the Executive agreed the disposal of the site of the CBW estate. At the same time in order to guide development of the site, the Committee agreed a draft Planning Brief for consultation together with a consultation strategy.
- 1.3 The preparation of the Planning Brief was prompted by the decision to demolish the CBW estate and the granting of planning permission, subject to a Section 106 agreement, residential redevelopment of 71-93 Tanner Street - known as the 'Poulten' site.
- 1.4 In addition the Council appointed the consultants 'EAST Sergison Bates' to prepare a Framework Plan for Barking town centre in spring 2002. The Framework Plan was agreed by the Executive on 18<sup>th</sup> March 03, as the strategy for the development of the town centre. The framework presents a bold vision of Barking town centre as a lively, urban mixed-use town centre, incorporating housing, leisure, employment and retail uses. The Tanner Street area is identified within the Framework Plan as an area for change, and a number of principles for development are outlined. These are reflected in this brief.

## 2. **Disposal and Decanting**

- 2.1 Decanting the tenants from these blocks has been underway since October 2002 and is progressing well towards the deadline of July 2003. As at the 25<sup>th</sup> March 03, 65 of the flats have been decanted out of a total of 118.
- 2.2 Members will recall that six of the properties within the CBW development area had been sold leasehold under the Right to Buy. Each of the lessees has been contacted with a preliminary 'offer' to acquire their leasehold interest by agreement.
- 2.2 Two leaseholders have provisionally agreed terms and others are proceeding in negotiation to meet the July deadline.

2.3 In line with the previous report it is the intention to clearly define the areas for the location of the Foyer Project and the market and affordable housing. The site for the Foyer will be negotiated in accordance with policy and the remaining housing site marketed with East Thames Housing Group as the named RSL partner for the provision of the affordable element.

### **3. Consultation Strategy**

3.1 The consultation strategy was approved on 14<sup>th</sup> May 2002. The strategy was developed and carried out in line with the Borough's Draft Consultation Strategy.

3.2 An extensive list of stakeholders was consulted on the Brief. A variety of types and methods of consultation were used. A letter, with map, explaining the key elements of the brief was sent to 500 homes in the surrounding area. A public meeting was held on 13<sup>th</sup> February 2003 in the local area.

3.3 The planning brief area is in Abbey Ward, which has the highest Black and minority ethnic population in the Borough. Careful account was taken in the original consultation to reach all ethnic groups by way of use of translations of documents and interpreters. This approach was built upon and translations of the brief and the letter were made available to local people.

3.4 Target letters with copies of the full brief were also sent to key stakeholders and discussions were held with relevant bodies e.g. Transport for London.

### **4. Results of consultation**

4.1 A detailed analysis of consultation responses is attached as annex 2. Approximately thirty requests for copies of the planning brief were received and three translations into minority languages were carried out.

4.2 The principles of the brief and the uses proposed were welcomed, however, some concerns were raised by local people the key issues were as follows:

- need for quality design
- the need to integrate the new development with the existing built form
- traffic impact and the need to provide for cycle access
- impact of the Foyer on a residential area

4.3 It was always the aim of the brief to secure quality innovative design. The design guidance in the revised brief has been further strengthened to take account of these concerns. These issues will also be major considerations in assessing any planning application. A Transport Impact Assessment will be required to accompany any application and it is proposed to maintain cycleways across the site.

4.4 In order to ensure that residents are involved in the process and that the development is properly integrated with the surrounding area a commitment to a further public meeting, including a 'planning for real' exercise with the architects working on the full scheme has been given.

4.5 In order to further ensure that residents concerns over the impact of the Foyer a visit to an existing Foyer to see the management regime is to be arranged.

4.6 Comments were also received from formal consultees. The comments from these bodies are outlined and the proposed response in table 2 of annex 2. The main issues raised were from the Greater London Authority and the Metropolitan Police.

## **5. The Revised Brief**

5.1 The fundamental principles outlined in the draft brief have not changed. The Brief is seeking a radical and bold development in this high profile gateway location. The brief aims to provide a framework to realise this aspiration, and highlights all the key issues that need to be addressed in any major redevelopment proposals. The brief seeks a development that both links with the town centre and the transport interchange knitting this part of Barking together with the town centre. In order to realise the Council's aspirations any scheme must involve a lively, contemporary, high-density, development integrated with the new transport facilities provided by the East London Transit (ELT) and linked to Barking Station.

5.2 In addition it aims to secure regeneration benefits, ensuring that the needs of the wider area are met and to generate social and environmental benefits. Appropriate land uses, future circulation patterns for pedestrians and vehicles, and access arrangements are considered and the brief includes detailed design guidance to give the local community, prospective developers and development partners a clear idea of the Council's requirements.

5.3 The changes to the text are underlined within the brief. The tables in annex 2 outline the comments received, and the response made to these comments including the changes made to the brief and the reason for this change. Some restructuring to the brief has also been carried out to make the document easier to read. The full revised brief is attached as annex 1.

## **6. Development sites**

6.1 The brief still identifies four main development areas:

- Site 1 John Poulten site - Planning permission granted (October 2002) subject to a S106 for housing development
- Site 2 CBW identified as a housing site and development of a Foyer
- Site 3 'The Triangle' identified as a mixed use area - community uses and housing, and options for retail live/work units
- Site 4 Land adjacent to Abbey medical centre - potential for housing development

6.2 The revised brief, however, now identifies the eastern part of the CBW site next to the existing Almshouses, as the area, which will be developed as the Barking Foyer (the proposals for the Foyer are covered in more detail later in this report). Factual information has also been updated and as outlined the need for a quality development further emphasised.

## **7. Proposed uses**

- 7.1 The uses being considered as appropriate for this area have not altered following consultation. However, the brief has been made clearer with regard to the non-residential uses being options and not a requirement.

### **Residential**

- 7.2 This will be the dominant use in any redevelopment proposals, for all of the sites. The Council is, however, seeking a broad range of housing types including terraced houses with gardens, and high density flatted development. The site is seen as a key opportunity to deliver some of the main borough priorities from the LBBB Housing Strategy.
- 7.3 An element of affordable housing (35%) will be required, this housing to include 10% key worker housing. Forty percent of this housing should be four bedrooms or more and 30% should be one bedroom.

### **Foyer**

- 7.4 The CBW site is allocated as the site for the Foyer. Funding of the Foyer project has been somewhat complicated by the ODPM 's announcement that Local Authority Social Housing Grant will be withdrawn in April 2003, it had been expected that the current arrangements would exist until April 2004.
- 7.5 The ODPM has announced transitional arrangements and the Council have indicated projects including the Foyer that it would like to deliver using these arrangements, however, the ODPM's criteria include the provision that these projects should have planning permission by June of this year.
- 7.5 With the preferred RSL partners for delivery agreed by the Executive Committee meeting on 14<sup>th</sup> January 2003 the Council is in a position to respond to this tight deadline. The architects Jestico and Whiles have been appointed to work up designs for the Foyer Project and housing in full consultation with the local residents group.
- 7.6 Network East Foyers (a subsidiary of East Thames Housing Group) have developed a full brief for the Foyer. A range of housing development options for the remainder of the CBW site in terms of mix, density and infrastructure in accordance with the Planning Brief will also be tested prior to submission of the planning application.

### **Other uses**

- 7.7 In addition to these main uses on the site, an option to consider the provision of a small amount of retail - A1/A2/A3 type uses in small to medium units, which are of a size commensurate with their intended role of serving the local community. The inclusion of live/work units within any proposal would be welcomed.
- 7.8 At present within Site 3 (The Triangle, Local Shopping Parade) at 3 and 7 Tanner Street is an existing Muslim Social and Cultural centre. If any redevelopment of this area is proposed the Council wishes to see provision made for this facility.

- 7.9 The other areas shown on the plan as within the brief boundary are not being considered for redevelopment. These areas are included, as they will be affected by the changes involved in any redevelopment and any development will need to take these areas into account.
- 7.10 Included in the brief boundary is the terrace of houses known as The Gables and the factory to the rear. To the west of the site there is a small development of 20 flats known as the 'Almshouses' situated at the end of Wakering Road adjacent to the Abbey Medical Centre. Both these Almshouses and The Britannia Public House are to be retained, as is the Mosque. The Planning Brief envelope also includes a tower block known as West House and the entrance to Barking Park. All of these areas may potentially benefit from the development particularly from the improved environment.
- 7.11 The pedestrian bridges over the railway are also included as they form vital links from the town centre and facilities such as Northbury Primary School.

## **8. Timetable**

- 8.1 The development of this area will be phased. It is expected that the Poulten site (site 1) will be brought forward for development first (as mentioned above) although the comprehensive redevelopment of this site and 'The Triangle' is the Council's preferred option.
- 8.2 The time scale for the redevelopment of the CBW site will be as follows;
- Approval of Planning Brief, by Executive 15<sup>th</sup> April 2003
  - Marketing of Housing Scheme April/May 2003
  - Planning permission for CBW site - development of Foyer and housing June 2003
  - Decant complete July 2003
  - Start on site Foyer Project January 2004
- 8.3 The redevelopment of the other identified sites will depend on securing funding and the involvement of partners. Early discussions have been held with landowners and the London Development Agency in relation the triangle area identified in the brief.

## **9. Conclusions**

- 9.1 The Tanner Street area is a key opportunity to begin the regeneration process for Barking in line with the Barking Town Centre Draft Framework. The development of the Foyer on the site will provide a much needed facility and accommodation for an identified vulnerable group.
- 9.2 The decisions requested in this report would enable this project to proceed to next stage in delivering these outcomes.

## **Background Papers used in the preparation of this report**

- LBBB Unitary Development Plan 1996
- Planning Policy Guidance (PPG) 1: General principles 1997
- PPG 3: Housing 2000
- PPG 13: Transport 2001
- The Draft London Plan 2002
- LBBB Housing Policy Commission 2001
- LBBB Interim Car Parking Standards 2002
- The Draft London Plan 2002
- LBBB Housing Strategy 2002/3
- Barking Town Centre Framework 2003
- Trevor Crocker & Partners: 'Report on structural survey of multi-storey precast residential block (CBW)' – March 1990
- LBBB – Civil Engineering Group: 'Repairs/demolition appraisal for The Bloomfields, The Clevelands and the Wakerings, Church Road, Barking, Essex'
- Exploration Associates: 'The Bloomfields, Clevelands and Wakerings Estates – interpretative report on ground investigation' – August 2000
- LBBB: 'Cleveland, Bloomfield and Wakerings Estate Residents Information Pack' – November 2001
- HTA Architects: 'Cleveland, Bloomfield & Wakerings Estate: New Build Options' - 8 November 2001
- Inclusive mobility: A guide to best practice on access to pedestrian and transport infrastructure OPDM 2002