

Land at former Thames View Health Centre, Bastable Avenue

Planning Guidance Note

July 2015

Introduction

The former Thames View Health Centre site is located within the Thames View Estate midway along Bastable Avenue. To the east is the Thames View Medical Centre which replaced the Health Centre. To the west is Samuel Ferguson Place which provides access to Thames View Junior School which sits behind the site. On the western side of Samuel Ferguson Place is the Thames View Community Hall which is run by the Thames View Community Association.

Purpose of the guidance note

Barking and Dagenham Council has prepared this planning guidance note as a non-statutory framework for the redevelopment of the former Thames View Health Centre site. Its function is to improve the efficiency of the planning and development process, as well as improving the quality of any new development through the establishment of clear planning and design principles.

The guidance note does not re-write planning policy, but emphasises certain key planning policies relevant to the site and expands upon that already set-out in National Guidance, the London Plan, and the Local Plan (formerly called the Local Development Framework). It is strongly recommended that the feasibility of any proposal be tested against this note in addition to the plans, policies and objectives in the wider planning policy framework.

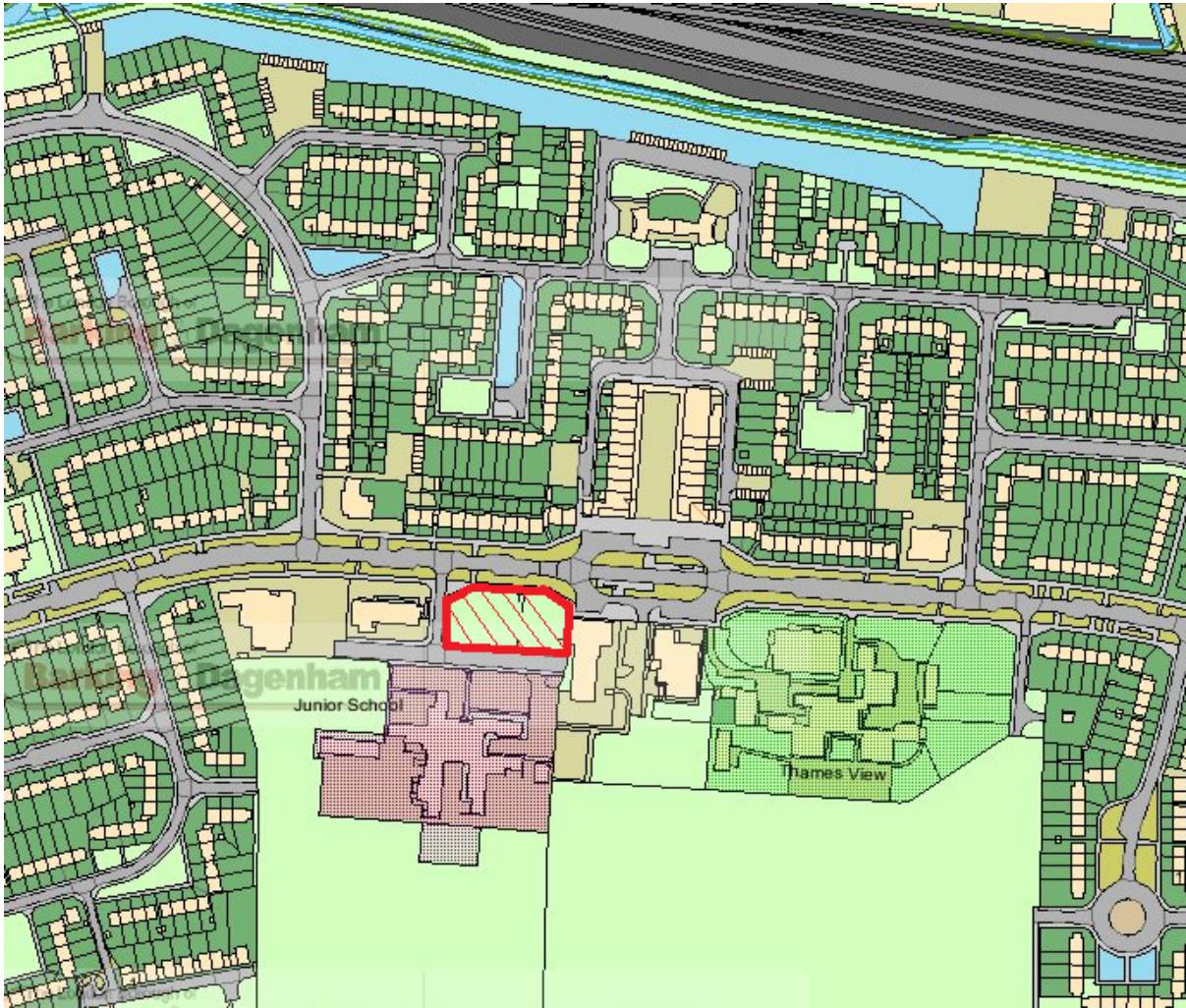
The guidance note has not been the subject of public consultation. Accordingly, it will be afforded limited weight if used in the determination of any planning application for the site or during an appeal process. However, complying with the provisions of the guidance note will afford any potential developer with an element of certainty as to what the Council may consider an acceptable scheme.

Development site in context

The site is owned by NHS Property Services Ltd (NHSPS), however a pre-emption clause exists giving the Council the option to exercise the right to acquire a small part of the site for a nominal amount. The Council is working with NHSPS to jointly sell the combined site following resolution by its Cabinet on 27th January 2015 to *“approve the joint marketing and disposal with NHS Property Services of the land adjacent to the Thames View Health Centre, Bastable Way”*

The site has been vacant since health services were transferred to Thames View Medical Centre immediately to the east. The site is therefore surplus to NHS requirements and available for redevelopment for an alternative use. The site faces Bastable Avenue to the north, and Samuel Ferguson Place forms the boundary to the west and south, with the new medical centre immediately to the east. Opposite the site are three storey local authority owned flats.

Site's area is 0.18 hectares in total



General Development Principles

The Council's vision is one borough; one community; London's growth opportunity. Its three corporate priorities are:

- Encouraging civic pride;
- Enabling social responsibility; and
- Growing the borough.

The site is in the heart of a strip of community uses comprising from west to east the Curzon Centre, Thames View Community Hall, Thames View Junior School, Thames View Medical Centre, Sue Bramley Centre which includes the Thames View Library and Thames View Infant School. These are complemented by the Farr Avenue Neighbourhood Centre. These facilities, shops and services serve the whole of the Thames View Estate which extends for one mile west to east and has a population of over 5,000 people.

Bastable Avenue is served by bus services EL1 and EL2, which provide a combined service of one bus every five minutes to Barking Town Centre. In tandem with the introduction of these enhanced bus services the public realm of Bastable Avenue was improved through public funding and this enhances the site's setting. Elsewhere within the Thames View Estate the Council has completed a number of infill Council

housing schemes and at the eastern end of the estate an award winning scheme of over 200 Council flats and homes has been completed. This scheme in particular demonstrates the Council's commitment to high quality development and public realm.

Therefore this site sits in a prominent location at the heart of the Thames View Estate and within its civic quarter. The Council would prefer that the redevelopment of this site complements the area's function through the provision of some community space on at least part of the ground floor, where this would help to meet the local community's needs. This would match the borough's priorities of encouraging civic pride and enabling social responsibility, while the site's potential to provide new homes above ground floor level would assist the borough's ambition to provide new housing and grow the borough.

Acceptable Uses

The Council considers the site has the potential at ground floor level for some community space, and commercial uses which compliment the Farr Avenue parade, with residential redevelopment above.

Design and Planning Requirements

- Any proposal for the site is expected to be in-line with the London Plan and Barking and Dagenham's Local Plan; however the Council will not expect the requirement for 40% of new homes to be family sized to be met and it is likely that the Council would accept a scheme with a mix of one and two bedroom flats.
- The development must provide an active frontage to Bastable Avenue and its main entrance must be from it. The building must be parallel to and accessed from the back edge of pavement along Bastable Avenue
- A Building Regulations compliant minimum BREEAM Very Good rating should be achieved for any non-residential space.
- The developer will be expected to enhance the public realm along Samuel Ferguson Place to the west and south of the site. The design of any publically visible space should remain consistent with what has been recently delivered along Bastable Avenue.

The residential buildings on Bastable Avenue either side of Farr Avenue are uniformly three stories and signify that this is the civic and commercial heart of the Thames View Estate. However the civic buildings opposite, with the exception of the Thames View Medical Centre and the school clock tower, are low rise and set in generous grounds which give the area a feeling of spaciousness and tranquillity. The tallest building is the Thames View Medical Centre which rises in part to four storeys. Therefore the maximum height of the building on this site should be four storeys with the potential for accommodation within the roof-space.

- Special attention should be given to design so that any new building adds to the existing visual interest created by the assemblage of community buildings of varying styles which exist in this area.

- The building should maintain the sense of space which is characteristic of the community buildings along Bastable Avenue. Adequate daylight should be allowed into the west facing windows of the Thames View Medical Centre and the new building should be read as a separate entity. Finally the building should not be too overbearing on the walk for school children and parents accessing the school.
- The Council would accept car parking to the front of the building accessed from Samuel Ferguson Place and may allow the ground floor to breach the building line to maximise space.
- The Council would allow flexibility in that application of Local Plan external amenity standards and accept development that complies with the London Plan's private open space standards.
- Should provide a ratio of 1 parking space per new home reflecting its Public Transport Accessibility Rating of 2. Parking restrictions apply on Samuel Ferguson Place to keep it free from parked traffic during school closing and opening times so on-street parking serving the development would not be possible.
- Due to the prominence of the site the building must be sensitively designed and enhance views along Bastable Avenue.
- Meet all other relevant Development Plan standards including internal spaces standards, lifetime homes and cycle parking.
- Provide a scheme of landscaping for the site which shall include indications of all existing trees, shrubs and hedgerows on the site
- Take full account of the principles and practices of 'Secured by Design' in order to assist in reducing the opportunity for crime, minimising fear of crime and creating a safer and more secure environment
- In line with the London Plan provide a viability appraisal demonstrating that the number of affordable homes proposed is the maximum reasonable amount.
- Allow for the Mayor of London's CIL which is already in force and the Council's CIL which comes into force on 3 April 2015.
- The site is in Flood Zone 3 so a flood risk assessment is necessary.
- The site is within an archaeological priority zone and therefore a desk based assessment of the archaeological value of the site should be prepared.
- A phase 1 habitat survey may be required to record semi-natural vegetation and other wildlife habitats.