

Thank you for taking the time to visit our public exhibition today.

This exhibition gives you the chance to view and comment on our emerging plans to redevelop this overgrown and inaccessible parcel of land at Leyes Road/South of Royal Road to deliver a new Special Educational Needs school and up to 120 new London Affordable Rent homes, for the benefit of the community and the Borough.

You can help shape our emerging scheme by providing us with your feedback. All your comments and suggestions will be taken into consideration as we progress towards submitting our planning application towards the end of November.

LET US KNOW WHAT YOU THINK...

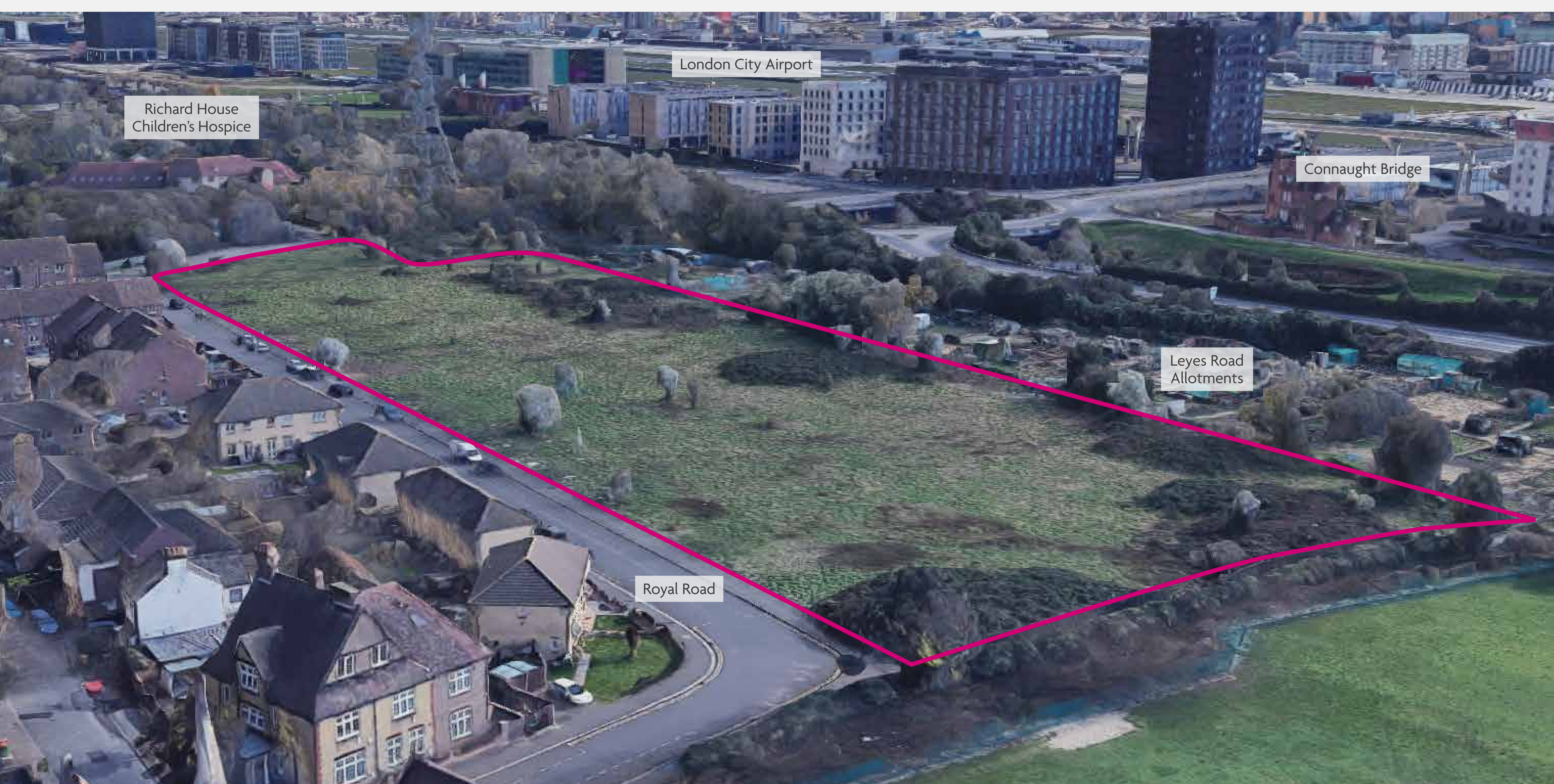


After looking through the materials on display, please complete a feedback form to let us know what you think of our emerging proposals.

Members of our team are here to answer any questions you may have about the proposals.



Scan this QR code to visit our project website and complete our feedback form online. We will be keeping the project website updated with the latest information about the project, and you will also be able to find a digital copy of the exhibition materials shown today.



LAND AT LEYES ROAD/SOUTH OF ROYAL ROAD, NEWHAM E16 3EU

The site at Leyes Road/South of Royal Road is owned by the London Borough of Newham ('LBN') and comprises of 1.6 hectares of unmanaged land enclosed by a fence and is not accessible to the public.

In the Borough Local Plan (2018), the land is allocated for educational uses alongside other complementary and policy-compliant uses, including residential as a priority use. The Department for Education (DfE) intends to build a new specialist free school for children on about two-thirds of the site. The remaining approximate one-third of the site is now not required for educational needs and therefore the provision of London Affordable Rent homes is proposed.

The residential development proposed on the site gives the opportunity for the provision of affordable housing as part of Newham's Housing Delivery Strategy to meet the Borough's needs. There are currently **31,000 applicants on LBN's housing register** and more than **5,500 households currently living in temporary accommodation**. The Council is tackling the housing crisis through an ambitious council house building programme, with a target set by the Mayor of Newham to deliver 1,500 new homes by 2026.

WHAT DOES AFFORDABLE HOUSING MEAN?

The Government's definition as stated in the revised National Planning Policy Framework, often referred to as the 'NPPF' is: *'housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers).'*

In London, there are multiple categories of affordable housing, three common categories are defined below:

1 Social rent

Social rent homes are owned by local authorities and/or private registered providers. The rent is set in accordance with the Government's rent policy.

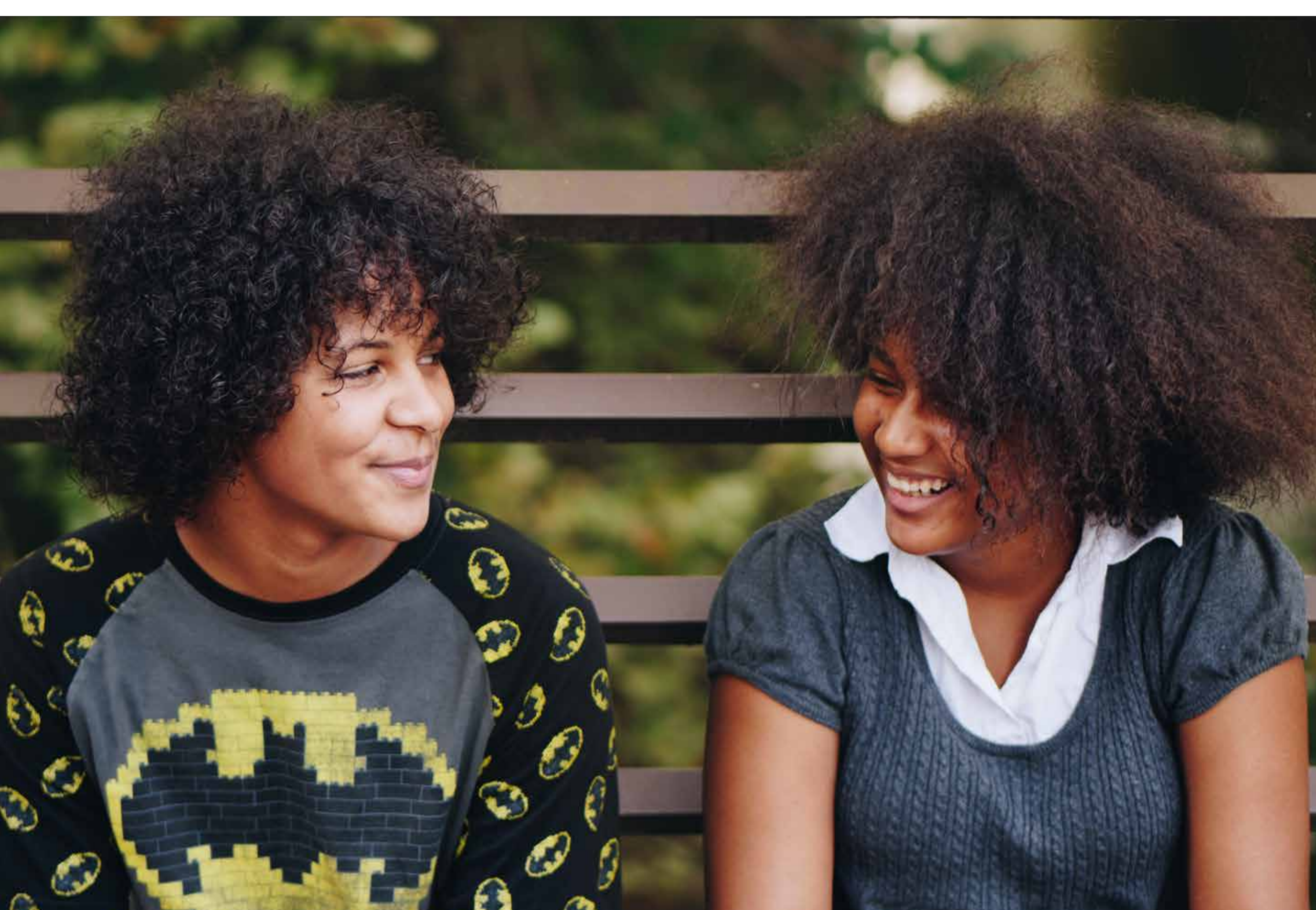
2 London Affordable Rent

London Affordable Rent homes are around 50% of the local market rent and are for those on the social housing waiting list.

3 Shared ownership

Shared ownership offers people the chance to purchase a share of a property, while paying a subsidised rent on the remainder.

Our proposal is anticipated to provide up to 120 London Affordable Rent homes which equates to a 100% genuinely affordable housing contribution.



LAND AT LEYES ROAD/SOUTH OF ROYAL ROAD, NEWHAM E16 3EU

The site is located on the southern side of Royal Road, with the Leyes Road Allotments to the south.

To the east is Richard House on Leyes Road and to the west is a footpath linking Royal Road with Victoria Dock Road.

The site benefits from excellent transport links, connections and networks which makes it an ideal location for a sustainable and car-free residential development. The nearest DLR station is Prince Regent, and Custom House for the new Elizabeth Line is also in proximity to the site. Several bus routes run along Prince Regent Lane and a very accessible road network gives easy access to the A112, A18 and A1020.



Proposed development site from the junction of Royal Road and Baxter Road



Looking south across the site from Royal Road



View north along the public footpath running the length of the west site boundary

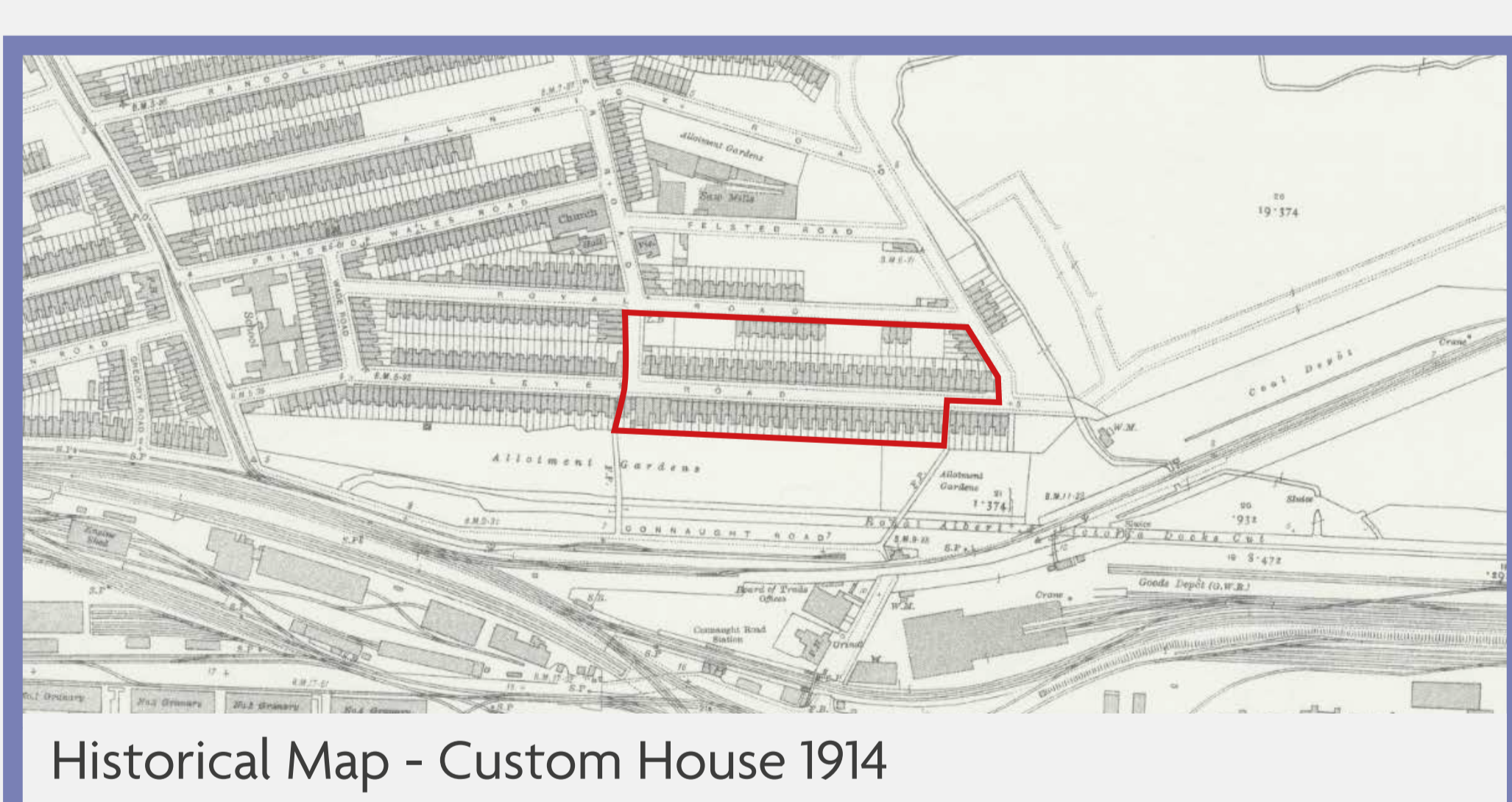
HISTORICAL SITE USE

Whilst the allotments have been part of the Custom House area since the early 19th century, the same cannot be said for the open space to the north. Up until the 'slum' clearances of the 1970s, Leyes Road bisected the site running east/west and joining up with Prince Regent Road. Housing was located on both sides of Leyes Road and covered a lot of the land within the proposed development site. Royal Road itself was longer and housing on the southern side was set within the proposed site boundaries.

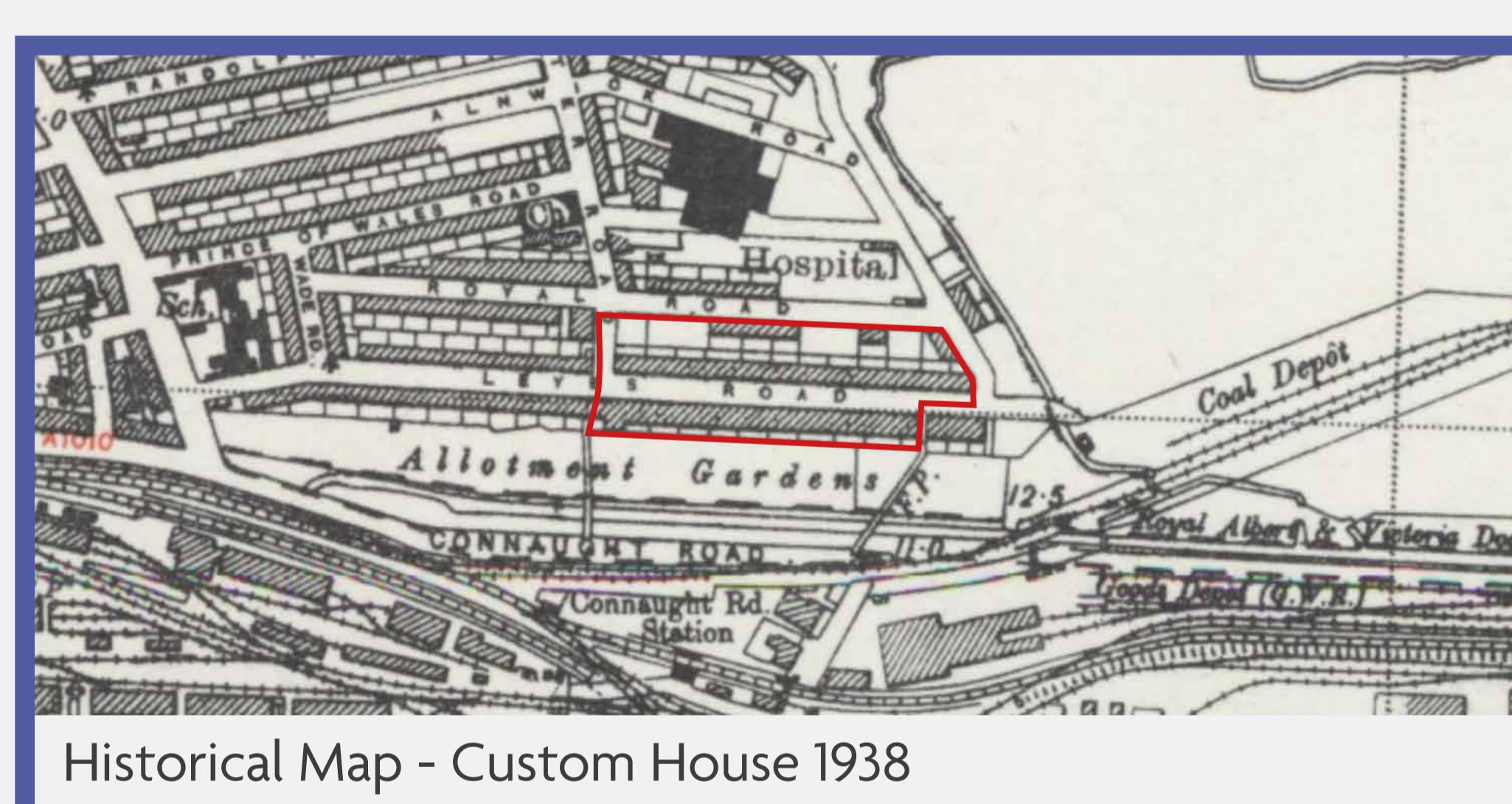
SIGNIFICANT CHANGE

The clearance of the local area was far reaching, removing all the housing bounding Leyes Road, Royal Road, Prince of Wales Road, and Wade Road, along with the housing on the southern side of Alnwick Road. The space created through these clearances (to the west of the site) was redeveloped as an educational facility and only the Ascension Church Centre located within this area was retained.

It is clear that this land has previously been extensively developed. The current conditions and inaccessibility of the site suggests the site has never been utilised as open land or for any specific public purpose since Leyes Road was closed off.



Historical Map - Custom House 1914



Historical Map - Custom House 1938



Historical Map - Custom House 1965

LAND AT LEYES ROAD/SOUTH OF ROYAL ROAD, NEWHAM E16 3EU

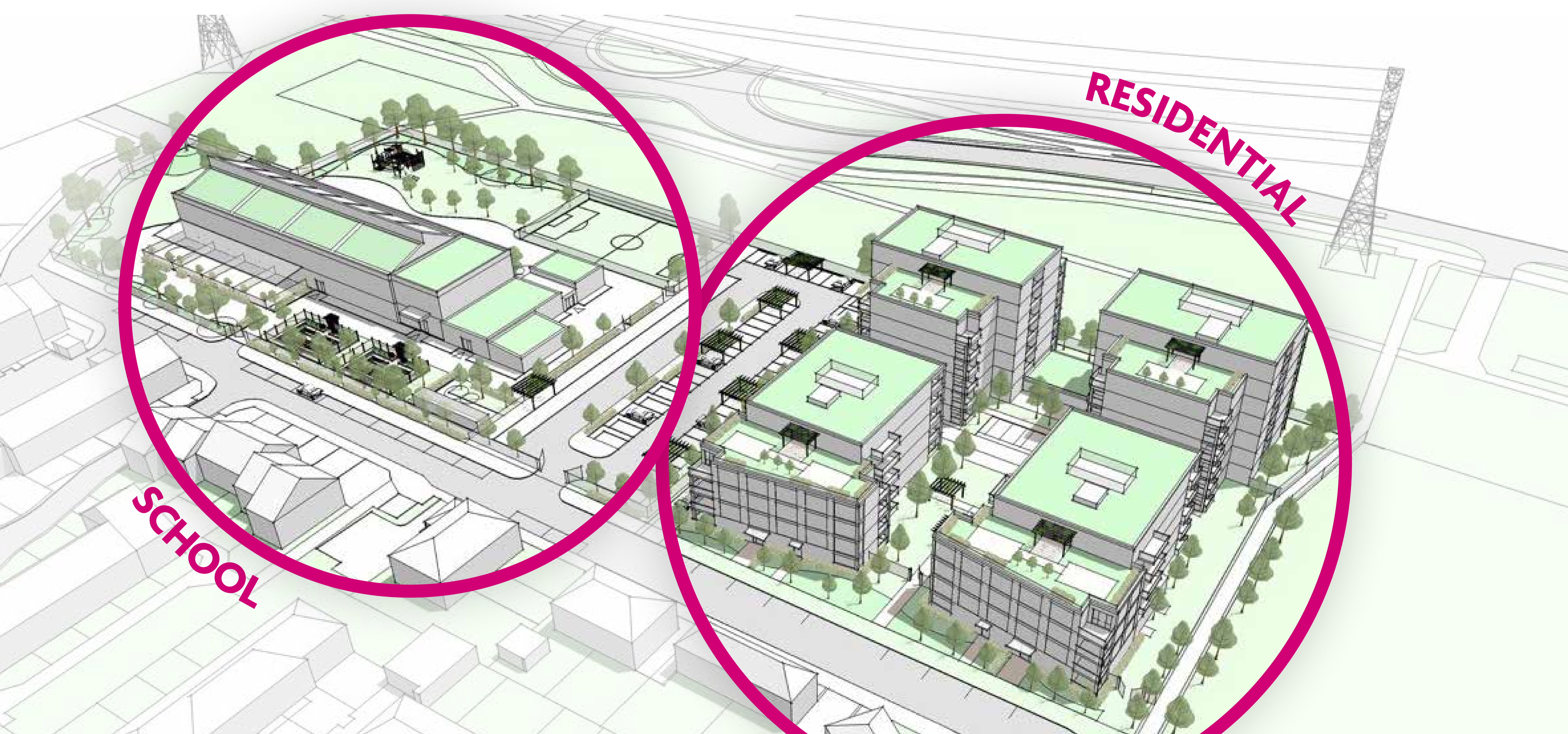
EMERGING PROPOSALS FOR THE ENTIRE SITE

The total site area is approximately 1.62 hectares.

The new school (Area 1) will be located on the eastern side and will account for roughly two-thirds of the total site area or 1.06ha approximately. On the western third, the new residential development (Area 2) is proposed within a plot of approximately 0.55ha.

The proposed development of the site includes both the provision of a new Special Educational Needs school, which could include outdoor play areas, outdoor classrooms, and a Multi-Use Games Area (MUGA), and new sustainable London Affordable Rent homes as part of Newham's Affordable Homes Programme.

The vehicle access points for the new SEN school and new homes will be from Royal Road.



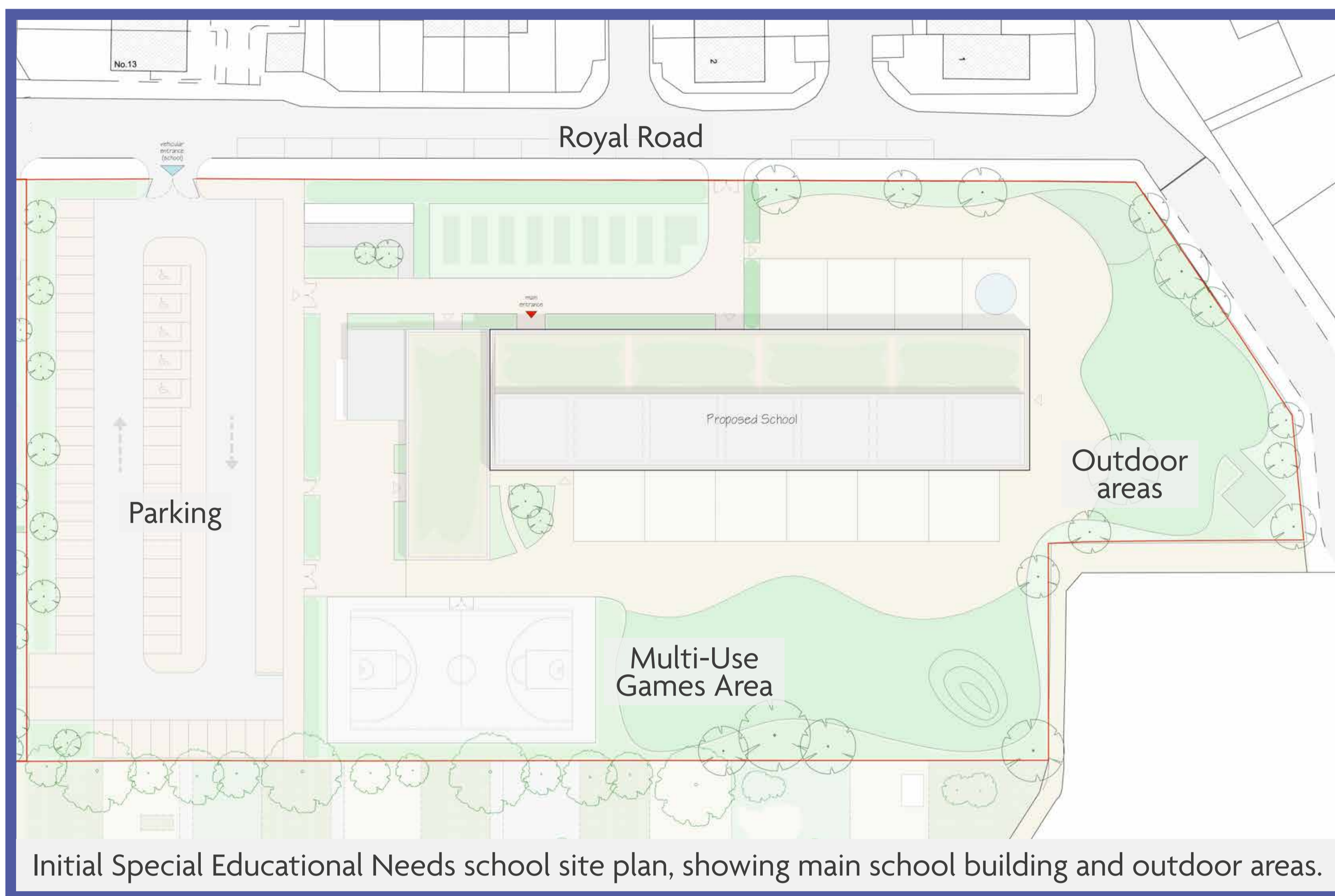
This 3D site plan shows the proposed residential and new SEN school, and main access points off Royal Road.

LAND AT LEYES ROAD/SOUTH OF ROYAL ROAD, NEWHAM E16 3EU

All images, maps and drawings shown are still being refined and could be subject to change.

A NEW SPECIAL EDUCATIONAL NEEDS SCHOOL FOR NEWHAM

The Department for Education (DfE) intends to bring forward a new specialist free school for children on the eastern two-thirds of the site at Leyes Road (Area 1).



Currently, there is insufficient provision for pupils in Newham with Autism Spectrum Disorder (ASD) needs, particularly for secondary school age children with complex ASD. Existing provisions are already operating at capacity, with more pupils having to attend out of Borough schools due to a lack of suitable spaces.

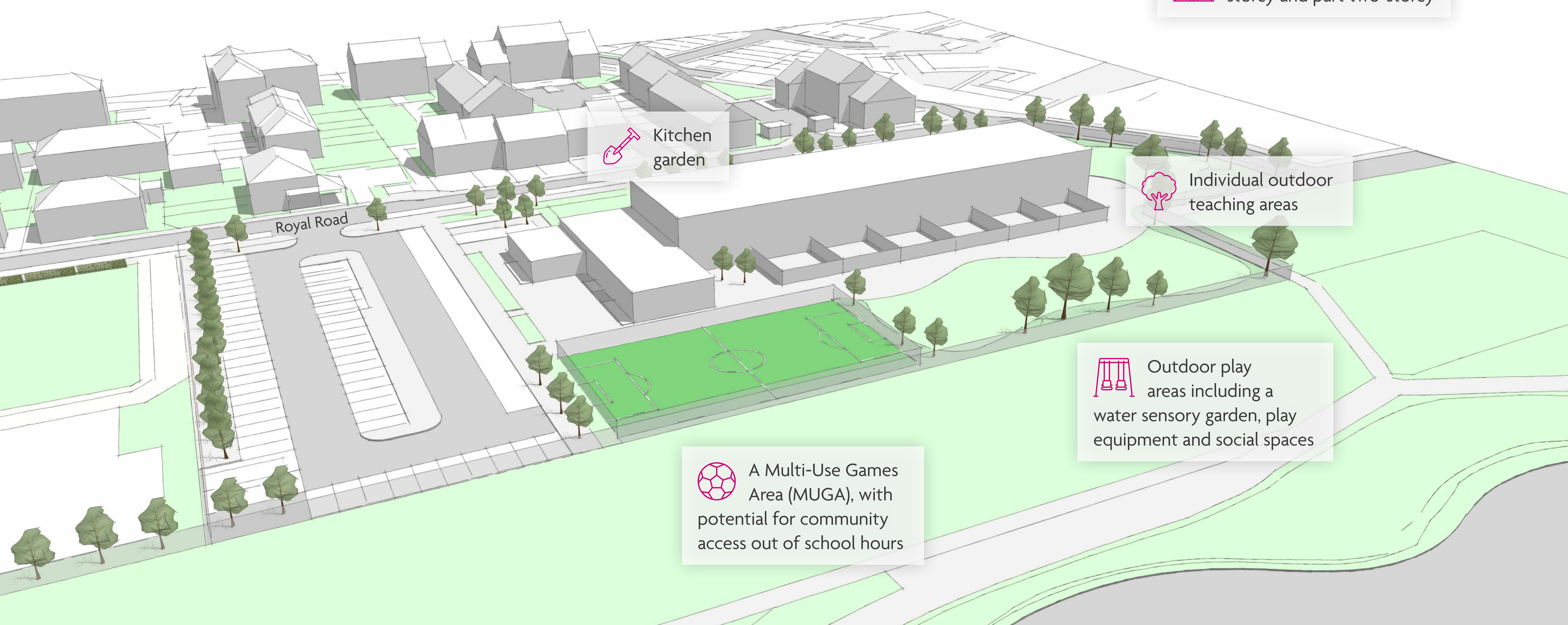
Key features of the proposed new Special Educational Needs (SEN) School could include:

Capacity for up to 105 pupils from nursery through Key Stage 5 (aged from 5-19 years old)

Operated by the Learning in Harmony Trust

Catering primarily for non-disabled pupils with ASD and a wider range of needs

One building, part single-storey and part two-storey



Kitchen garden

Individual outdoor teaching areas

Outdoor play areas including a water sensory garden, play equipment and social spaces

A Multi-Use Games Area (MUGA), with potential for community access out of school hours

Initial Special Educational Needs school 3D site plan, showing the envisaged main school building, Multi-Use Games Area (MUGA), and outdoor play areas.

LAND AT LEYES ROAD/SOUTH OF ROYAL ROAD, NEWHAM E16 3EU

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We are still in the design stage of the proposals but currently the scheme will provide:



- Up to 120 new London Affordable Rent homes – comprising a mix of one, two, three, and four-bedroom homes.
- 3 reduced mobility car parking spaces on-site with additional spaces provided on Royal Road if need arises.
- Private balconies/terraces for all new homes.

- 228 cycle parking spaces are provided in four secure stores.
- A car-free development.
- Safe and secure design.
- Modern, energy efficient buildings.
- New landscaping and amenity spaces for residents.

- An environment that promotes wellbeing, activity, and social interaction between residents.
- Designed for all ages and abilities.
- Increased security to allotment gardens.
- 1.8-2m high metal fencing on the western boundary.

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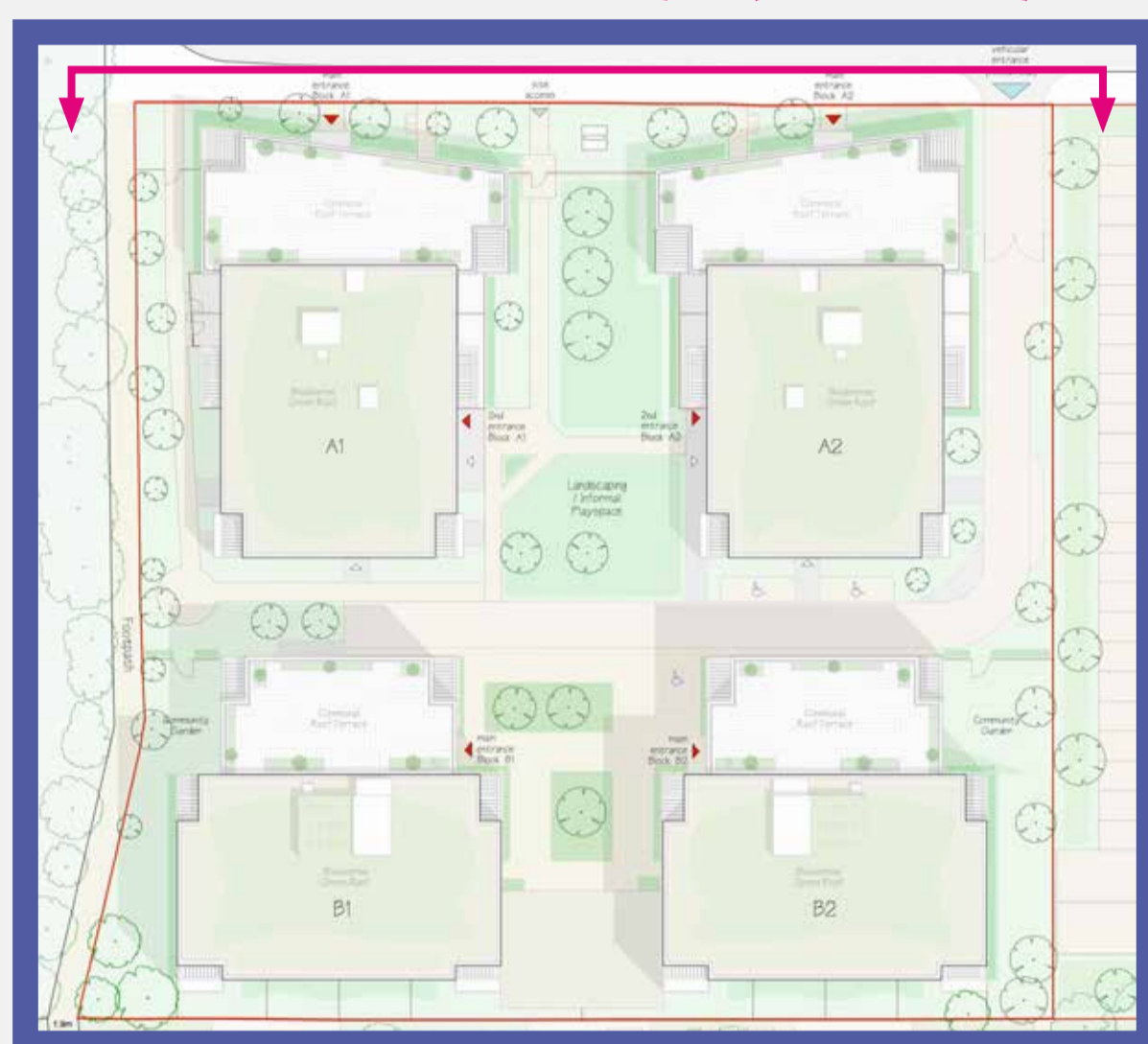
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PROPOSED NORTH ELEVATION



This elevation shows the view from Royal Road looking south.

North Elevation (Royal Road)



In the above north elevation, the vehicular entrance is located on the left side of the building to the left, the main pedestrian entrance is located in the centre between the two buildings, and the entrance to the public footpath is on the right-hand side.

The two residential buildings on Royal Road (buildings A1 and A2) are between 12.7m and 15.7m tall. The buildings step up away from Royal Road, with the heights increasing towards the rear of the site, as shown in the west elevation below.

PROPOSED WEST ELEVATION



This elevation shows the view from the footpath to the west of the site, looking east.



This proposed west elevation shows Royal Road to the left, building A1 along Royal Road and building B1 along the allotments. You can clearly see how the heights of the buildings step up as you move

further away from Royal Road. Compared to the smaller buildings along Royal Road, buildings B1 and B2 are between 18.8m and 21.9m tall.

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EMERGING RESIDENTIAL MASTERPLAN – ILLUSTRATIVE VIEWS



View 1: Proposed housing fronting Royal Road.



View 2: View from the central courtyard looking towards Royal Road.



View 3: View of the central courtyard from the south.

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Our goals for the public realm and landscape within the residential development focus on providing benefits to both people and planet.

PEOPLE

- A healthy place to live
- An environment that promotes:
 - wellbeing
 - activity
 - social interaction
- Appeal to all ages
- A good neighbour
- Echoes the site's history

PLANET

- Promote Biodiversity Net Gain
- Strengthen green infrastructure
- Green and brown roofs
- Sustainable Urban Drainage
- Planting that highlights the seasons
- People connected with nature

The concept layout develops character areas to provide:

- Positive relationships on all boundaries
- People-oriented public realm
- A site-wide greening strategy

- 1** Welcome space
- 2** Communal gardens
- 3** Communal square
- 4** Growing garden
- 5** Native boundary planting
- 6** Ornamental steel railings
- 7** Roof terraces
- 8** Working roof space



LAND AT LEYES ROAD/SOUTH OF ROYAL ROAD, NEWHAM E16 3EU

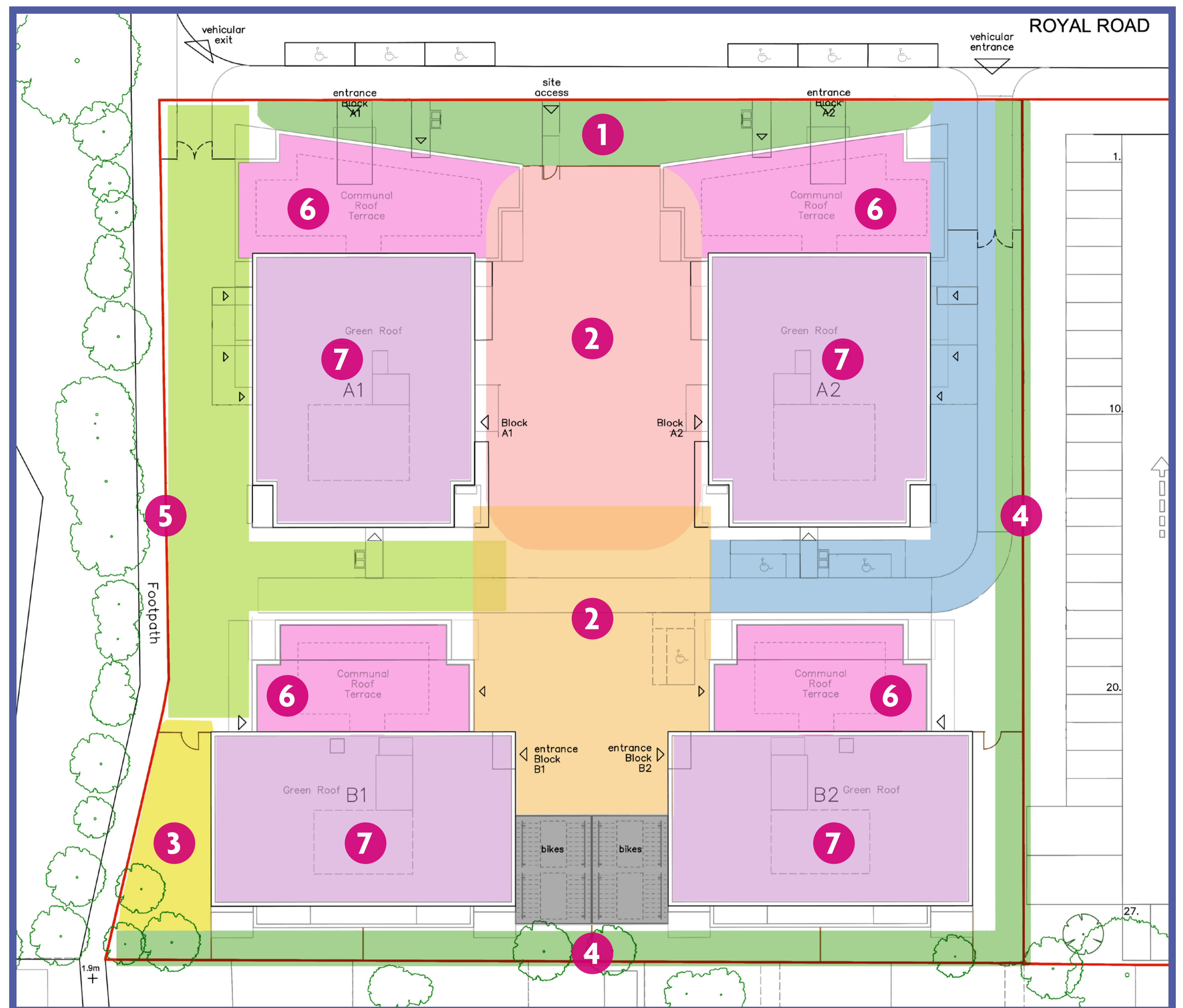
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1 WELCOME SPACE

- Create a tree-lined street along Royal Road
- Improvement of pedestrian routes to the adjacent public footpath to the west of the site
- Clear and safe vehicular access into the site
- Incorporates Sustainable Urban Drainage strategies to reduce flood risk

2 COMMUNAL GARDENS & SQUARE

- Predominantly green space with a usable lawn and communal seating
- Opportunities for outdoor exercise, play, and socialising
- Supports biodiversity with native plants pollinators and species-rich grasses
- Flexible use as an events space for resident parties, exercise classes, markets or community celebrations



3 GROWING GARDEN

- Sunny location with shelter, seating, WC and water tap for gardeners
- A social place with good passive surveillance
- Supports greenery and planting for pollinators like bees and butterflies
- Provides on-site composting facilities

4 NATIVE BOUNDARY PLANTING

- Dense planting along the eastern and southern edges of the site for privacy
- Supports biodiversity with native plant species for pollinators
- Includes a variety of habitats like log piles for reptiles and brambles for nesting birds
- Provides an extra green buffer to the A112

5 ORNAMENTAL STEEL RAILINGS

- Located between the existing public footpath and the site's western boundary
- Fencing will not be solid to promote visibility between the site and footpath
- Fence design will be ornamental and incorporate attractive patterns or forms



6 ROOF TERRACES

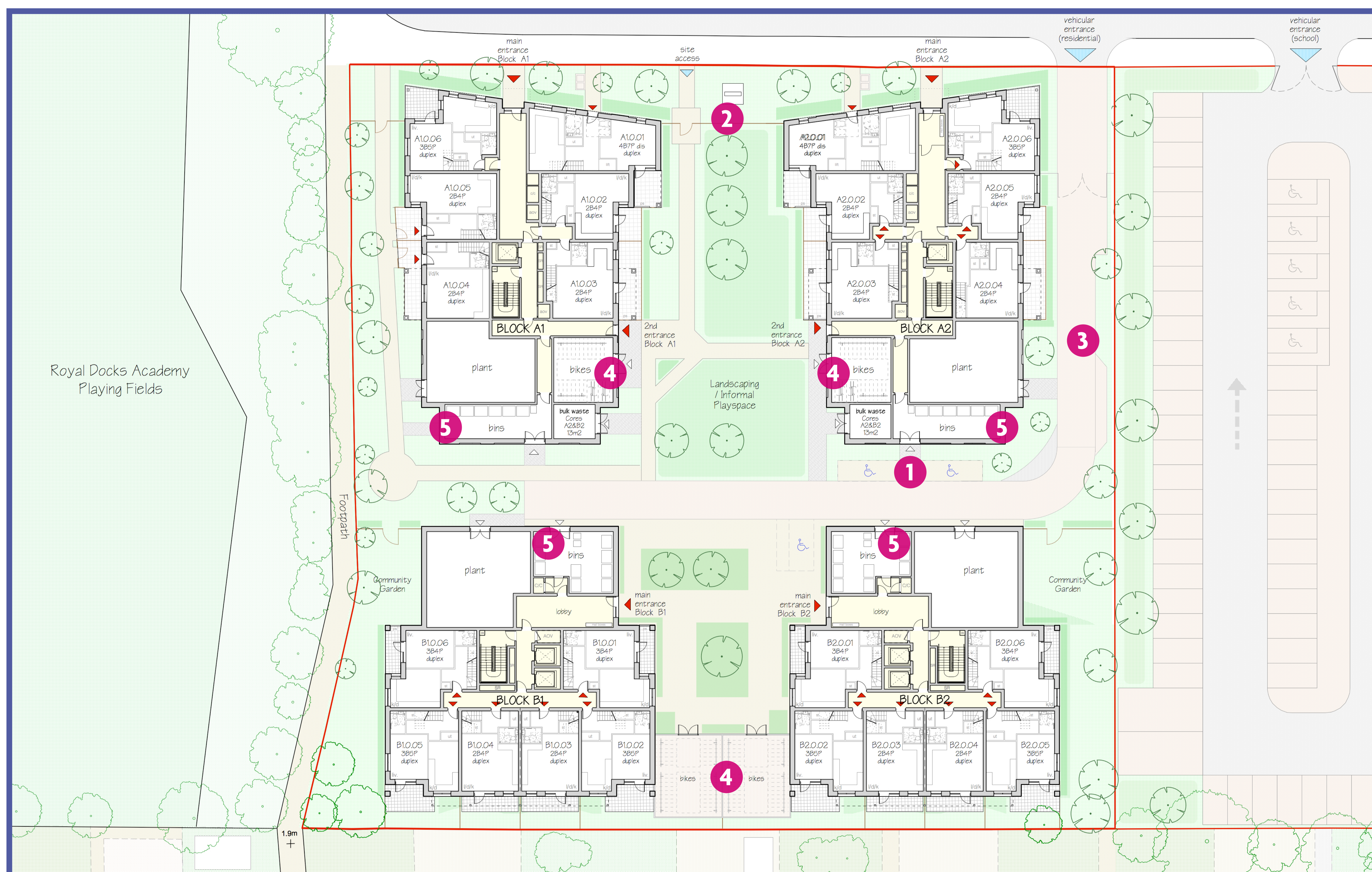
- Usable outdoor spaces on part of residential roofs for socialising, relaxation, or events
- Green space with trees, shrubs and a raised lawn

7 WORKING ROOF AREA

- No public access due to safety concerns
- Incorporates solar panels and building's electrical requirements
- Walkable brown roof treatments to:
 - lower temperature
 - increase efficiency of solar panels
 - promote biodiversity
 - limit rainwater flow and reduce flood risk

LAND AT LEYES ROAD/SOUTH OF ROYAL ROAD, NEWHAM E16 3EU

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1 PARKING

The site is primarily car-free with only reduced mobility car parking spaces provided for residents who need them.

- 3 reduced mobility car parking spaces on-site with additional spaces provided on Royal Road if need arises.

2 PEDESTRIAN MOVEMENT

- The main pedestrian entrance is off Royal Road, leading directly into the central courtyard.
- The space between Royal Road and the residential buildings will be open and tree-lined, with extensive ground cover planting.
- There are communal and private entrances on Royal Road and further entrances accessed from the central courtyard.

3 SERVICE ROAD

- The service road is necessary for the functioning of the residential buildings but the approach encourages activities beyond vehicle movements.
- The service road is accessed from the north-eastern corner of the site off Royal Road and extends partway down the east to divide the site across its centre.
- The approach for the service road is for 'Home Zone' style continuity to encourage activities beyond movement, including informal play. This could be achieved through making surfaces flush with their surroundings and using different colours and patterns for finishes.
- Refuse vehicles will service the bin storage areas using this road on collection days.

4 BIKE STORAGE

- The development proposes one cycle storage area for each residential building, with space for a total of 228 cycles.

5 BINS

- Bin stores are accessed from the inside of buildings for ease.
- Homes with private entrances will be provided with wheeled rubbish bins with dedicated external storage areas.



LAND AT LEYES ROAD/SOUTH OF ROYAL ROAD, NEWHAM E16 3EU

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Our key strategy for the new homes is to reduce operational energy demand to as low a level as possible, through adopting a fabric first approach, similar to that of Passivhaus*.



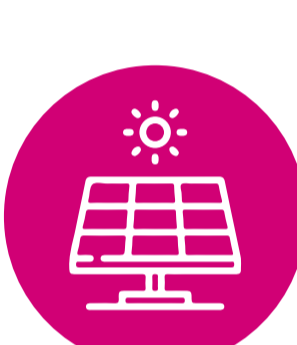
Having a building with a low energy demand means that we can much more easily generate the same level of energy as required.

Zero Carbon (in use) refers to operational carbon; this is the carbon emissions generated during the building's lifetime relating to its use and mainly arising from the building's energy demand. To achieve zero net emissions, we need to be able to offset our actual energy use with energy derived from renewable energy sources.

The homes are anticipated to be so efficient that the energy required to heat, and maintain the heat, is expected to be considerably reduced. Other benefits of a fabric first and Zero Carbon approach include:

- A home that is free from draughts and cold spots
- Air that is fresh, clean and filtered
- A home that will have a maintained and controlled environment
- A home that demands such a small energy demand, that the same level of energy will be generated by on-site renewables, such as solar panels
- A home that addresses the climate emergency

SUSTAINABLE FEATURES



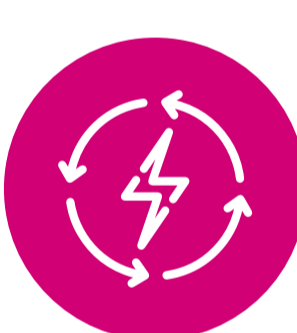
Renewable energy: Photovoltaic (PV) or solar panels along with air/ground source heat pumps in the residential buildings could be used to produce on-site energy and reduce emissions.



Green/brown roofs: Green/brown roofs with vegetation and planting can be used to better insulate homes, lower temperatures, promote biodiversity and slow down rainwater collection to improve flood resilience.



Improved biodiversity: The land at Leyes Road is currently in poor condition with widespread invasive species such as Japanese Knotweed and Ragwort. New landscaping will improve the condition of the site and encourage biodiversity and generate new ecosystems.



Energy efficient building: The homes will be built to a modern standard of energy efficiency.



Bike storage: The proposed development seeks to promote cycling through on-site secure cycle storage areas.



Car-free: The proposed development seeks to reduce car use through limiting parking on site and encouraging other transport methods.



Growing garden: A growing garden proposed on site could allow residents to grow their own food locally.



Bringing the site back into use: Through bringing the site back into use, the proposed development seeks to reduce fly tipping that currently occurs along the Royal Road.

* Passive House (Passivhaus - German) is a voluntary standard for energy efficiency in a building, which reduces the building's environmental impact. It results in ultra-low energy buildings that require little energy for space heating or cooling.

LAND AT LEYES ROAD/SOUTH OF ROYAL ROAD, NEWHAM E16 3EU

- ✓ **Enhancing the Neighbourhood:** Redevelopment of the site will seek to bring this inaccessible and overgrown site back into use and set a high-quality precedent for future developments within the area.
- ✓ **Promoting local employment opportunities:** Redevelopment of the site will provide local employment and training opportunities including apprenticeships during the pre-construction, construction, and post-construction phases.
- ✓ **Combined use of a brownfield site:** Delivery of both a new Special Educational Needs (SEN) school for up to 105 pupils and 120 high-quality London Affordable Rent homes.
- ✓ **Provision of new London Affordable Rent homes:** The residential development aims to deliver up to 120 new London Affordable Rent homes to help address Newham's housing crisis.
- ✓ **Support local communities:** The integration of the new SEN school aims to support the site's designation as a community facility for education, whilst the new homes seek to create a vibrant new residential hub.
- ✓ **Homes that strongly respond to the climate emergency:** Providing modern and sustainable new homes that promote environmentally friendly living.
- ✓ **Improved public realm:** Creation of new areas of public realm that improves the appearance of the site's boundaries, and successfully integrates the site into the surrounding communities.



LAND AT LEYES ROAD/SOUTH OF ROYAL ROAD, NEWHAM E16 3EU

We hope you have found this public exhibition useful and informative.

Please do talk to us and ask any questions - we are here to help and would very much like to hear your views.

Please leave your comments on our proposals shared with you today by completing our feedback form and post in the boxes provided. You can also complete this form online by visiting our website or scanning the QR code on this banner.

If you would prefer to take the form away with you, please ask a member of the team for a stamped addressed envelope.

In order for us to consider all the feedback, we need to set a deadline for your form to be returned to us by **Friday 14th October 2022**.

Over the next few weeks, we will analyse and discuss all your comments and suggestions with the wider project team and these will be considered as we progress toward the submission of a planning application towards the end of November.

Thank you for attending today.

NEXT STEPS

OCTOBER 2022

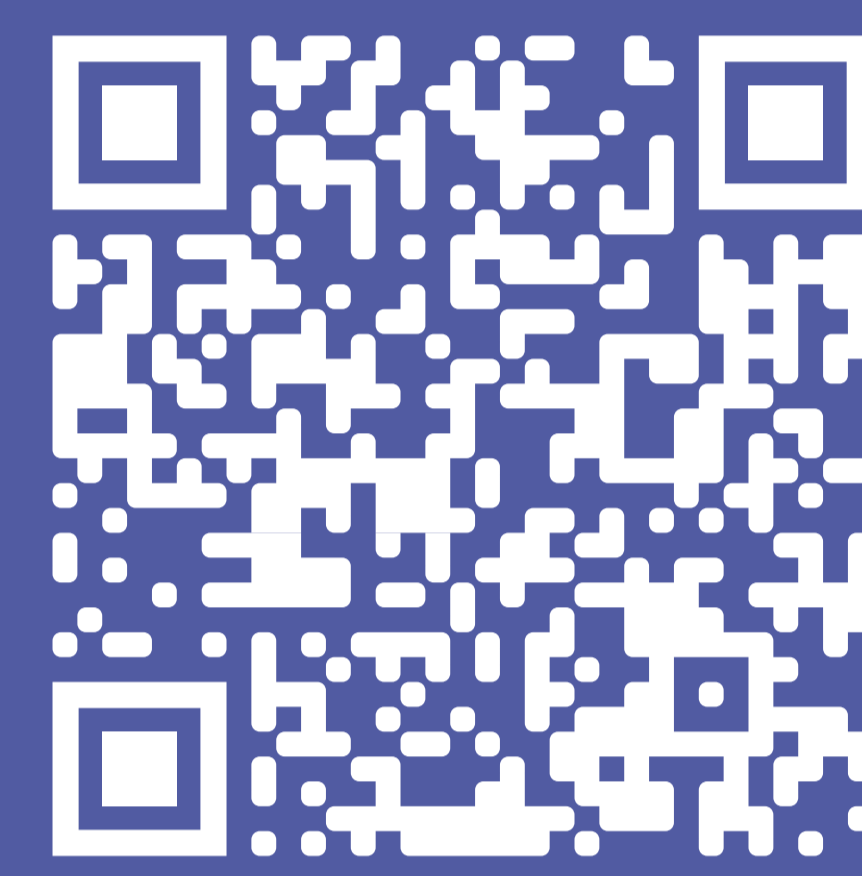
Public consultation, review of feedback and evolution of proposals.

END OF NOVEMBER 2022

Finalise scheme and submission of planning application.

FEBRUARY 2023

Expected Newham Council determination of planning application.



Scan the QR Code to visit our website.

If you require further information, please contact us:



BY PHONE:

If you want to chat to us, please give us a call (from 9.30am to 5pm Mon-Fri)

0207 446 6837



BY EMAIL:

Send us a message and we will get back to you as soon as we can:

LeyesRoad.newham@bartonwillmore.co.uk



BY POST:

If you would rather put pen to paper:

**Leyes Road Public Consultation
C/O Barton Willmore now Stantec
7 Soho Square
London W1D 3QB**



VISIT OUR WEBSITE:

<https://newhamco-create.co.uk/en/projects/leyes-road/1>

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