

Regeneration and Planning
London Borough of Newham
Newham Docklands
London
E16 2QU

Dear Sir/Madam

Garages 2 to 16 Forest View Road and adjoining land: Demolition of existing garages and pram sheds and erection of eight new sheds

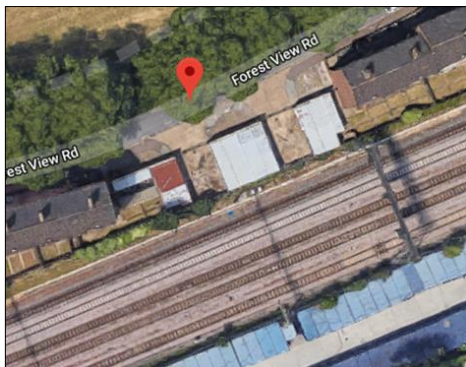
Introduction

Please find attached an application for prior approval for the demolition of existing garages and pram sheds at garages 2 to 6 Forest View Road and adjoining land; and the construction of eight new pram sheds and associated landscaping on behalf of the Affordable Housing Delivery Team.

Planning permission is sought for the demolition of the existing 16 no. garages, eight pram sheds to the west and eight pram sheds to the east of the garages on Forest View Road. Planning permission was granted for the development of the majority of this site (excluding the pram sheds to the east) for a new residential development of 27 affordable homes on 4 February 2020 (application ref. 19/03281/LA3). This planning permission has not been implemented to date, and the Affordable Housing Delivery Team wish to demolish the existing garages and pram sheds in advance of starting the construction of the approved residential scheme. It is proposed to provide eight new sheds within the eastern part of the application site to replace the existing pram sheds. The garages and pram sheds to the west of the site comprise part of the original planning application site and will be replaced by the new approved housing.

The Application Site

The application site is located on the south side of Forest View Road and to the west of Upland Road, between two no. four storey residential blocks - 57-64 Forest View Road to the west and 65-72 Forest View Road to the east. The site is currently occupied by 16 single storey garages which are in a poor condition and unused. In addition, the application site includes eight pram sheds for the adjoining residential block to the east and eight to the west. To the north of the site are the Wanstead Flats and to the south is a railway line. The extent of the application site is shown on submitted drawing no. 231-8-P-107.



Location and character of application site

107 Clerkenwell Workshops, 27-31 Clerkenwell Close, Farringdon, London EC1R 0AT

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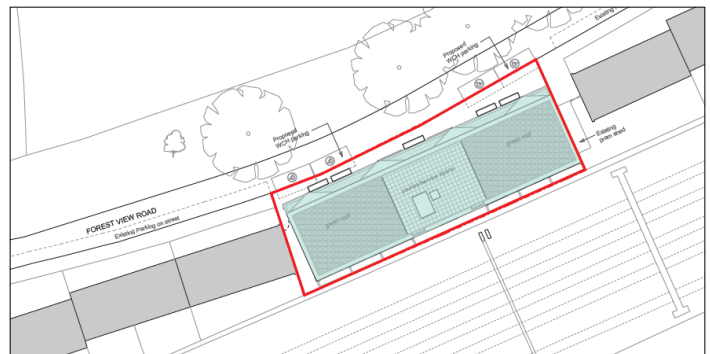
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Background

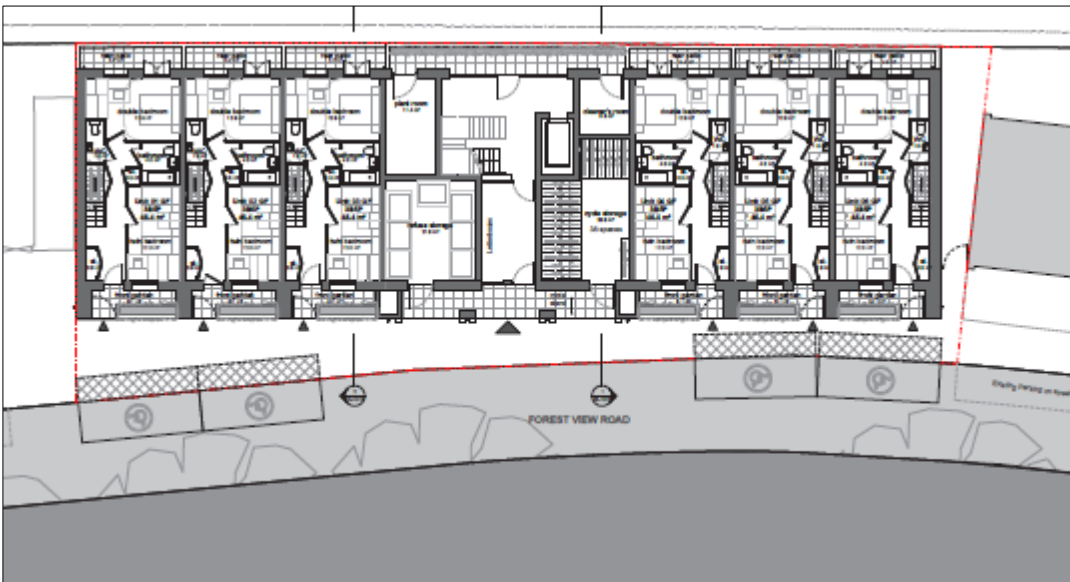
Planning permission (19/03281/LA3) was granted in February 2020 for the site at garages 2 to 16 Forest View Road for a six-storey block of flats providing 27 new affordable homes, with a mix of unit sizes, landscaping and boundary treatment and cycle parking, as part of the Council's Affordable Homes Programme. Access to the scheme is from Forest View Road and four disabled parking spaces are proposed on street to serve the scheme.



Approved residential scheme



The proposed ground floor layout is shown below:



The ground floor plan of the approved scheme incorporated the pram sheds to the west, but not the pram sheds to the east. The approved scheme required the demolition of the existing garage blocks (16 garages) and western pram sheds. Housing Management contacted all of the residents who leased the pram sheds back in 2019 as part of the consultation on the original scheme.

The Current Planning Application Proposal

This application seeks prior approval for the demolition of the 16 garages and 16 pram sheds and the provision of eight replacement sheds in advance of planning permission (19/03281/LA3) being implemented.

Supporting Information

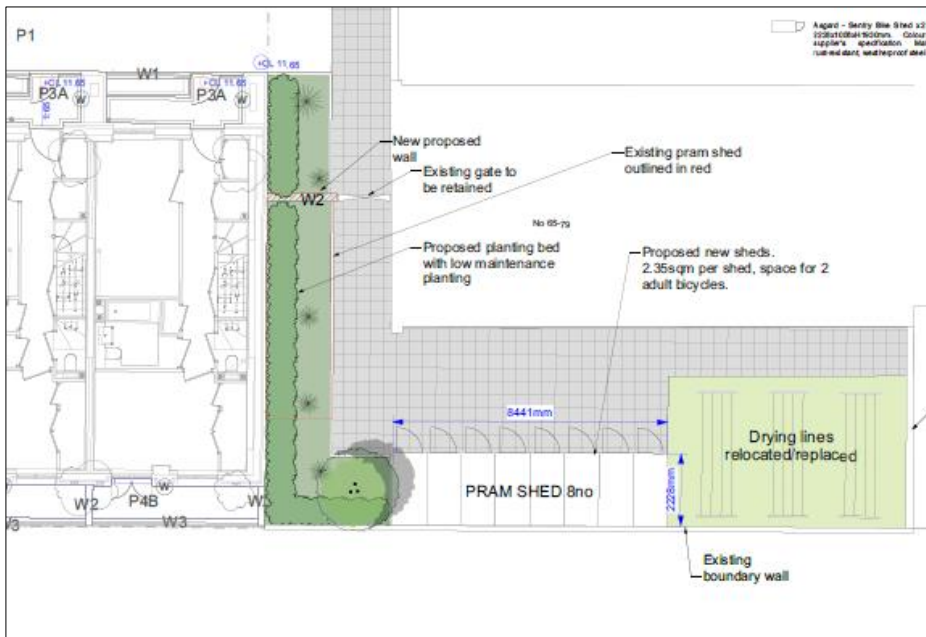
In support of the prior approval application, we are providing:

1. Planning Statement (this cover letter);
2. Completed application form;
3. 231-8-P-107: Location Plan;
4. 231-8-P-108: Landscape Masterplan;
5. 231-8-P-109: Planting Plan;
6. 231-8-P-110: Demolition Plan;
7. 231-8-P-111: New proposed sheds;
8. Forest View Road Demolition Plan prepared by Axis;
9. Photographs confirming that the site notice has been put in place; and
10. A copy of the site notice.

We also enclose a copy of the original site location plan and proposed site plan and ground floor plan of the approved scheme for background information only (drawing nos. 19083-00-02P Existing Site Plan, 19083-00-03P Proposed Site Plan and 19083-10-001P Proposed Ground Floor Plan).

The Current Proposals for land to the east of the garages

Drawing 231-8-P-108 shows the proposed boundary treatment between the proposed new affordable housing scheme and the existing property to the east and the location of the eight new pram sheds. The sheds are 2.35 sqm in size and are 1930mm high, 103mm wide and 2228mm deep. They will be of a grey heavy gauge rust-resistance weatherproof steel. The existing gate into the rear garden from the housing block will be retained.



Further details of the proposed planting are shown on drawing no. 231-8-P-109.

Drawing 231-8-P-110 shows the location and extent of the existing pram sheds which are due to be demolished. Drawing 231-8-P-111 shows the location of the eight new replacement sheds.

The Current Proposals for the garages and pram sheds to the west

The garages and pram sheds will be demolished as originally intended in the approved scheme. The vacant site will then be used to construct the new residential scheme for 27 new affordable units.

Demolition Plan

The Demolition Plan prepared by Axis provides details of the proposed site set up and welfare facilities. The site will be hoarded and warning signage will be put up for health and safety. The plan also provides details of the required plant and equipment. Due to the proximity of the site to Network Rail land, additional measures will be in place as set out at Section 12.1. Debris and rubble will be loaded into skips and removed. Only one lorry at a time will be allowed on site and a vehicle call up system will be in place to prevent lorries queuing on New Forest Road. A banksman will escort lorries into the site.

Working hours would be 08.00 to 17.00 Monday to Friday and 08.00 to 12.30 on Saturdays. Access to the site will be from Forest View Road.

A draft Construction Management Plan was provided with the original planning application which confirms that construction traffic will be directed to use 'A' roads wherever feasible in order to gain access to the development site. The preferred construction route for traffic is arriving from the west of the site via the highway of the A118 (Romford Road) and the A117 (Forest Drive / High Street) for those vehicles approaching from the north and south respectively. All vehicles will then turn onto Forest View Road where the site can be found.

Payment of the statutory planning application fee of £96 will be paid by means of internal transfer by the London Borough of Newham, Affordable Housing Delivery Team (cost code GH0305).



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We trust that you have all the information you require to validate and determine the planning application but please do not hesitate to contact me should you have any queries in relation to this application. We look forward to receiving confirmation that the application has been validated.

Yours faithfully

Frances Young

Frances Young
Director

Enc.