

01. Welcome

Welcome to our public exhibition of proposals for the redevelopment of Crown House, Cambridge Rd, Barking

Introduction

The purpose of this exhibition is to share our vision for the future of Crown House in providing high quality, much needed housing in Barking Town Centre. The details of our proposals for the scheme can be found on the boards provided.

If you have any questions, please ask a member of our team, who will be happy to help you. At the end of the exhibition we would be grateful if you could take some time to let us know your thoughts on the scheme via the feedback forms provided.

The Team

Developers: Be First and Lightquote



Architect: Carey Jones Chapman Tolcher



Who is Be First?

We are a company, wholly owned by Barking and Dagenham Council. Our mission is to accelerate the development of new homes and jobs for local people.

For more information see www.befirst.london

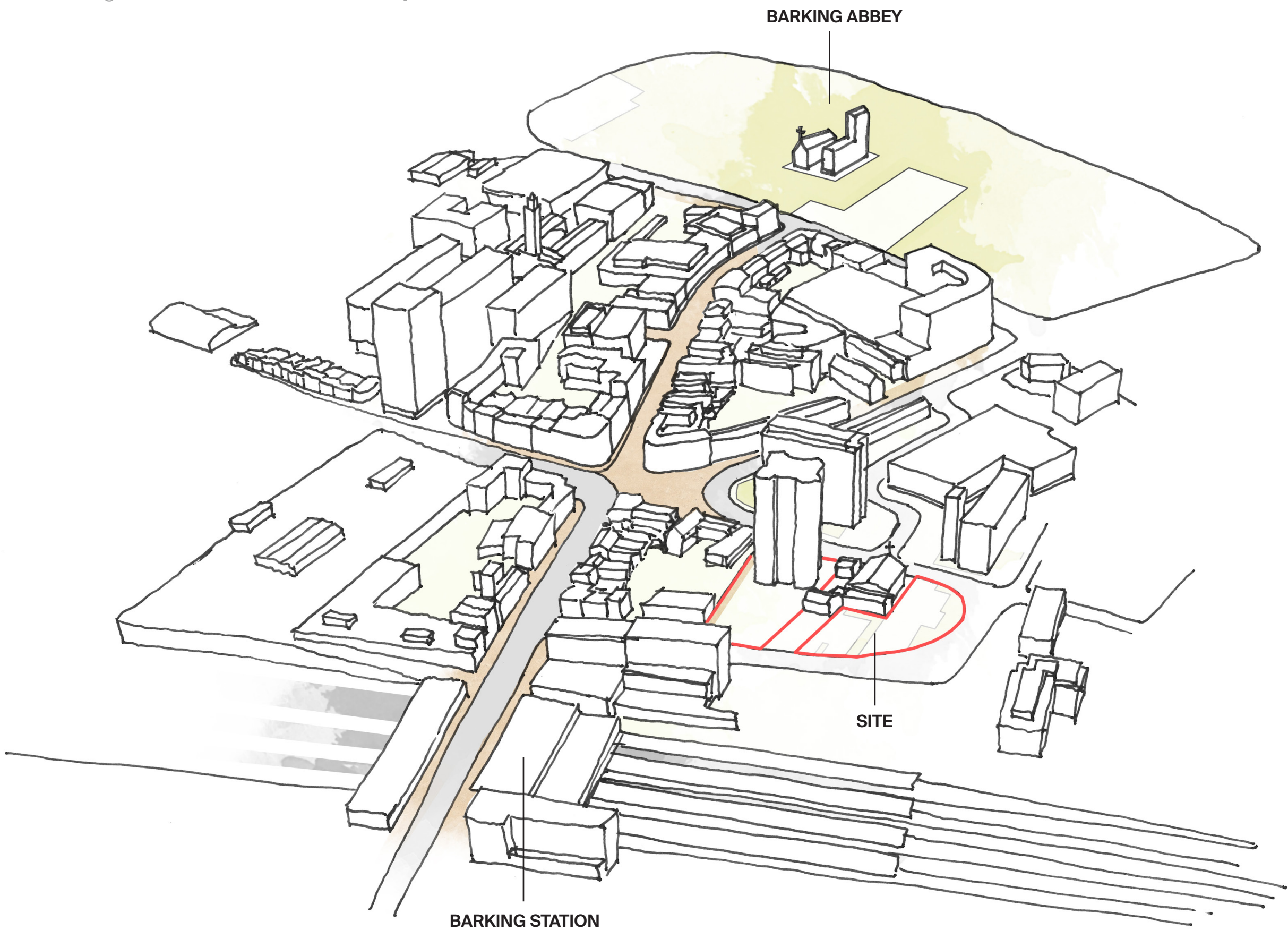
Barking and Dagenham is at the heart of London's eastward growth, attracting developers and investors to the most affordable and accessible opportunities in the whole of the Southeast.

With 400 hectares of development land, we plan to provide 50,000 high quality new homes and 20,000 new jobs within the next 20 years.

Our expert team of planners, developers and project managers provide a comprehensive range of professional services and expert local knowledge to help you to get involved.

Be First to seize the opportunity

Aerial view of the existing site, set just off the high street, between Barking station and the ancient Abbey



Aerial photo of the existing site, just south of Barking station. Image source: Google Maps

02. Site & Context

Site Context

The Crown House site holds a key location within the town centre, given its close proximity to Barking train station. The site is currently dominated by Crown House, an under-utilised 1960s office block. The rest of the site includes a car park for the office users, and a further Council-owned car park (used by market traders). The sites that will form the planning application are shown above with a red line boundary.

The site is accessible from Barking Station (0.2 mile / 5 minutes' walk) to the north and has designated within the Greater London Authority's Barking Town Centre Housing Zone



Photo of the Tabernacle Church, with Barking 360 behind



Photo of the Crown House office block, seen from the town centre



Photo of the car park to the west of the Tabernacle Church



Proposed masterplan, showing the site's proximity to Barking Station and Town Centre



Diagram showing local schools, libraries and institutions



Diagram showing transport connections. The site has a very high PTAL rating (6b), meaning it has excellent connections to central London

03. Landscape, Public Spaces & High Quality Housing

Landscape & Public Spaces

A new area of public realm will be created, which seamlessly connects with Barking Town Centre and provides a new public route to the station from James St and the Anne Mews developments. The new route broadens out at the western end to create a new public space for informal sitting and socializing, which links to the Ripple Road square.

Large trees and underplanting are introduced between buildings across the site to improve the overall setting of the existing buildings and the pedestrian experience, particularly at residential entrances and in the residential amenity areas.

High Quality Housing

The development will deliver 400 high quality new homes, each with their own private amenity space. More than 60% of the homes will be dual aspect and approximately 40% of the new homes will be affordable. The Crown House development will create a vibrant and engaging place to live, in the centre of Barking and within easy reach of central London. The development will enhance the local area and greatly improve a poorly maintained site key to Barking's regeneration.

Transport & Access

Because of the site's proximity to Barking Station and the excellent transport connections, the development will be car-free (excluding 8no. accessible spaces). Cycle storage racks will be provided for residents to encourage sustainable methods of transport, in-line with the London Plan. The building will be serviced from two discreet bays accessed via Cambridge Rd.



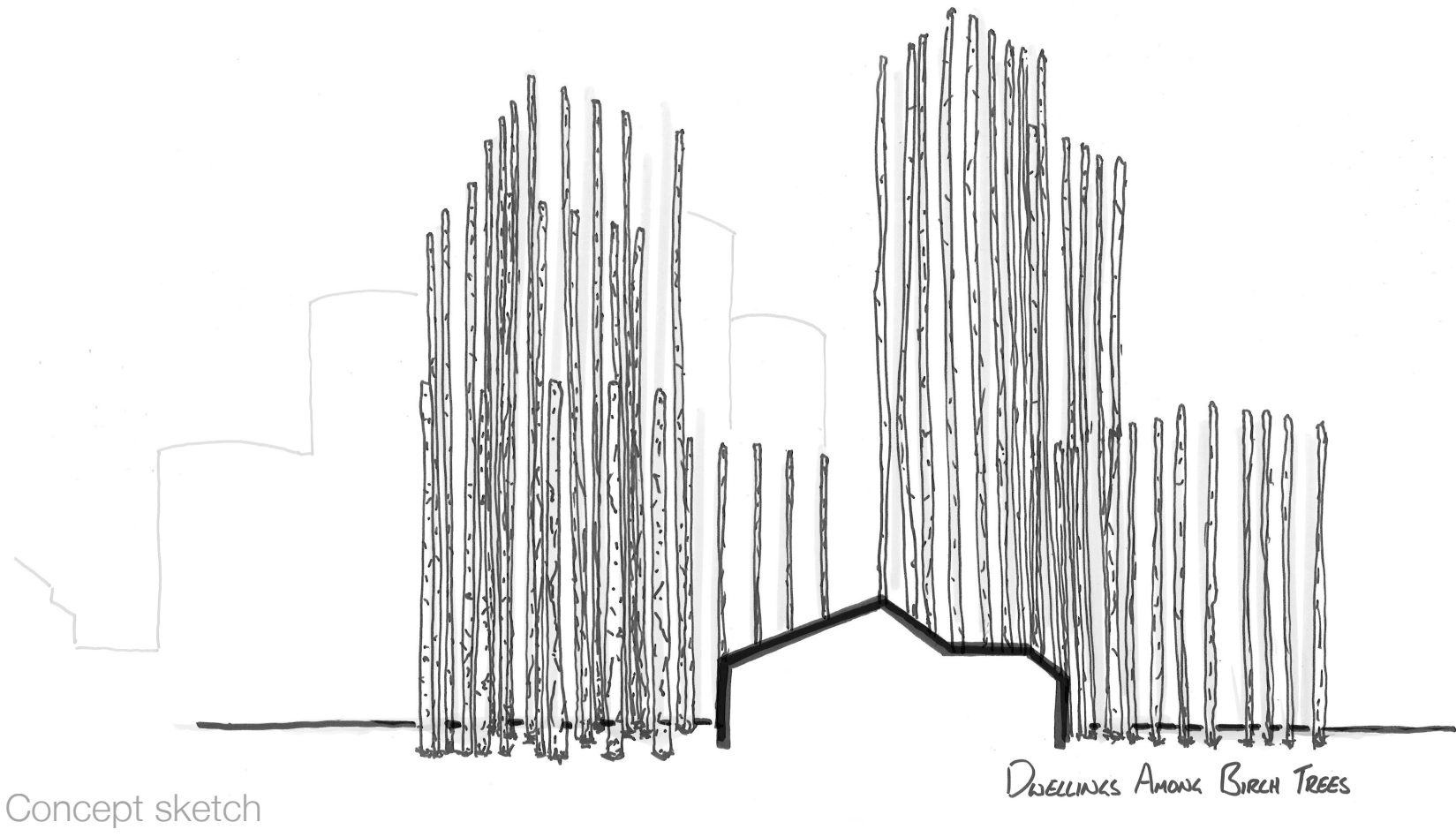
Ground floor plan of the proposed development, showing the new connection between Linton and Cambridge Rd and the new public square

04. Appearance & Design

Design & Materials

The project comprises two sites adjacent the Tabernacle Church. Each site contains a pair of interlocking towers, with lower ‘shoulder’ buildings that provide the immediate setting for the church. The scale of the towers responds to the Barking 360 development, creating a cluster of height immediately to the south of Barking Station. The ‘shoulder’ buildings step down to the south of the towers to meet Linton Rd and embrace the church

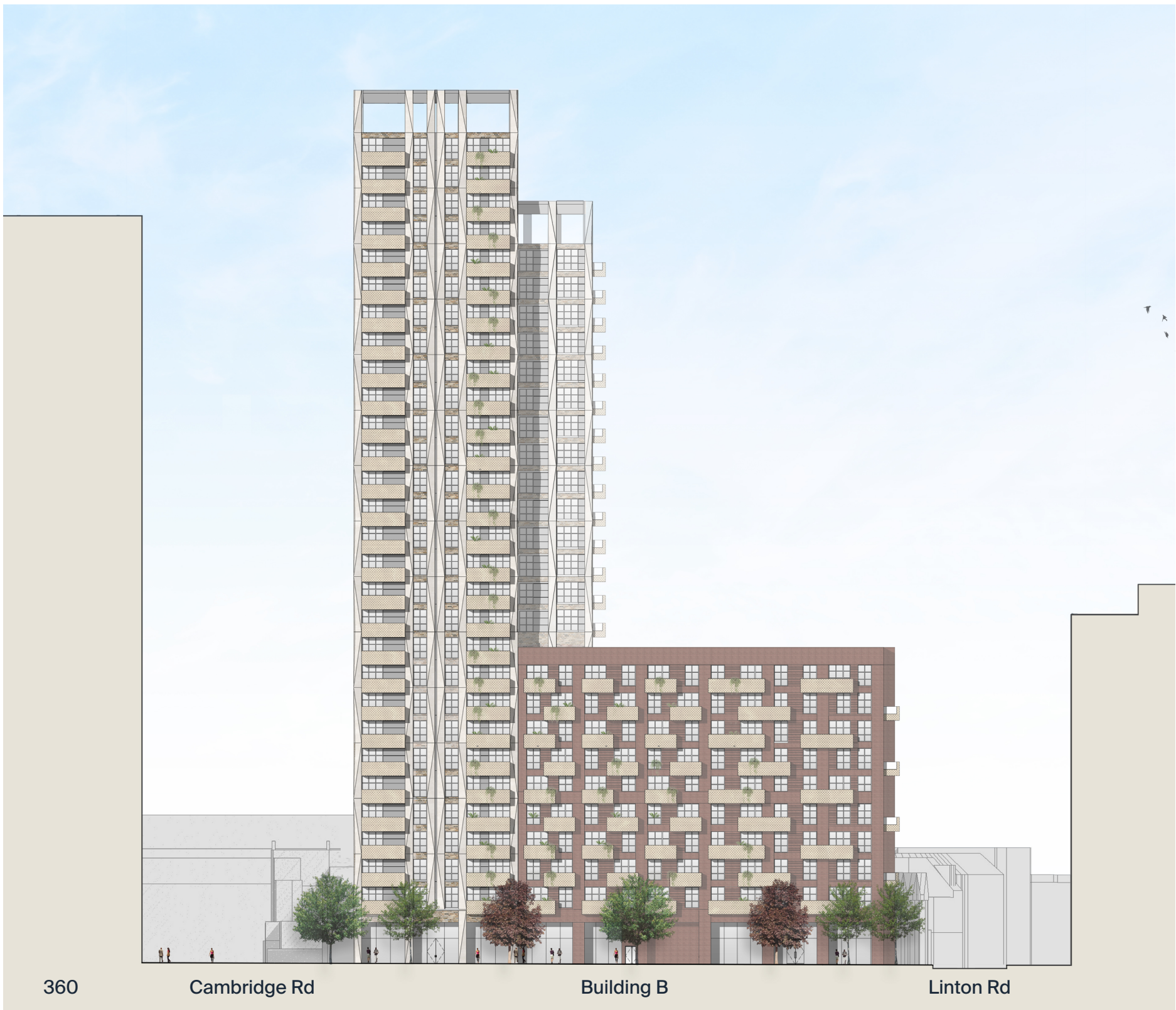
The towers are defined with a vertical façade that references the birch trees from which Barking derives its name, whilst the shoulder buildings are built of a brick that references the reds found along the High Street and on the Tabernacle Church.



Concept sketch



Section through Linton Road

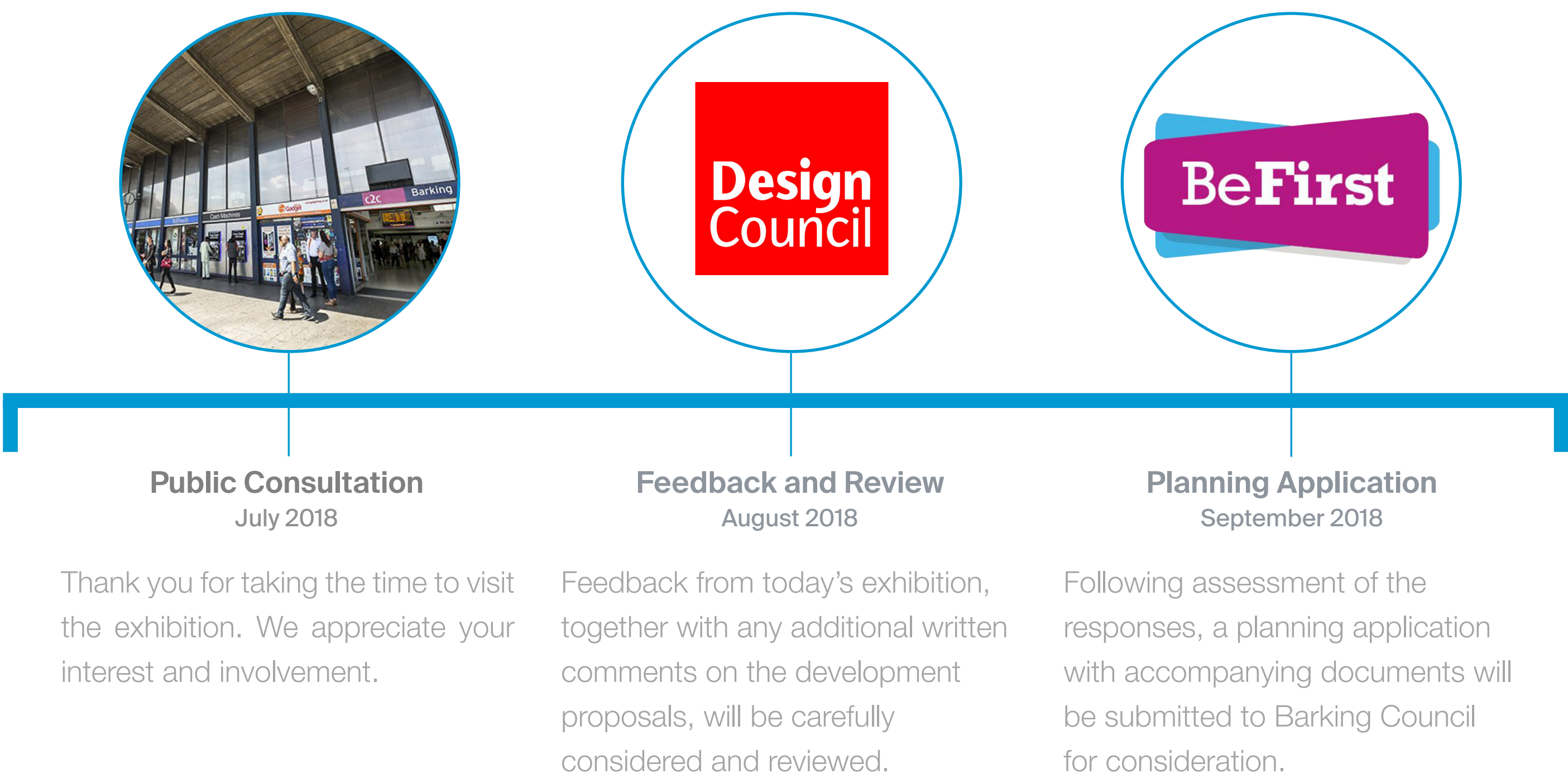


Section through new public street



View of the proposed development from Cambridge Road

05. Next Steps



Contact Us

We would like to hear your views on our proposals. You can provide your feedback by:

Completing a feedback form

Emailing us at:
Communications@BeFirst.London

Writing to us at:
Be First 9th Floor, Maritime House,
1 Linton Road, Barking,
London, G11 8HG

Thank you for your contribution!



View of the proposed development and the Tabernacle Church