

105 - 109 New Road

Where: Rainham, LB Havering. Who For: Family Mosaic Homes. What: 22 residential units.



New Road, Rainham

Architect: Ingleton Wood

The site is located on New Road, the former A13, as one heads into / out of London and was previously used as a factory, making machine tools. A redevelopment of the site, to deliver affordable homes, had been refused by the London Borough of Havering on design grounds.

CMA Planning were brought into the team to take the proposals to appeal, successfully securing planning permission in March 2009. Tim Gaskell, one of the Directors of CMA, gave evidence at the Public Inquiry as an Expert Witness and addressed all matters raised by the Council and third parties. Key issues covered included height of the proposal, the design, building lines, section 106 contributions, residential amenity and parking.

The Appeal Inspector in granting planning permission considered “that the proposed development would also take the opportunity available to improve the character and quality of the area and that it would significantly improve the character and appearance of the area”.



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