



# Havering Local Development Framework

## Emerson Park Policy Area Supplementary Planning Document

Adopted February 2009

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## **1. Purpose and scope**

1.1 In line with national and regional guidance two objectives of Havering's Core Strategy are:

- LV(A) Make Havering a place where people will want to live and where local people are able to stay and prosper, by ensuring that local and sub-regional housing need is addressed whilst maintaining and enhancing the character of Havering's residential environment which makes the borough such an attractive place to live.
- HE(A) Preserve and enhance sites, buildings, areas and landscapes of special architectural or historic importance.

1.2 The Emerson Park Policy Area is a key tool in ensuring the delivery of these objectives and, accordingly, this Supplementary Planning Document (SPD) provides further detail on the implementation of Development Control Policy DC69 (Other Areas of Special Townscape or Landscape Character) which aims to maintain or enhance its special character.

1.3 This SPD applies to an area between Butts Green Road and Wingletye Lane to the north of the railway line and Emerson Park station. The area is shown on the Proposals Map and the map in Appendix 1 of this SPD.

## **2. Status**

2.1 The Statutory Development Plan is the starting point in determining planning applications for the development or use of land. The Development Plan consists of the London Plan and Havering's Development Plan Documents (DPDs). This SPD provides further detail on the implementation of DPD policy that applicants must follow to ensure they meet the policy requirements.

## **3. How does it fit with the Local Development Framework (LDF)?**

3.1 This SPD is one of the Local Development Documents which comprise Havering's Local Development Framework (LDF). It provides further detail on the implementation on Development Control Policy DC69 (Other Areas of Special Townscape or Landscape Character) which aims to maintain or enhance the special character of the Emerson Park Policy Area. Applicants must also satisfy the relevant policies and guidance in Havering's other Local Development Documents.

## 4. The Guidance

### Introduction

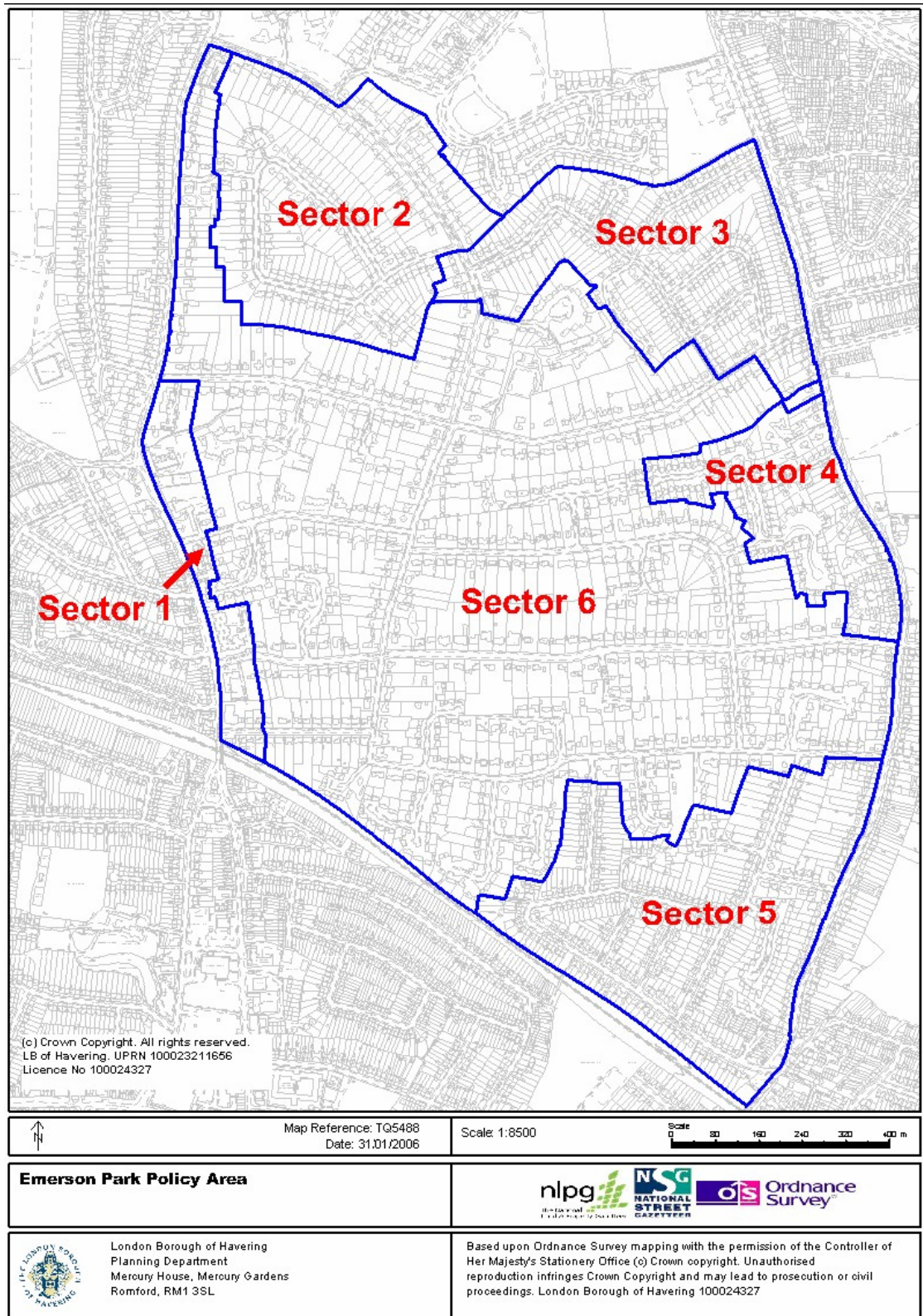
- 4.1 Emerson Park is one of the most mature and pleasant residential district in the Borough. It has a distinctive character of varied and well maintained single family detached dwellings in spacious and well landscaped grounds.
- 4.2 The criteria that follow are intended to provide both a level of control over developments throughout the area and also to provide specific criteria for the various sectors within the area, each of which has its own character which should be respected by new development. The boundaries of these sectors are shown on the map attached as Appendix 1 to this document.

<b>Sector</b>	<b>Guidance criteria</b>
<b>All sectors</b>	<ul style="list-style-type: none"><li>• No development will be permitted which would involve the significant loss of landscape features contributing to the character of the area;</li><li>• All developments will be required to contain a generous level of landscaping in keeping with the character of Emerson Park;</li><li>• No new building or extension to an existing building will be permitted unless its massing and architectural character, and the resultant space between adjacent buildings, are compatible with the character of the local street scene; thereby maintaining the varied character of the Emerson Park area;</li><li>• Conversions of houses to flats and communal uses will not be allowed;</li><li>• Where land is assembled for new houses, existing plots shall not be reduced below a size consistent with the size setting and arrangement of properties in the surrounding area.</li></ul>

Sector	Guidance criteria
<b>One</b>	<p>This area fronts Butts Green Road/Ardleigh Green Road between Berther Road and Woodlands Avenue and has already been substantially developed for flats. Further redevelopment for flats would damage the character of the area unless carefully controlled.</p> <p>Flats may be permitted provided they are on generous plots and the development complies with the following criteria:</p> <ul style="list-style-type: none"> <li>• It is up to 3 storeys in height;</li> <li>• It has a minimum frontage of 80 metres;</li> <li>• The site has a minimum net area of 0.5 hectares (1.25 acre);</li> <li>• The maximum density shall be 100 habitable rooms per hectare (40 per acre);</li> <li>• One or two person flats should form a minor proportion of the total number of units in the scheme;</li> <li>• Screened private sitting out/amenity space must be provided at 100% of the gross floorspace of the scheme;</li> <li>• No new vehicular access will be allowed to Butts Green Road or Ardleigh Green Road, and vehicular access must be taken only from the rear or the side of any development.</li> </ul>
<b>Two Three Four</b>	<p>These Sectors contain in the main medium sized family houses and there is little scope for any further infilling. Development must comprise detached single family, individually designed dwellings.</p>
<b>Five</b>	<p>This Sector contains a mixture of medium and large sized detached family houses set in spacious well landscaped grounds typical of Sector 6 and the smaller often semi-detached properties, set in smaller grounds of the other Sectors. Accordingly, in order to maintain this mix any application for further development should reflect the particular character of the street scene in the immediate vicinity of the site. Semi-detached dwellings will be permitted where appropriate.</p>

Sector	Guidance criteria
Six	<p>This sector is particularly typified by medium and large dwellings in spacious well landscaped grounds. Infill development will be permitted in this sector provided it does not give a cramped appearance to the street scene and its massing and architectural style is in keeping with surrounding properties. Redevelopment of a number of properties or backland development generally result in increased density and reduced rear garden lengths, both of which are harmful to the special character of Sector 6, and such proposals will not normally be permitted.</p> <p>In relation to new dwellings in this sector the following criteria will apply:</p> <ul style="list-style-type: none"> <li>• Be limited to infill development of existing frontages at plot sizes equivalent to immediately surrounding properties. Redevelopment will not be permitted where it will materially increase the existing density of the immediately surrounding area;</li> <li>• Be of detached, single family, large and architecturally varied dwellings;</li> <li>• Provide a minimum plot width of 23m which should be achieved at both the road frontage and building line.</li> </ul> <p>In relation to new dwellings and extensions to existing dwellings and the resultant space between buildings, each case will be treated on its merits and with regard to the extent that architectural character, massing and existing landscaping are retained. In every case, the space that is retained between buildings should reflect the character of the street scene in the immediate surroundings.</p> <p>The minimum requirement will be that no part of any new building or extension to an existing building will be permitted to be built within a minimum of 1m from an adjoining common party boundary at ground floor or 2m at first floor. It is emphasised, however, that these are minimum requirements and that in the majority of cases, the Council will expect them to be exceeded.</p>

## Appendix 1: Emerson Park Policy Area



## **Appendix 2: Schedule of properties and land**

### **SECTOR 1**

Ardleigh Green Road 2, 2A;  
Greyfriars House (all numbers) ;  
Buckingham Close (all numbers);  
Woodlands Avenue 2-4 (evens);  
Burntwood Avenue 1A;  
Greenways Court (all numbers);  
Parkstone Avenue 2;  
Berther Road 1-7 (odds), 2-4 (evens);  
The Woodfines 19-45 (odds);  
Thorpe Close 1-12 (all numbers);  
Ridgemont Place 1-32 (all numbers);  
The Church of Jesus Christ of Latterday Saints

### **SECTOR 2**

Nelmes Way 1-11, 15-47 (odds), 4-54 (evens);  
Banyards 1-3 (odds), 2-4 (evens);  
Ayloffs Walk 1A-47 (odds inc 1), 2A-38;  
Ayloffs Close 1-7 (all numbers);  
Brookside 1-11, 15-43 (odds), 2-74 (evens);  
Mendoza Close 2-9, 11-12, 14 (all numbers)

### **SECTOR 3**

Nelmes Way 37-43 (odds), 58-66 (evens);  
Nelmes Crescent 1-107 (odds), 2-74 (evens);  
Nelmes Close 1-11 (all numbers);  
Great Nelmes Chase 1-47 (odds), 2, 20-46 (evens);  
Chase House Gardens 1-6 (all numbers);  
The Shielings 1A, 1-17 (odds), 2-6 (evens);  
Nelwyn Avenue 1-29 (odds), 2-48 (evens);  
Elmdene Avenue 1-13 (odds), 2-12 (evens);  
Sylvan Avenue 37-47 (odds), 48-54 (evens);  
Wingletye Lane 263-329 (odds);  
The Witherings 1;  
Tall Pines Close 1-3

### **SECTOR 4**

Wingletye Lane 203-259 (odds);  
Green Glades properties known as Orchard Lodge,  
The Cottage, Cedar Lodge, Kineton,  
Tanda, The Little Oaks, Woodville;  
Romney Chase 1-10 (all numbers);  
Braemar Gardens 17-30 (all numbers);  
Parkstone Avenue 103-111 (odds);  
Ferndown 1-27 (odds), 2A-28 (evens inc 2);  
Barleycorn Way 1-37 (odds), 2-54 (evens);  
Martinstown Close 1-2



## **SECTOR 5**

Curtis Road 3-49, 73-83 (odds), 6-60 (evens);  
Wingletye Lane 65A-175A (odds inc 65);  
Halcyon Way 5-39 (odds); 2-12 (evens)  
Roseacre Close 1-31 (odds), 2-22 (evens);  
Poole Road 1-9 (odds), 2-10 (evens);  
Pegelm Gardens 1-10 (all numbers);  
Margaret Drive 1A-15 (odds inc 1), 2-14 (evens);  
Beverley Gardens 1-57 (odds), 2-66 (evens);  
Woodhall Crescent 1-101 (odds), 2-76 (evens);  
St George's Avenue 7-45 (odds), 2-30 (evens);  
Beverley Close 1-10 (all numbers), Gaynes Lodge;  
Channing Close 1-13 (all numbers)

## **SECTOR 6**

Ardleigh Green Road 2-40 (evens);  
Nelmes Court 1-17 (all numbers);  
Woodlands Avenue 1A-35 (odds inc 1), 6-34 (evens);  
Porchester Close 1, 2-12 (evens);  
Sylvan Avenue 1 (Capel Nelmes), 1a-11, 15-35 (odds); 2a-46 (evens inc 2);  
Elm Grove 1-25 (odds), 2A-28 (evens);  
Nelmes Way 68;  
The Witherings 3-17 (odds), 2-14 (evens);  
Burntwood Avenue 3-21 (odds), 2a-24 (evens inc 2), also St Mary's Convent;  
Nelmes United Reformed Church  
Nelmes Road 1-23 (odds), 2-22 (evens);  
Parkstone Avenue 7-101 (odds), 4-108 (evens);  
Wingletye Lane 261, 177-199 (odds);  
Rockchase Gardens 1-13 (odds), 2-20 (evens);  
Oakwood Chase 1, 2, 2A, 2B, 3, 4, 6, 8, 10;  
Ernest Road 1-81 (odds), 2-68 (evens inc 2);  
Freeman Way 1-15 (all inc 4A, 5A and 6A), 18-21 (all), 23-25(all);  
Burgess Close 1-19 (odds), 2-8 (evens);  
Herbert Road 1-61 (odds), 2-58 (evens);  
Meadowlands 1-9 (odds), 2-8 (evens);  
Clairvale 1-13 (odds), 2-14 (evens);  
Maynards 1-7 (odds), 2-8 (evens);  
Maybush Road 1-19 (odds), 2A-16 (evens inc 2, 2B, 2C);  
Dalewood Close 1-14 (all numbers);  
Yevele Way 1-21 (odds), 2-12 (evens);  
Peerage Way 1-11 (odds), 4-10 (evens);  
Fairlawns Close 1-7 (odds), 2-14 (evens);  
Berther Road 9-29 (odds), 6-24 (evens);  
The Woodfines 1-17 (odds), 2-10 (evens);  
Tall Trees Close 1-13 (odds), 2-14 (evens);  
Fordyce Close 1-21 (odds), 2-14 (evens);  
The Lombards 1-3 (all numbers)

This schedule is of properties and land as at February 2009.