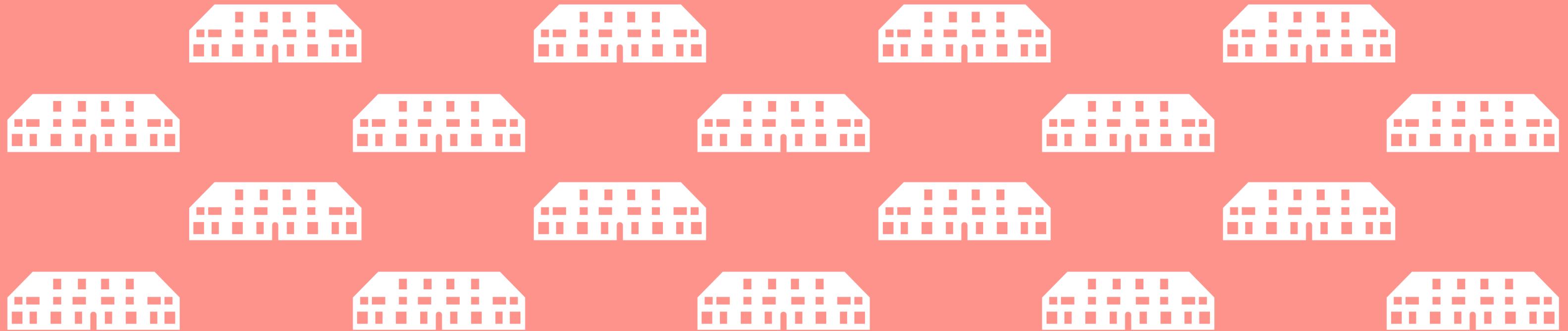


Becontree Estate Design Code



Be First Regeneration Ltd

- + 100% owned by London Borough of Barking and Dagenham
- + Delivering 20% of council homes currently being constructed in London
- + Statutory Planning Service
- + Design and Planning Consultancy
- + Public Sector to Public Sector offer
- + Working for other Local Authorities



The Neighbourhood

- + Biggest council estate in the UK
- + 85,000 residents and 29,000 homes
- + Over 40% of the borough's population
- + Garden City principles
- + LBBD own 30%
- + Highest deprivation/fuel poverty/H&B



Becontree Then



B B C NEWS

Becontree Now



Valence Circus

Piecemeal change over years



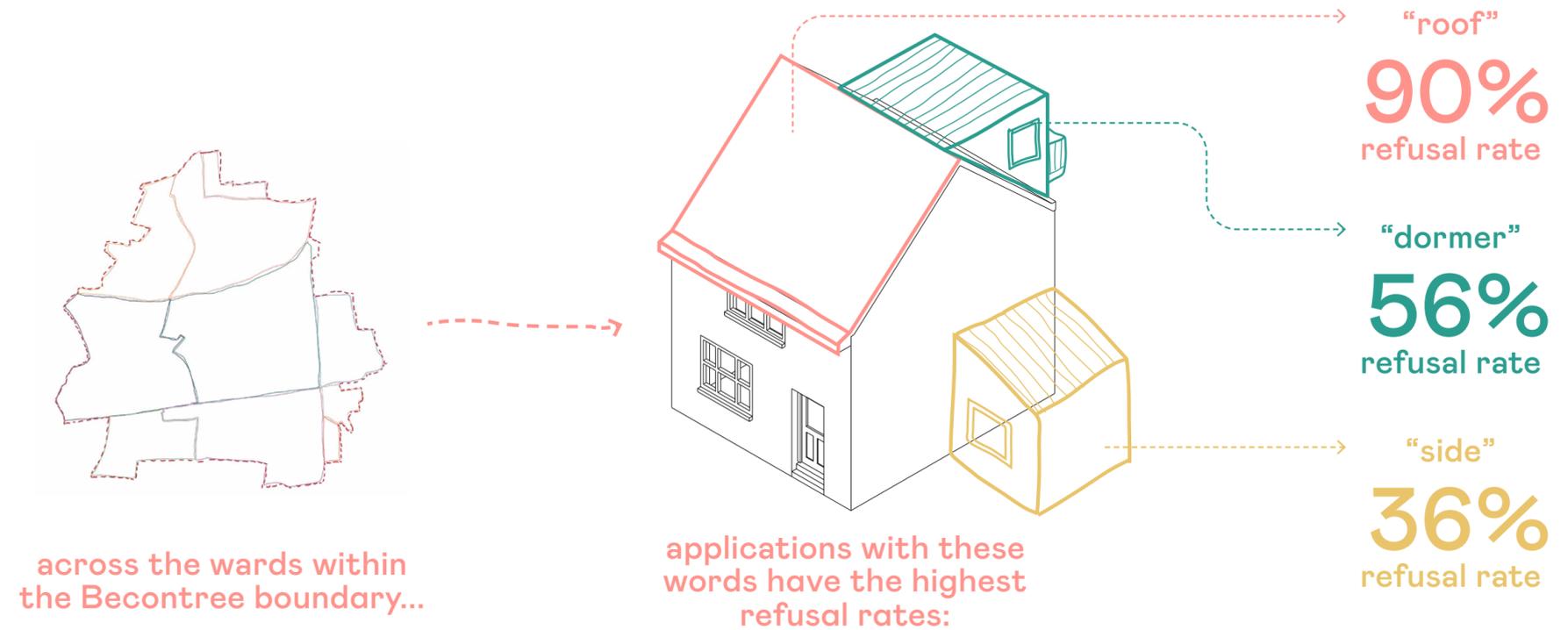
The charming individualism



Planning research

- + 10 years of data
- + 86% householder applications
- + High refusal rate for lawful uses
- + Last 2 years 50% applications rejected
- + Use of non-designated heritage status sited
- + Non compliance with SPD
- + PD right challenges

What types of householder applications are being refused?



Why have more householder applications been refused between 2019-2022?



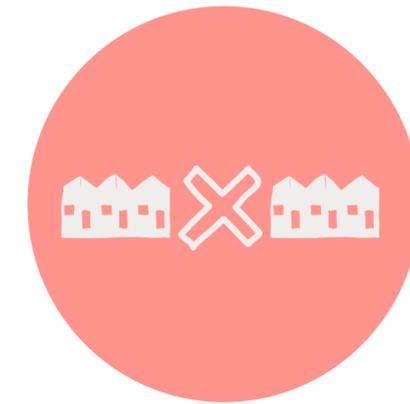
failure to comply with development policies

they do not comply with D1 (form, character and capacity for growth) and D6 (Housing quality and standards) of the London Plan



failure to comply with LBBD SPD

they do not comply with the supporting guidance set out within the 'Altering and Extending your home SPD (2012)

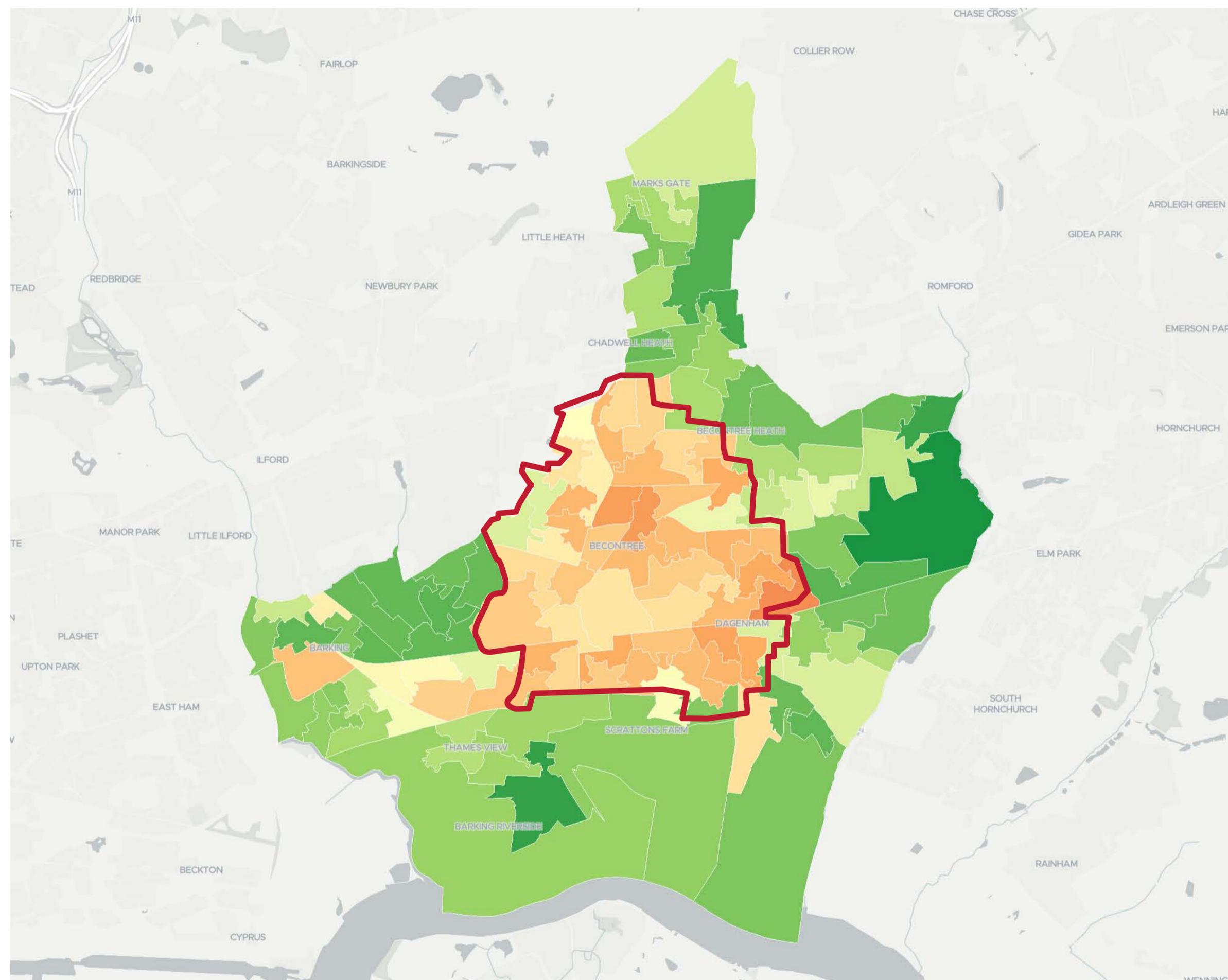


an overall negative contribution to the street

they fail to contribute positively or neutrally to the street scene, dwellings and character of terraces in the Becontree

Becontree Estate context: Deprivation

- + 38% co2 emissions through heating homes
- + 25% of homes are EPC E-G
- + 25%+ homes below poverty line
- + Poor homes = High health deprivation
- + Men and women shortest life expectancy in borough & London.



Becontree Design Code

+ Why code Becontree?

- + Public realm has deteriorated
- + Homes are too small
- + Heritage being threatened
- + Retrofitting is essential

+ Becontree residents charter

+ Design Code will:

- + Protect and enhance Becontree character
- + Enable retrofitting of homes
- + Allow homes to adapt to changing family needs
- + Enhance the public realm



Engagement

People, people, people

- + Six months of activities
- + Pop-up with 500 insights
- + 5 x virtual capacity building + co-design sessions
- + 2 x site walk and character workshop
- + 3 x homes and extensions workshop
- + Visual survey live, 200+ responses
- + Portfolio, Members, Ward members



Extensions and sustainability workshops



Visual survey

+ Visual survey online
live, 200+ responses

+ Topics

- a. Estate as whole
- b. Parks/shops/amenities
- c. Extensions
- d. Insulation/heating
- e. Future changes

+ 67% dont know what
they can get planning
for?

g. Front of the house - Which image do you prefer, A or B?



A Image A



B Image B

OK ✓ **80%**

h. Porch - Which image do you prefer, A or B?



A Image A



B Image B

OK ✓ **83%**

d. Which image do you prefer, A or B?



A Street corner with paving



B Street corner with planting and greenery

OK ✓

72%

k. Roof Alteration - Which image do you prefer, A or B?



A Image A



B Image B

OK ✓

77%

Outputs

Becontree Design Code

4.0 The Alterations

Permitted development rights allow for minor householder extensions and alterations to be undertaken without the need to apply for planning permission, proportional to the impact of works being carried out. The following guidance sets out new rules which will supercede permitted development rights for householders in the Becontree Estate. Alterations which were previously covered under permitted development rights will now require planning permission. The new guidance demonstrates which kinds of alterations will be encouraged by the local planning authority. It covers the following alterations:

- 1 Primary Elevation
- 2 Porches
- 3 Side Extension
- 4 Front Gardens
- 5 Roof Alteration
- 6 Rear Extensions
- 7 Outbuildings
- 8 Corner Plots

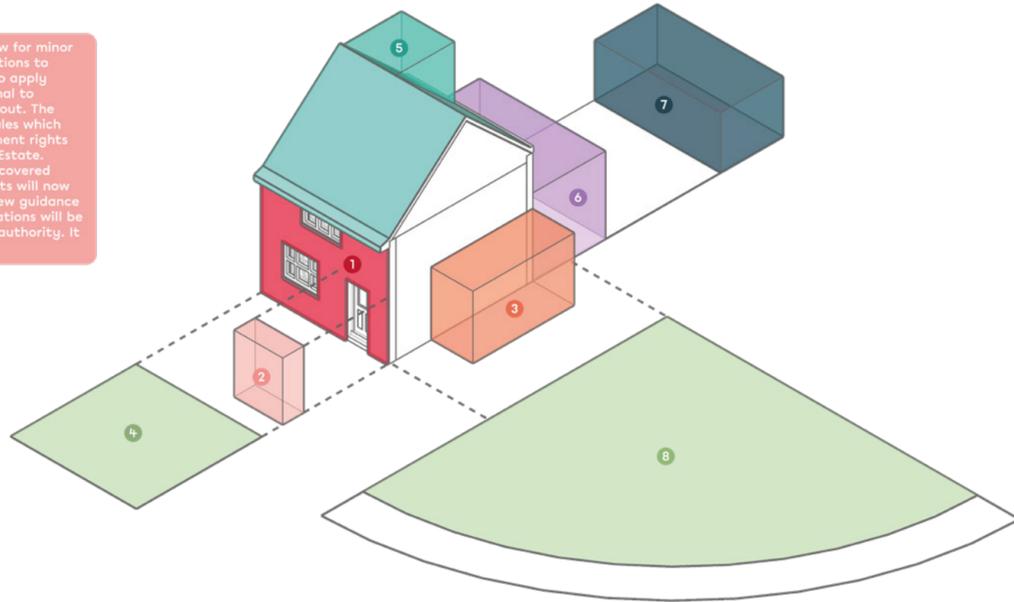


fig. 19 The Becontree Estate Design Code Alterations

4.2 Guidance

Single entrance

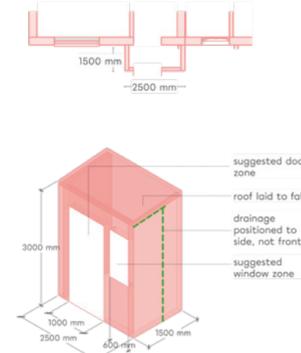


fig. 20 Single entrance porch detail

Shared entrance

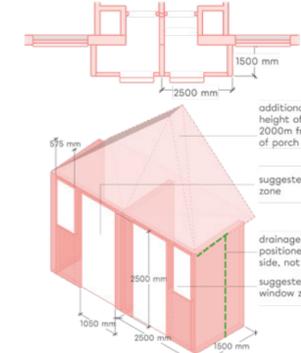


fig. 21 Shared entrance porch detail

4.2.6 Further Guidance

- Porch roofs **should** be laid to falls in order to allow for effective drainages.
- Gutters and drains **can** be positioned to the side of the porch rather than the front to create a more tidy appearance.
- Doors and windows **should** be positioned so their headers align.
- Windows **can** be sized as shown, or be full length sidelights to allow more light into the porch.
- For Type C homes with shared entrances, householders **can** work together to create a porch that complements the character of the existing houses.
- Type C porches **can** have a ridge height of 2000mm above the porch so the slope of the new roof matches the existing house (Fig. 21).

4.2.7 Suggested Material Palette



4.2.8 Precedents



4.5 Code

Ends of housing runs

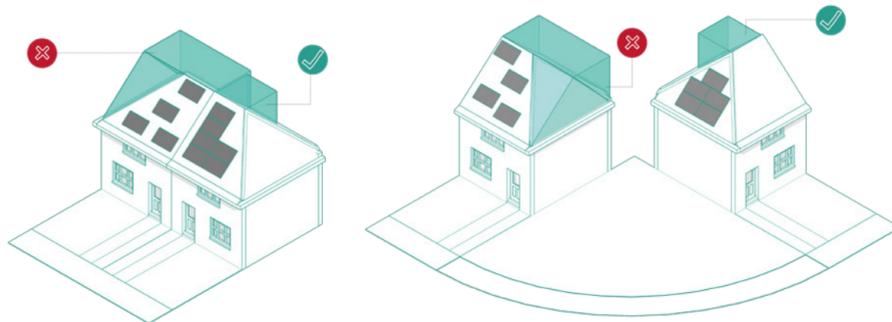


fig. 29 Roof alteration and solar array on semi-detached homes

fig. 30 Roof alteration and solar array on corner homes

4.5.3 Code

- The code **only** permits the addition of roof extensions to homes when these do not include hip-to-gable extensions. Rear extensions can be a suitable alternative to enlarge a home instead of a hip-to-gable extension (see 4.6).
- Roof extensions **must** be located on the rear facing roof of the dwelling house.
- Householders with homes that are at the end of terrace runs, detached, or semi-detached can add a dormer extension that takes up the length of the existing roof up to its hipped end slope.
- No part of the house once enlarged can exceed the height of the highest part of the roof of the existing house.

- Solar panels **must** be proportionate to the size of the roof whilst maximising solar coverage, and installed parallel to the roof pitch.
- Solar panels **should** be arranged in the most efficient alignment.
- Arrangements **should** take note of any existing features on the roof, such as dormer windows.
- Arrangements **should** be sympathetic to the orientation and pitch of the roof.
- Borders to solar panels **should** be proportionate to roof.

4.5.4 General Design Principles

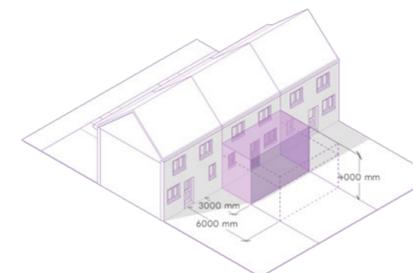
1. Massing
Roof extensions must be proportionate and appropriate in scale compared to the dwelling house.
2. Adjacencies
Roof extensions must be considerate to neighbouring property and not impede on future development of the same alteration for neighbour
3. Zoning
Roof extensions must be constructed in the zone outlined, with appropriate setback from the apex of the roof

4.5.5 Becontree Charter Points

- H1. Becontree homes should use materials that complement the existing character and have minimal environmental impacts. These materials can be used for individual expression if they do not significantly harm the overall character.
- H2. Becontree homes should retain pitched roof forms when visible from public streets and spaces.
- H3. Becontree homes and flats should preserve regular and even gaps between runs of original terraces.
- H7. Proposals for extensions and alterations should integrate materials, insulation, heating, lighting and ventilation systems which minimise energy consumption and improve the environmental performance of the building.

4.6 Context

Permitted development rights allow for householders to add rear extensions to their property that are one storey, up to 4m high, and extend up to 3m from the original back wall, or by 4m if the house is detached without prior approval. Rear extensions that extend up to 6m from the original back wall, or by 8m if the house is detached are permitted with prior approval. Materials selected for exterior work (other than materials used in the construction of a conservatory) should be of a similar appearance to those used in the construction of the exterior of the existing dwelling house.



4.6.1 Discouraged practice

- **Overbearing** in scale and relationship to existing dwelling house and its roof, and to surrounding dwelling houses
- Lack of precision and robustness in **construction detailing**
- Materiality not in keeping with existing dwelling house or consistent within the extension itself (i.e. adding stone cladding to a brick extension)
- Negative impact on neighbours
 - + Reduction in daylight due to large extension
 - + ability to make own alterations constrained (e.g. building up to party wall)

4.6.2 Encouraged practice

- Proportionate and appropriate in scale to the dwelling house and to surrounding Becontree character
- Use of **high quality**, durable materials which have a positive relationship with existing dwelling house
- Well resolved, precise construction detailing
- Consideration given to neighbours so they are able to do the same alteration in the future

Retrofit Guide

Becontree Retrofit Guide

Warmer, healthier and more comfortable homes for the future of Becontree



Working in partnership
BeFirst Barking & Dagenham Archio

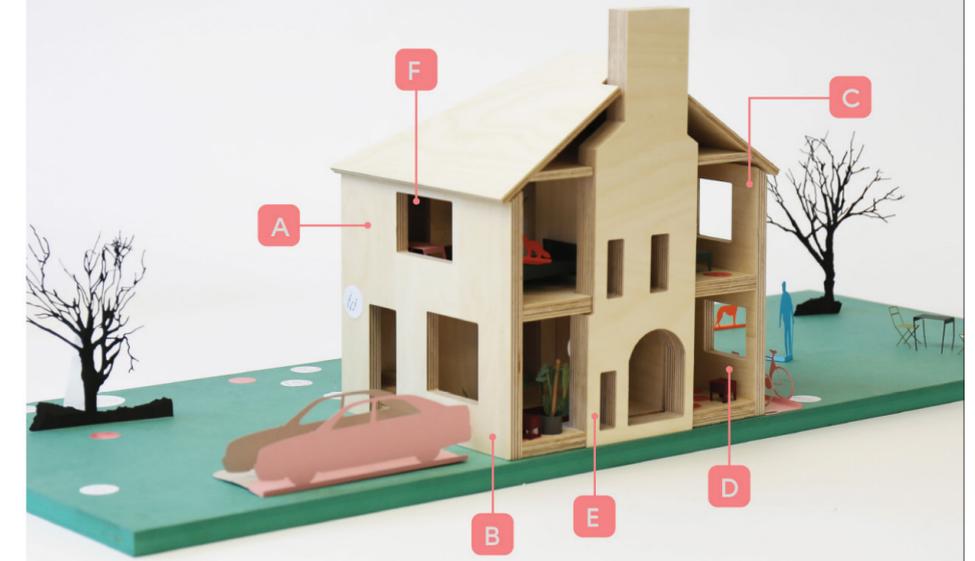
Typical issues found in Type A Homes

These are some of the key issues raised by residents of Type A homes, which could be addressed through retrofitting and adapting the homes. Are these familiar to you?



- A. 'The front bedroom is really hot in summer!' This could be because there isn't much insulation in the loft or the external walls. Insulation can help keep homes cool in the summer as well keeping them warm in the winter.
- B. 'The old vent in the living room makes it feel cold.' Vents in the external walls were originally included to supply oxygen to the fireplaces but are no longer needed if there are trickle vents on the windows or alternative background ventilation.
- C. 'Mould grows on the outside walls of the small bedroom.' 'Mould grows on the outside walls of the small bedroom.' This could be because moist air is produced from showers and baths in the bathroom and the moisture is condensing on the cold external walls.
- D. 'I love to cook for lot's of people but my kitchen's too small.' Small kitchens are a common feature of all Becontree House types. They were designed for 'housewives' to cook alone.
- E. 'The fireplaces take up lot's of space and make it difficult to position furniture in the rooms.' Removing the fireplaces and chimneys requires structural alterations that are expensive and disruptive.
- F. 'There isn't enough storage and the storage I do have is really inefficient!' We store a lot more in our homes today than people did when people first moved to Becontree in the 1920s.

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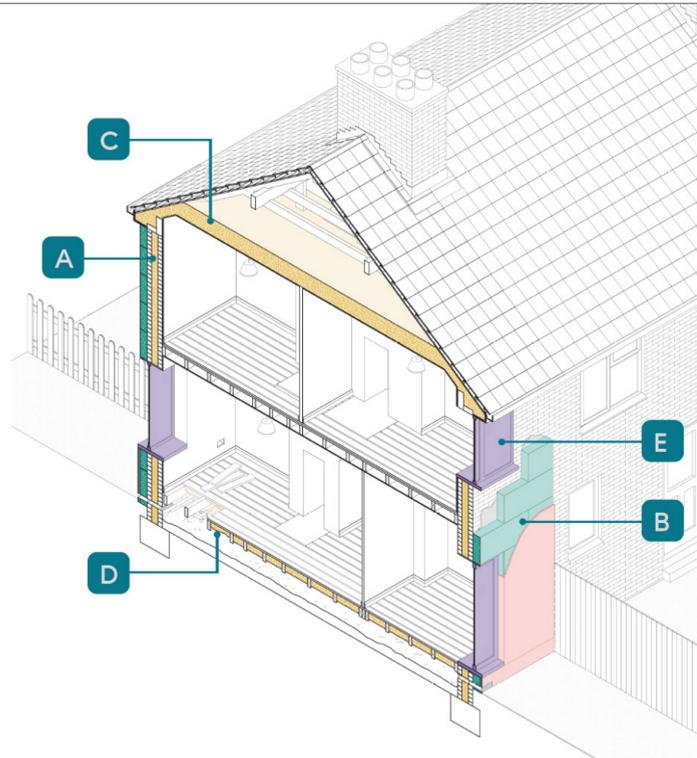


Improve the fabric

These are the key ways that you can improve your fabric:

	Installation cost	Estimated energy and CO2 emission saving	Estimated fuel bill saving	Ease of installation
A Cavity wall insulation	From £2,500	Up to 30%	Up to 20%	The insulation is pumped into the cavity through small holes drilled through the outside layer of brickwork and can take as little as 1 day
B External wall insulation	From £15,00	Up to 40%	Up to 25%	Scaffolding is required to safely install the insulation and render which can take a couple of weeks to complete
C Loft insulation	From £1,500	Up to 3%	Up to 2%	Can be done as a DIY job but with caution as it's easy to fall through the ceiling
D Subfloor insulation	From £3,500	Up to 10%	Up to 6%	You will need to raise a couple of floorboards to let the robot into the subfloor. Once it's in the job can be completed within as little as 1 day
E New windows and doors	From £8,000	Up to 10%	Up to 6%	Can be completed in a couple of days but could take longer if internal redecoration is required

Note: These cost estimates, and the estimates on the following pages, were made in early 2022 and will be subject to inflation. They indicate what you could expect to pay a contractor to undertake work on your home. They do not include VAT which is chargeable to some, but not all, retrofit measures.



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Worked Example Type A

Scenario:

Allen brought his Type A home 6 years ago. He lives here with his partner and 2 children.

Allen's parents often stay to help with the childcare. When they do they sleep in the living room and there is often a queue for the bathroom in the morning.

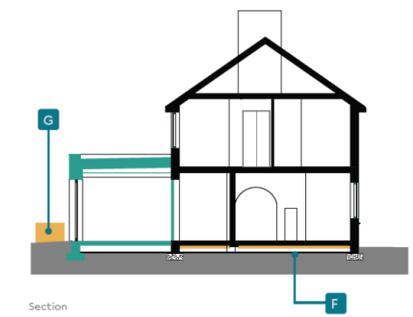
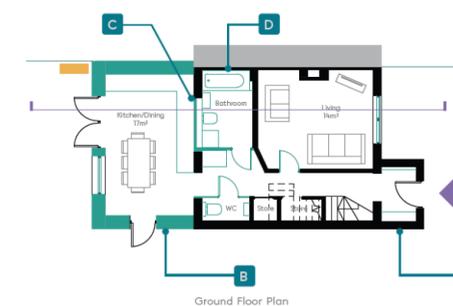
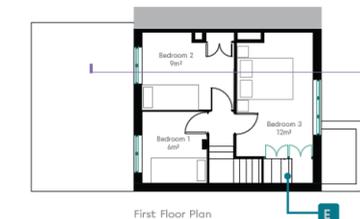
There is too little storage and it's particularly difficult to find space for everyone's shoes and coats in the hallway. Allen really enjoys cooking but finds the kitchen to be too small, particularly when cooking for big family gatherings.

Suggested alterations:

- A Add a porch to make space for coats and shoes
- B Add a rear extension to provide a bigger kitchen and space for a large dining table for all the family to eat together
- C Use the existing openings in the rear wall to connect into the extension to avoid altering the existing structure
- D Add a larger bathroom in the space that used to be occupied by the kitchen. This should help with the morning rush!
- E Alter the storage in the main bedroom to make it more efficient

Retrofit measures that could be undertaken at the same time to save money:

- F Subfloor insulation - The floorboards will need to be raised to adapt pipework for the new bathroom, wc and extension - Take advantage by getting the robot in
- G Upgrade the central heating system when extending the pipework to the extension to make it ready for a future air source heat pump



Drawing key
 ■ Existing walls
 ■ New walls
 ■ Demolished walls
 ■ Possible retrofit measures

0 1 5 10m

Alteration cost

Around £90,000

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Becontree Design Code - PlanX

Barking & Dagenham Find out if you need planning permission testing

[← Back](#)

List the changes involved in the project

Select only as many as you need to describe the project. For example, if you select *Add a rear or side extension (or conservatory)* you do not also need to select *Add new doorways or windows* if they are part of that extension.

Common projects for homes ^

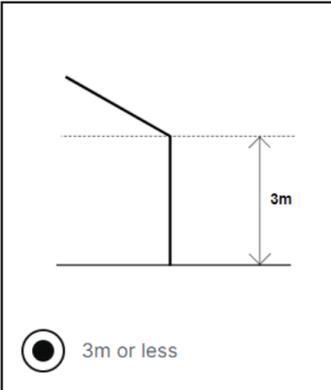
- Rear or side extension (or conservatory)
- Roof extension
- Add roof dormers
- Solar panels
- Adding or converting a home office
- Replace windows or doors

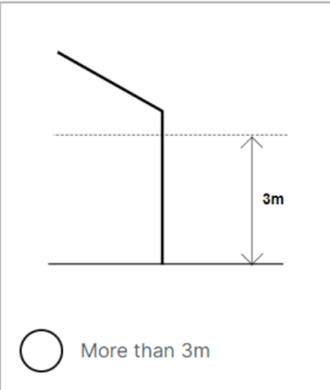
Barking & Dagenham Find out if you need planning permission testing

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How high are the eaves of the porch?

This is measured to the point where the line of the roof meets the line of the walls, ignoring any overhanging eaves or parapets.

 3m or less

 More than 3m

Barking & Dagenham Find out if you need planning permission testing

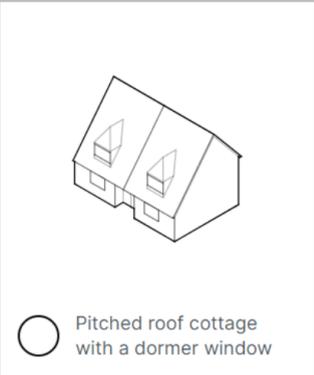
[← Back](#)

Which of these best describes the property?

These are the most common types of building in your area.

 Two-storey cottage with its own entrance

 Two-storey cottage with a shared entrance

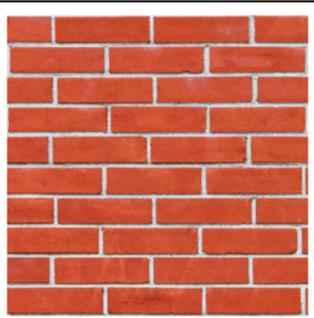
 Pitched roof cottage with a dormer window

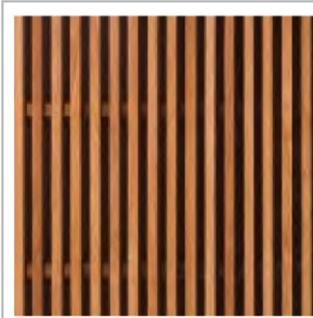
Barking & Dagenham Find out if you need planning permission testing

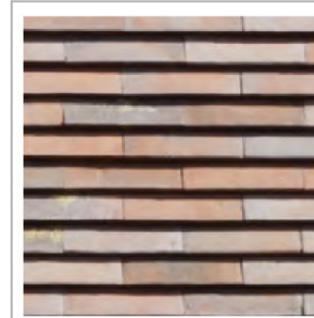
[← Back](#)

What are the wall and roof materials of the new porch?

Select all that are present. You do not need to include the materials of doors, windows, guttering or parts of the roof that are not visible.

 Brick (to match existing)

 Larch cladding

 Clay tiles

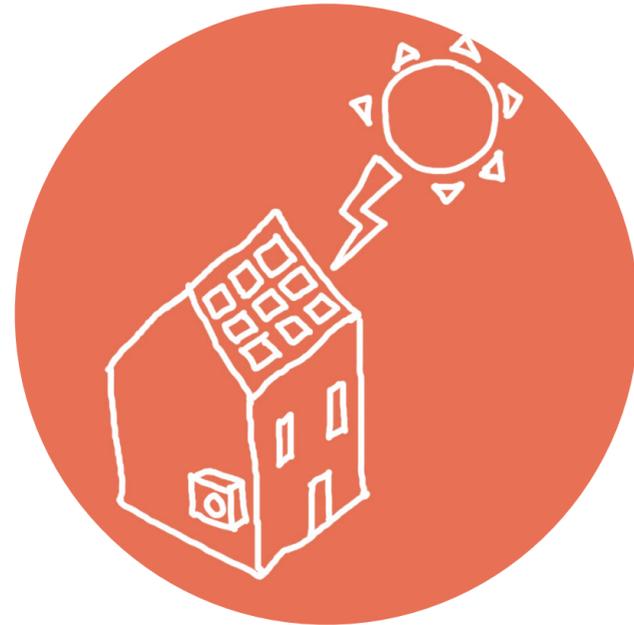
Outcomes

Becontree future legacy



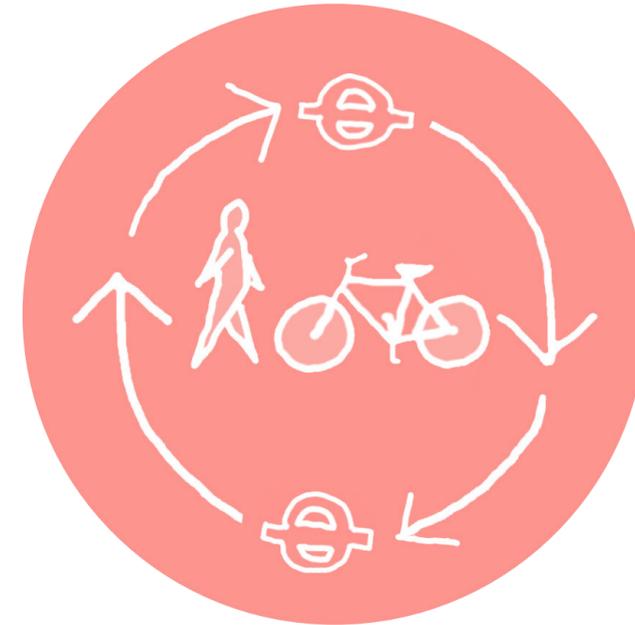
Citizen led co-create approach, Protect & enhance Becontree character, simplify planning, Incentivise retrofit, Balance individualism & collectivism,

Save carbon & eliminate fuel poverty



No residents live in fuel poverty & homes minimise their carbon emissions and support LBBD 2050 commitment. Support green jobs & economy

The 15min neighbourhood



It is easy, safe and attractive for people of all ages and abilities to walk, cycle, scoot and use public transport. Support healthier living

Healing through greening



More nature rich open spaces that improves air quality, contributes to biodiversity, climate resilience and health & wellbeing.

Residents Future vision



HEARTS & MINDS, BRICKS & MORTAR

