

Introduction

Who are we?



BeFirst

BeFirst is an urban regeneration company owned by the London Borough of Barking and Dagenham. Established in 2017, it was created to accelerate growth and renewal across the borough. Its mission is to deliver thousands of new homes, create jobs, and build thriving, sustainable communities. Be First goes beyond property development by focusing on placemaking, combining high-quality design, affordability, and social value to ensure regeneration benefits local people.

Levitt Bernstein People.Design

We are specialists in housing and like to work together with communities to improve their homes and neighbourhoods. Our team includes: architects, landscape architects and urban designers.



Community engagement at the London Festival of Architecture 2022

Archio

We design housing through co-creation with communities, ensuring homes meet real needs. Since 2013, we've championed collaborative design to build stronger, more resilient neighbourhoods.



Citizens House - a development of 11 affordable homes in Lewisham

J.A_P

We are a London-based multidisciplinary practice, focusing on architecture, urban strategy, and art, creating socially driven projects that combine storytelling, collaboration, and spatial design.



Papers Festival at the Barbican 2016



urban symbiotics

We are a multidisciplinary team of architects, designers, researchers and engagement specialists, combining engagement, research, and design to reimagine how places are made, not from the top down, but from the street up.



We are sustainability specialists reducing energy consumption and carbon emissions in the built environment to tackle the climate emergency.



Waterslade is a London-based consultancy specialising in daylight and sunlight analysis, helping architects and developers optimise natural light for sustainable, compliant, and visually appealing designs.



Mott MacDonald is a leading multidisciplinary consultancy providing expertise in structures, transport, ecology, and more - delivering integrated solutions that support sustainable and innovative design.



Montagu Evans is a UK property consultancy with a purpose to bring clarity, creativity, and conviction to the complex. We specialise in high-value, complex assets across the property lifecycle, where political, technical or commercial challenges demand a joined-up approach.

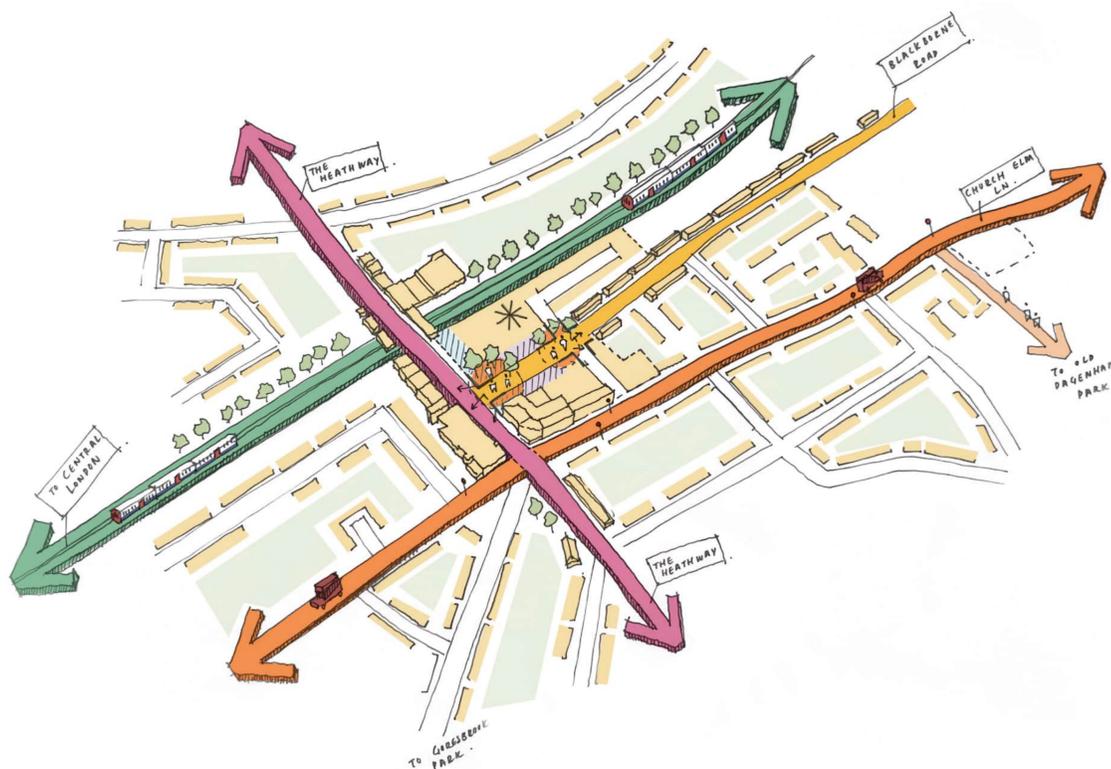
Why are we here?

We are here today to share proposals for Dagenham Heathway redevelopment and to hear your thoughts. The London Borough of Barking and Dagenham allocated Dagenham Heathway in the Local Plan adopted in 2024 as a key site for transformation and mixed-use, housing-led development.

Over the past year, design options for an Outline Planning Application have been developed along with a series of core principles that will form the basis of a future development. The core principles are set out below.

Placemaking Principles

- 1 Provide a new vibrant civic heart to the Heathway with increased density and footfall and greater evening economy and vibrancy
- 2 Enhanced public realm with new civic squares and pedestrian priority streets and spaces for the community
- 3 A modern, open street retail and community environment with a diverse and flexible offering of unit sizes in the most visible and viable locations
- 4 Provide safe and overlooked streets and spaces with maximised active frontages
- 5 High quality mixed tenure housing with access to private and shared amenity and play facilities
- 6 Reconnect the historic link between Blackborne Road and the Heathway
- 7 Give prominence to the Heathway and a landmark building for the district centre
- 8 Promote sustainable neighbourhoods through environmental design, fabric first approach, promoting active travel, biodiversity and low carbon initiatives

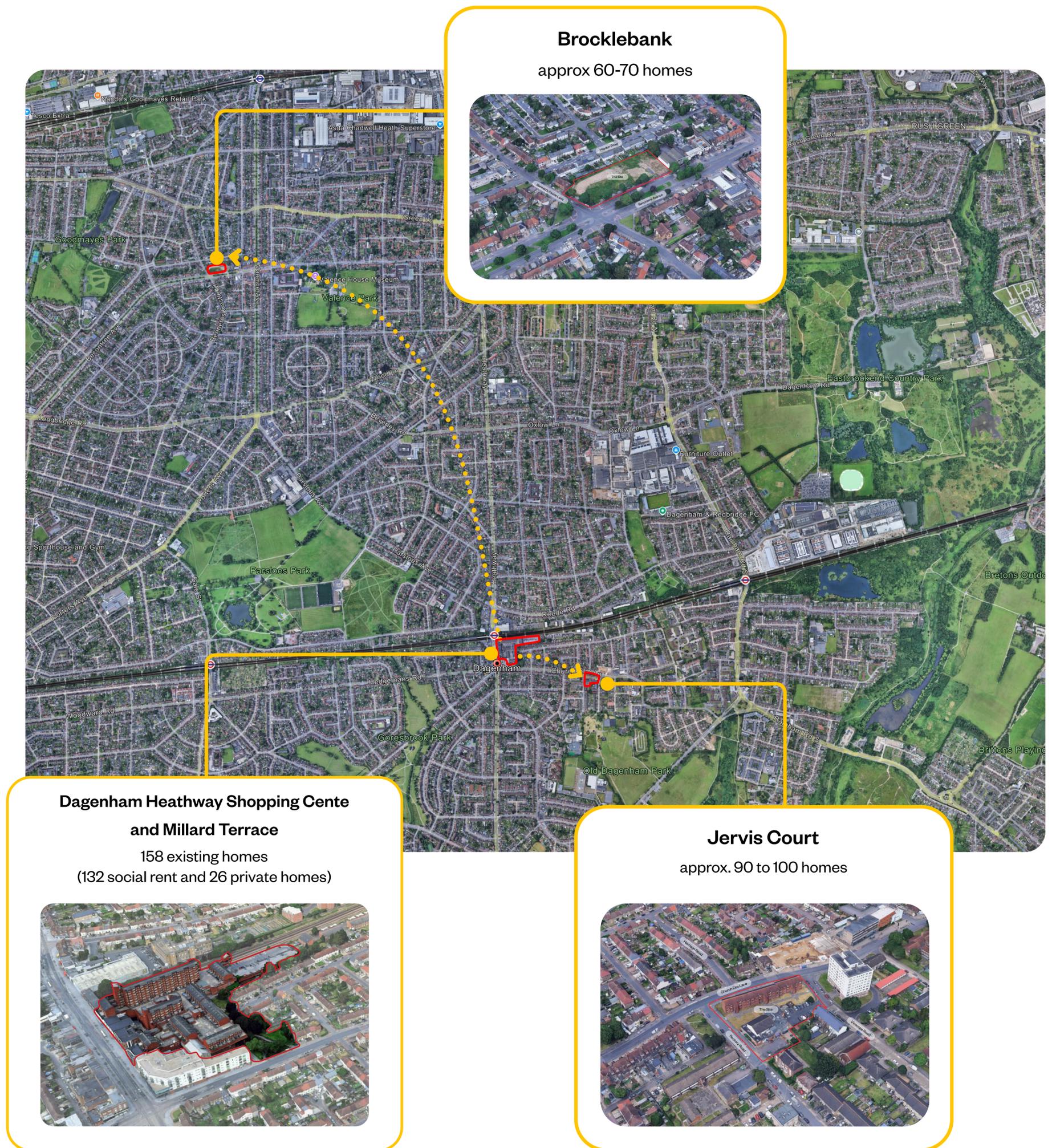


The Bigger Picture

Residents of Millard Terrace will be offered new council homes at Jervis Court and Brockelbank. We are currently working on detailed designs for both sites.

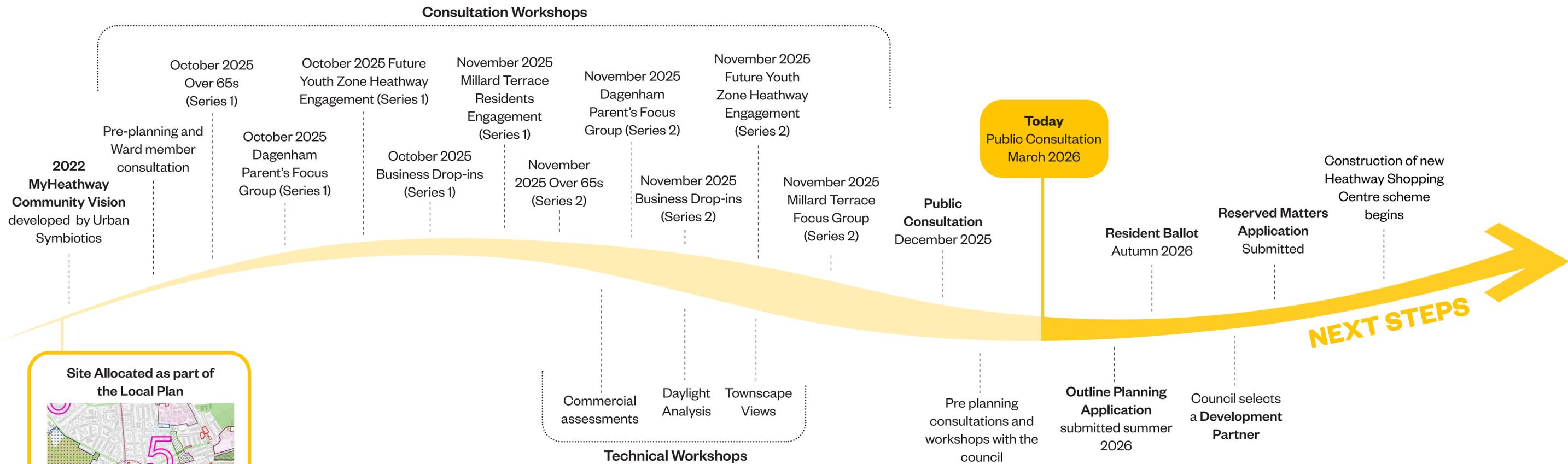
The numbers are still work-in-progress, but illustrate that there is capacity across the sites to reprovide new homes.

Detailed planning applications will be made for both sites in the summer of 2026. The mix and densities are subject to change, these details will be presented at distinct public consultation events for each site prior to planning submission.



The story so far

Engaging with residents has been at the core of redeveloping Dagenham Heathway. This engagement has been run through Urban Symbiotics and Source Partnership, including face-to-face workshops, drop-ins, online surveys, and more. This feedback has provided a baseline understanding of existing residents' and users' real-life experiences, priorities and aspirations for the future of Dagenham Heathway.



Site Allocated as part of the Local Plan

Barking and Dagenham Local Plan Policies Map allocates the site as a Transformation Area with potential for tall buildings

What is an Outline Planning Application?

An **Outline Planning Application** is a request to the local council to approve the general idea of a development, like building homes or shops, without submitting full design details. It helps confirm whether the project is acceptable in principle before developing detailed plans.

What is a Development Partner?

A **Development Partner** is an organisation or company that works with another, often a local authority or landowner, to help deliver a building or regeneration project. They typically share resources and expertise to bring the development to life.

What is a Reserved Matters Application?

A **Reserved Matters Application** follows an approved **Outline Planning Application** and provides the detailed design elements, like layout, appearance, access, landscaping, and scale.

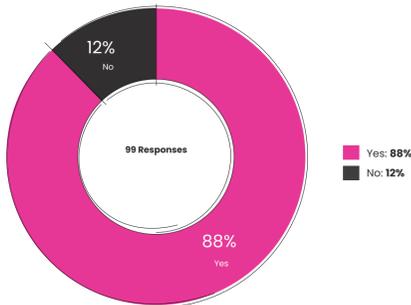
Research and Feedback

What you told us...

Various events have taken place with different community groups to make sure we're understanding the issues from different perspectives and can use the feedback to help drive the proposals. Feedback from the previous Public Consultation event held in December 2025 is set out below.

Community Facility Feedback

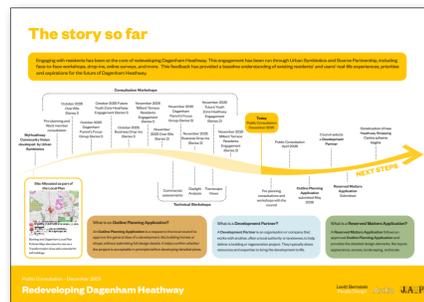
88% of people said they wanted a community facility.



- Desire for an inclusive, welcoming and flexible community space
- Respondents wanted to see a range of activities including exercise, arts and crafts, age-focussed, intergenerational and educational alongside services

Commercial & Mixed-Use Spaces Feedback

- Positivity towards the range of unit sizes, open spaces, potential to have more greening and a brighter environment
- Desire for small retail such as market stalls, some parking and infrastructure to improve perceptions of safety



Public consultation in the Heathway Mall

Exterior Spaces Feedback

- Positive perceptions of multi-use outdoor space
- Importance of safety, maintenance, accessibility
- Support for more seating, children's play and multi-use outdoor spaces

Additional Feedback

- Desire for more communication about funding, project timeline, and how spaces will be properly maintained over time
- Ensure that designs prioritise keeping spaces open for natural lighting and perceptions of safety

The Vision

Listening to Your Feedback

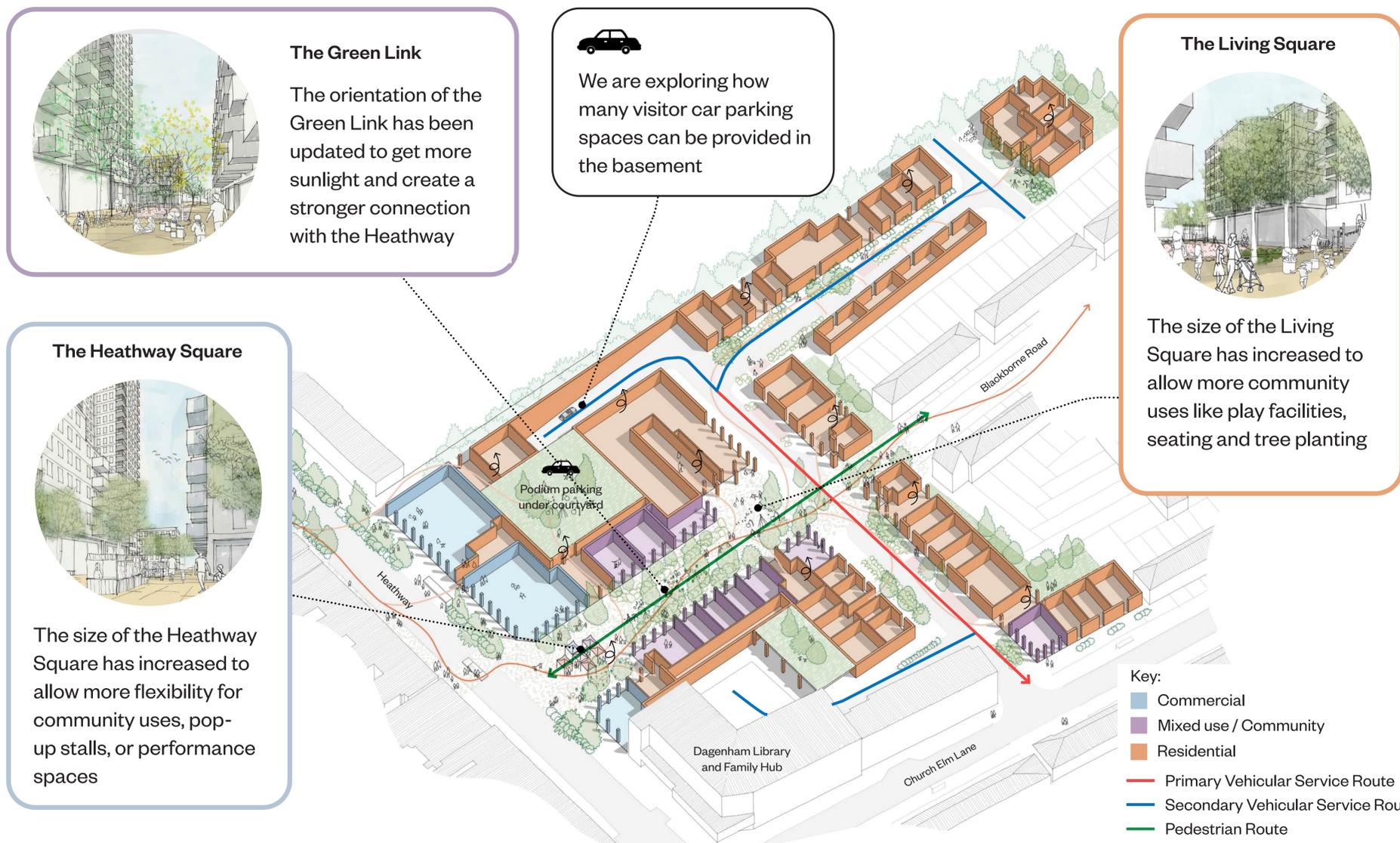
While the core principles of the proposed development remain unchanged, we've listened to your feedback and made some changes to the proposal so that it better reflects what people really want to see.

Below are some of the changes we've made since the last Public Consultation event in December 2025.

A Place That is Cared For



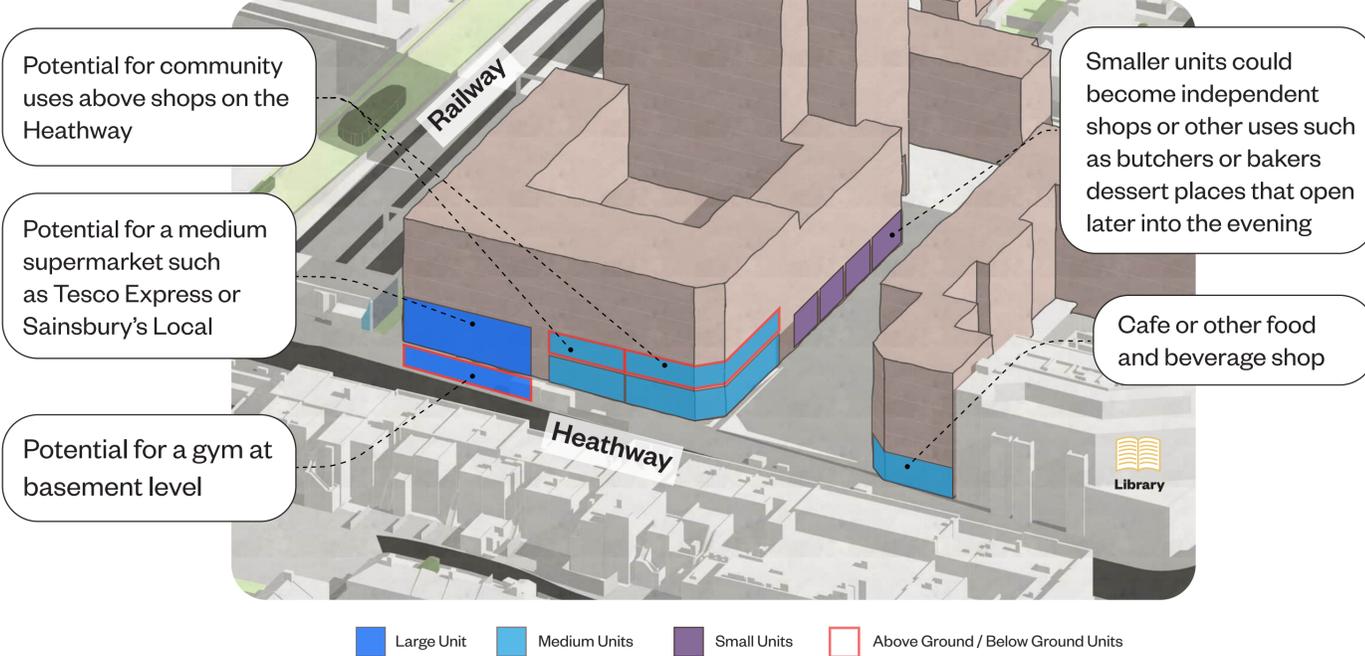
Street lighting would ensure the public realm is well-lit at nighttime while active frontages and well-overlooked streets will reduce the risk of antisocial behaviour. A management plan will form part of any future planning applications to ensure future developments are well maintained.



Increasing the Potential for More Community and Commercial Uses

The new development will have potential for additional community spaces on upper or lower levels above or below new shops.

While exactly which vendors would take which units is unknown at this stage, the illustration below gives an idea on how the variety of new mixed-use spaces could be used in the future.



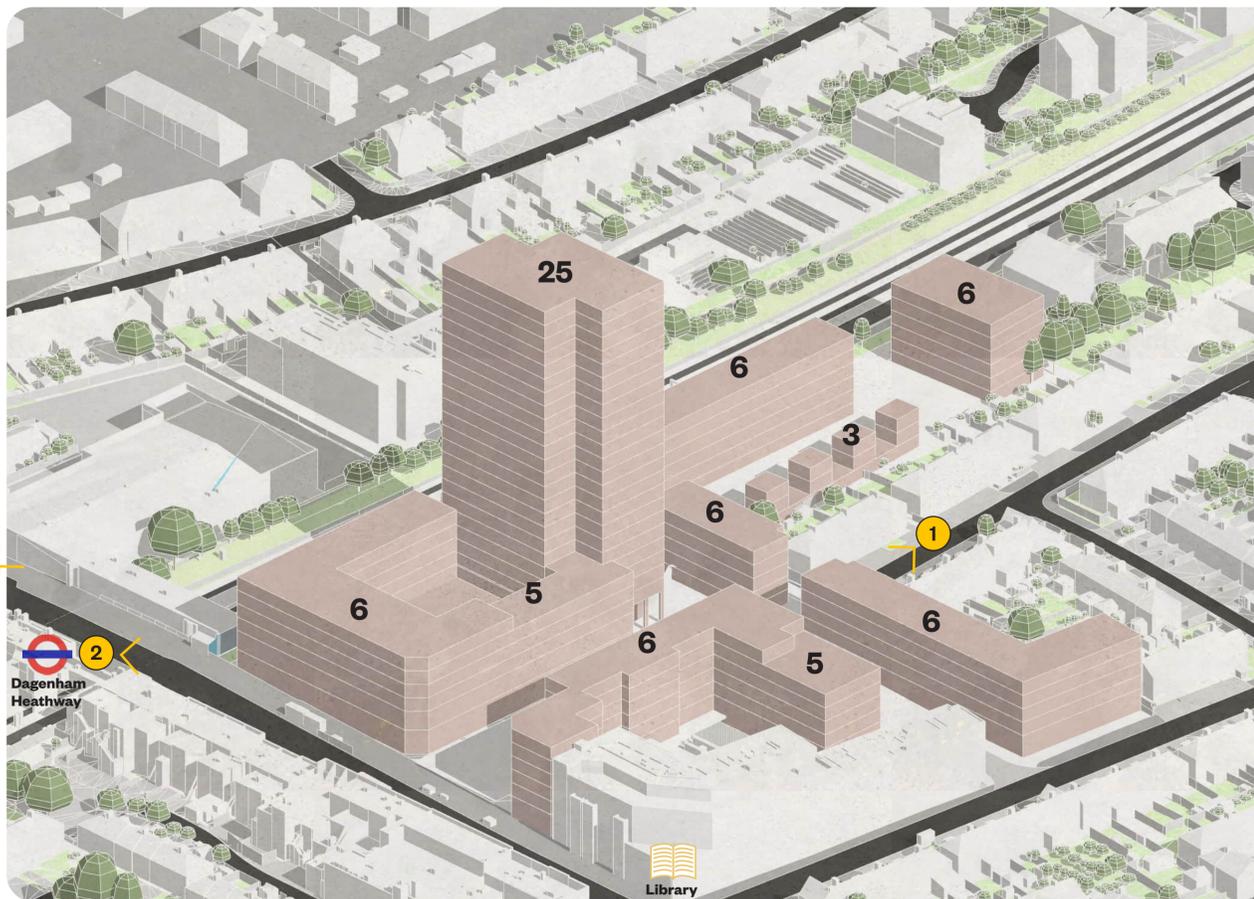
What do you think about the range of shop sizes and the mix of uses shown?

What kind of community facility would you want to see?

Scale and Massing

Illustrative Massing

Townscape analysis, sunlight, daylight and overshadowing review alongside other technical reviews indicate that the key tall buildings will be located within the north-west corner of the scheme. However, this work is ongoing and there may be opportunity for increased height elsewhere.



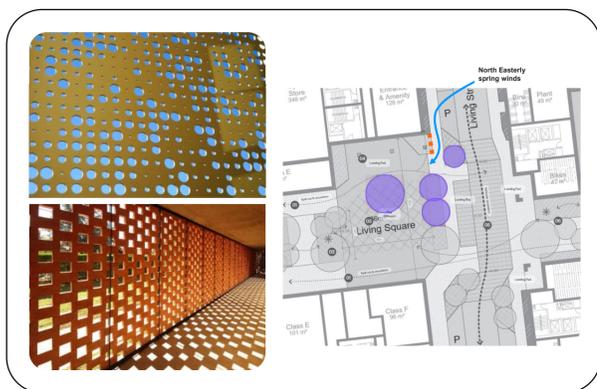
Illustrative southwest axonometric view



Up to 550 homes

At least 2000sqm of commercial and/or community floorspace

Wind Analysis



- Tall buildings can create down drafts and windy areas. Locating the tower away from the Heathway ensures that there would be very little change in wind levels along the Heathway.
- Mitigation measures such as canopies, perforated screens and increased tree planting in the squares can help to reduce winds that would be created by the tower and ensure a comfortable environment.

Daylight/Sunlight Analysis



- Whilst there will be some small reductions in sunlight, overall, the Heathway would continue to receive high levels of sunlight and would be fully compliant with the BRE guidelines.
- The proposed new public realm would receive good levels of sunlight, especially the new squares.

Townscape and Placemaking



- The proposed massing has been tested from various locations around the site to understand what impact it has in the street and from further afield on the skyline.
- The lower parts of the proposals are designed to be largely hidden below existing rooflines in surrounding streets.
- The tower will act as a landmark building for the area and wayfinding marker for the Heathway.

Sustainability

The new development will promote a sustainable neighbourhood through environmental design, a fabric first approach, promoting active travel, biodiversity, and low carbon initiatives.

Environmental design

 **Good solar access**
to reduce space heating demand.

 Solar shading applied through balconies on the south and shutters on the east and west to reduce overheating

Designing for noise

 Continuous buildings to the north edge, dampening railway noise

Active travel, biodiversity and community

 Car-lite neighbourhood supported by good public transport links

 Blue badge parking spaces with EV charging

 Sustainable Urban Drainage systems: swales, rain gardens and permeable paving.

 New tree planting

 Community and workshop spaces

Four steps to zero carbon:

1 Fabric and ventilation

-  Passivhaus fabric - thick walls and high airtightness
-  High-performing windows
-  Efficient MVHR and opening windows

2 Low carbon heating

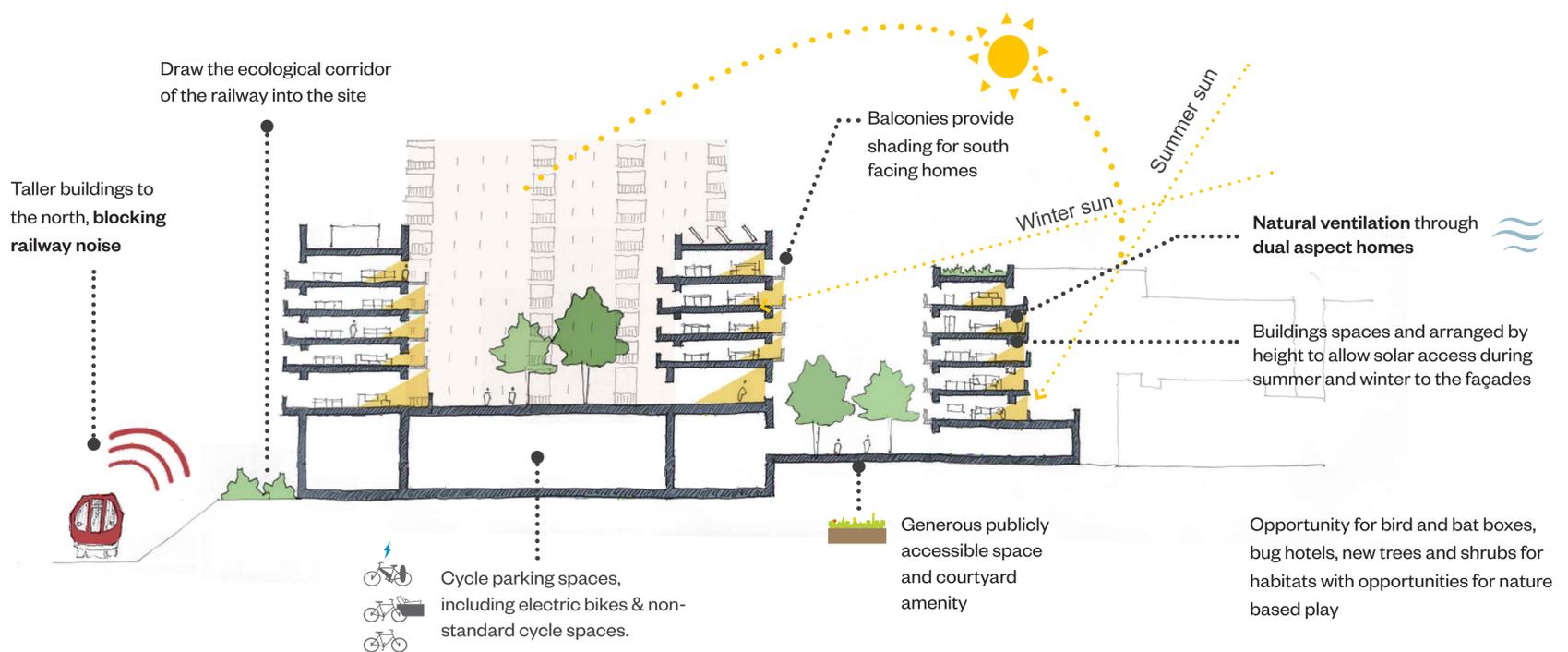
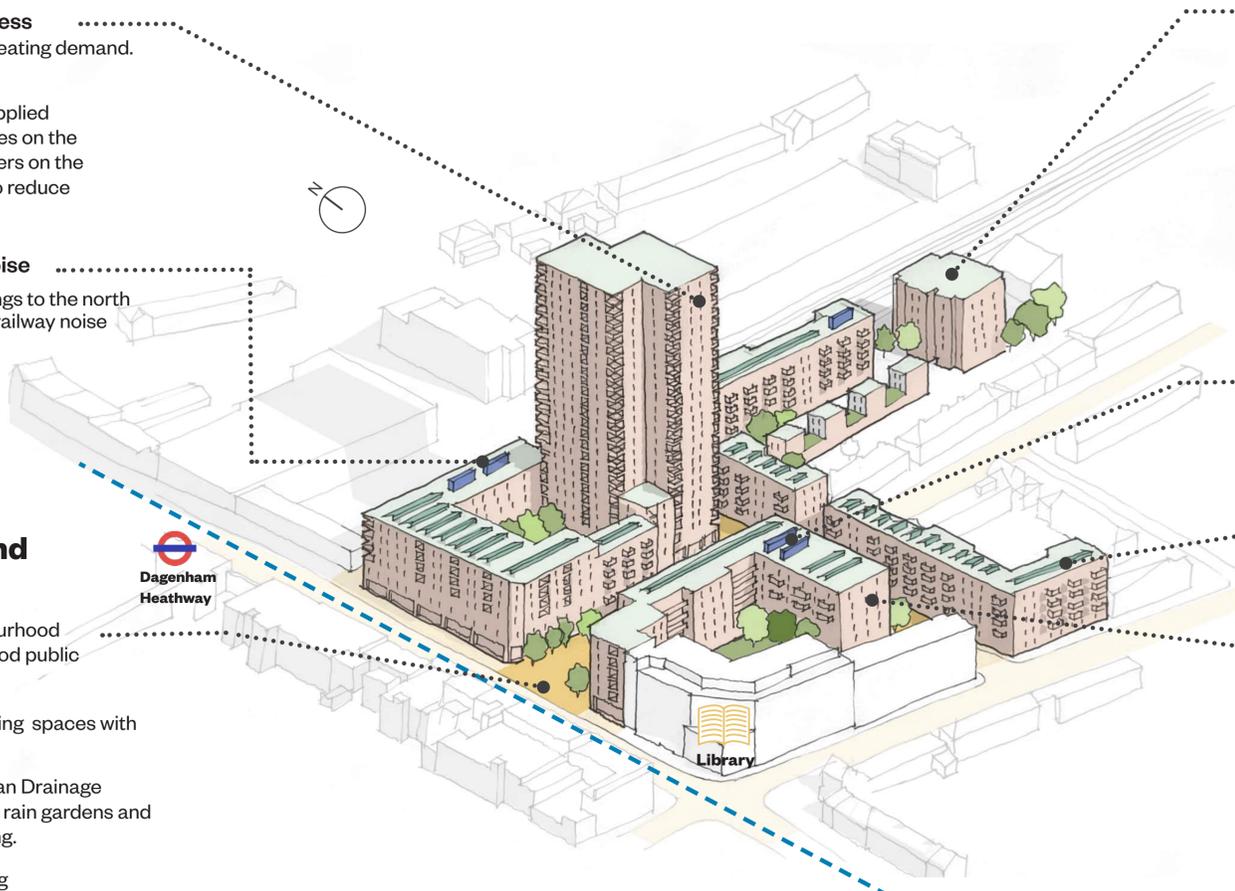
-  Communal heat pumps or connection to low carbon heat network

3 Bio solar PV roofs

-  Bio solar roofs for energy generation

4 Use low carbon materials

-  Lean and optimised structural grid design for new build homes
-  Brick study to select low embodied carbon brick
-  Designing for circularity
-  Prefab assembly for shorter site time and less site waste



What sustainability features would you like to see in a development?

We want your feedback!
Stick your post-it notes here!

Heathway Square

A new square setback from the Heathway would create an active, sheltered zone for outdoor eating and gathering. A variety of commercial units of different sizes would overlook and open up to this new public space.



Streetview of the Heathway Square



Space for events and markets in the heart of the town centre.



Tree planting framing the active edges of the square, with seating creating a sheltered rest point.



Raised platforms create a focal point to the square, space for performances to take place and people to socialise.

What would you like to see in a new Heathway Square? How do you think it should be used?

We want your feedback!
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The Green Link

A new green east-west spine will link Blackborne Road with The Heathway, creating a lively, pedestrian-friendly corridor with green spaces, play areas, and seating that foster community and street life.



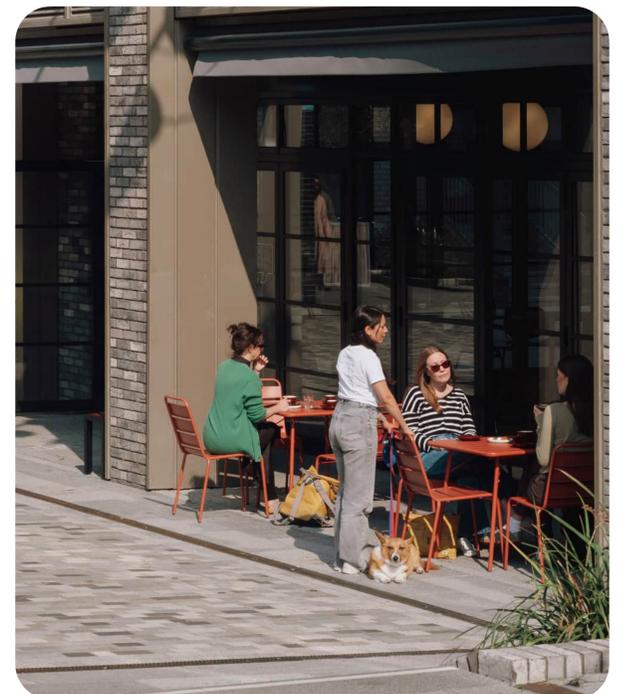
Streetview of the Green Link



Informal gathering spaces framed by trees and planting create 'green rooms' for socialising and events.



Play space can be immersed in planting to form the centre of a pedestrianised street, creating a space for all ages to enjoy.



Spill-out space from adjacent shops, cafes and community buildings bring further life to the street.

What would you like to see in a the Green Link? How do you think it should be used?

We want your feedback!
Stick your post-it notes here!

Living Square

The Living Square forms the heart of the new neighbourhood, bringing residents, shoppers and commuters into a shared space for play, relaxation and socialising. Trees and vegetation frame the Square and invite nature into it, whilst also cooling it and bringing interest through the seasons.



Streetview of The Living Square



Planting and informal seating create an edge to the square.



Sculptural seating.



Play forming the centre of activity for a public space, working with tree planting to share the space with nature.

What would you like to see in a new Living Square? How do you think it should be used?

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Living Street

The Living Street prioritises pedestrians with a discreet service route and varied surface treatments that calm traffic and create a safe, welcoming environment.



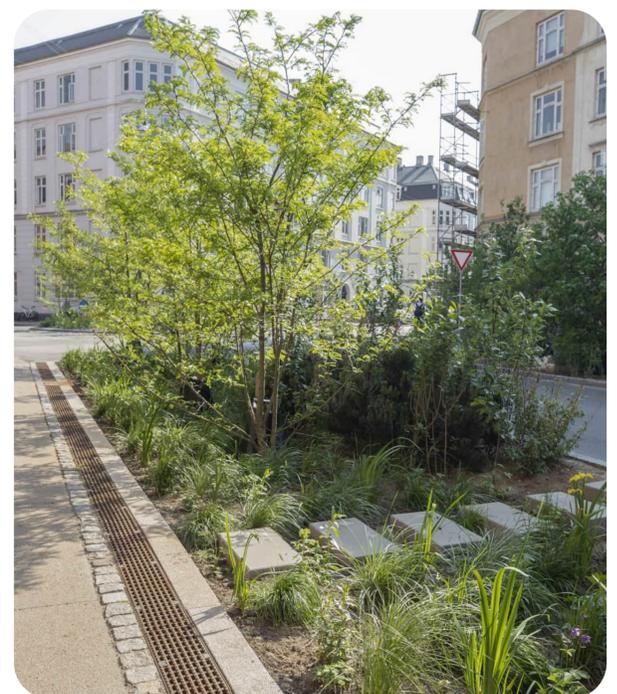
The Living Street streetview



Front doors and defensible space provide overlooking and activity to the street, improving its feeling of safety.



Parking, tree planting and high-quality paving used in combination to lift the character of the street.



Playful routes through rain garden planting bring people closer to nature.

What would you like to see in the Living Street? How do you think it should be used?

We want your feedback!
Stick your post-it notes here!

Mews Street

The Mews is a pedestrian-priority street with balanced parking, play, and greening creates a safe, lively environment, well-overlooked by surrounding homes.



Mews Street streetview



Small-scale play spaces encourages children to break out into the street on their doorstep.



Rain garden planting and trees sustainably drain water and define the space between pedestrians and vehicles.



Modern, low-rise homes with defensible planting facing onto a pedestrian priority mews street, example from Cambridge.

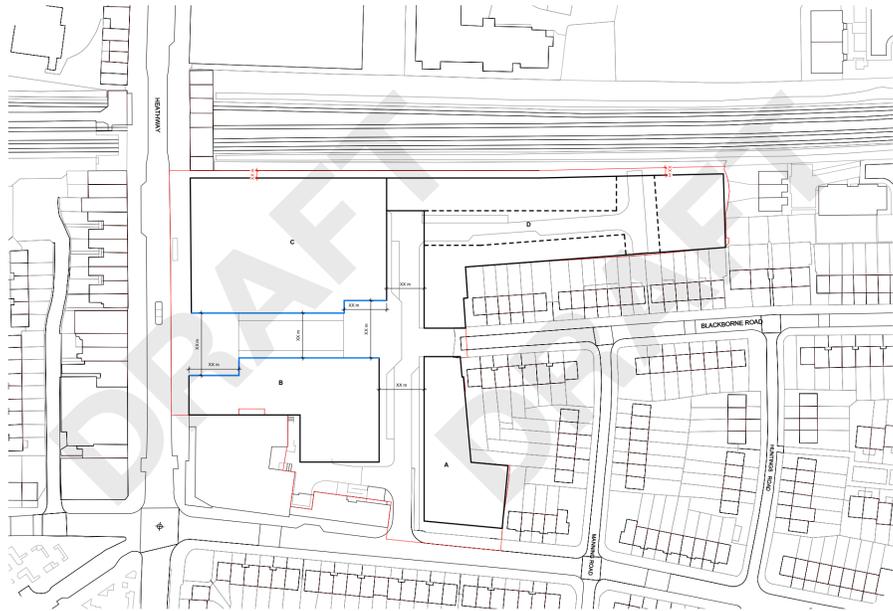
What would you like to see in the Mews Street? How do you think it should be used?

We want your feedback!
Stick your post-it notes here!

Developing the OPA

An Outline Planning Application (OPA) is a request to the local council to approve the general idea of a development, like building homes or shops, without submitting full design details. It helps confirm whether the project is acceptable in principle before developing detailed plans. Following an OPA, the 5+ year plan of developing detailed plans will include more opportunities for commenting on designs. A Development Partner will be appointed after the OPA; they will help with the delivery of the project.

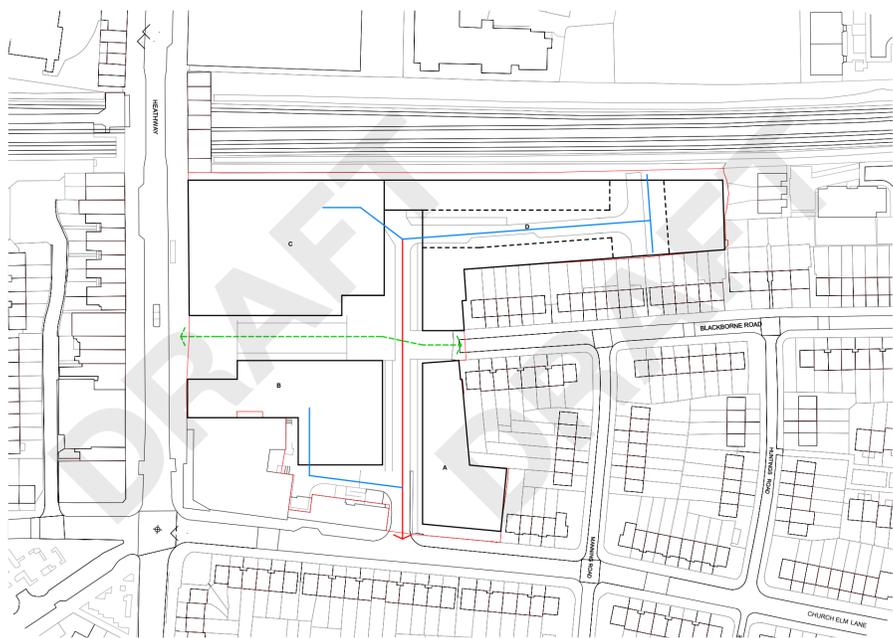
The drawings below give an example of the type of information that would be submitted as part of the OPA and would set out the parameters for a future development.



Development plots parameter plan
 Key: XX m Minimum distances between faces of buildings
 XX m Minimum distance of any construction from railway boundary



Building heights parameter plan
 Key: Buildings over X,XXX m AOD
 Buildings over X,XXX m AOD
 Buildings over X,XXX m AOD



Access and movement parameter plan
 Key: — Primary vehicular movement
— Secondary vehicular movement
- - - Pedestrian priority route



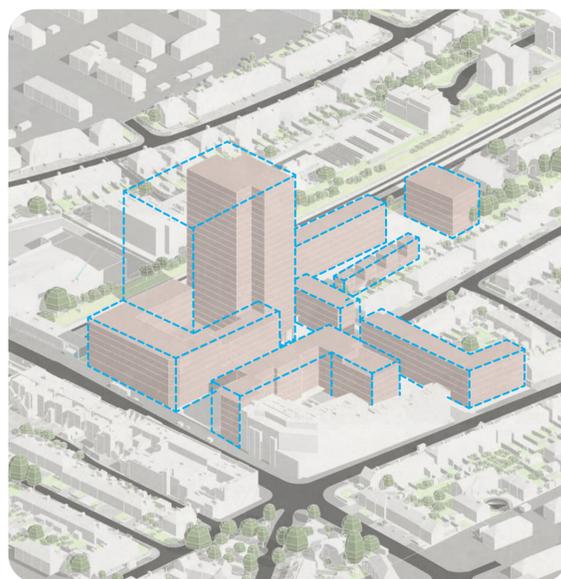
Building uses parameter plan
 Key: Predominantly residential frontage
 Predominantly non-residential frontage

Maximum Parameters

The Outline Planning Application will seek approval for a future development to come forward within the parameters set out in the plans above.

Alongside the parameter plans, a Design Guide will be submitted which will set out the guidance for future developments to come forward.

The 3D wireframe shown to the right illustrates what would be considered the “maximum parameters” for which future developments can come forward.



Key: Maximum parameters wireframe

Development Timeline

