

INSIDE Story DE

YOUR GUIDE TO LIVING AT

BEAMPARK®

ISSUE 1

A bright outlook ahead

Beam Park:
a new vision for
modern living

It's all in the detail

Homes as
desirable as they
are practical

The perfect way to live. Naturally

182 acres of
country park on
your doorstep

L&Q
BECAUSE HOMES MATTER



COUNTRYSIDE
Places People Love



COUNTRYSIDE

Places People Love



BECAUSE HOMES MATTER

Countryside, a leading developer specialising in building communities, and L&Q, a regulated charitable housing association and one of the UK's most successful independent social businesses, are working in close partnership to turn a former factory site into a new and vibrant destination, delivering much needed new homes for Londoners.



Beam Park will deliver 3,000 new homes (half of which will be affordable) and will offer residents a host of new amenities. Working closely with the Greater London Authority and the London Boroughs of Barking & Dagenham and Havering, this £1bn regeneration will include a proposed new c2c railway station framed by an attractive public square, a medical centre, two schools, shops, a gym, nursery, community facilities and a multi-faith space. In addition, over 40% of the development will be publicly accessible green space including a three-hectare central park with the River Beam running through it.

This is an incredible opportunity to regenerate this part of the capital, providing thousands of new jobs in the process. The overall ambition is a simple one; to provide much needed, quality homes and an attractive new neighbourhood that people can enjoy.

Welcome to Beam Park.

Robert Wilkinson
Managing Director at Countryside
Partnerships South, (East London)

Andy Rowland
L & Q Regional Managing Director,
East Region



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A bright new community
in the making



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Well Connected

Connect to the Capital
in just 22 minutes

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Computer generated image indicative only.

BEAM PARK®

A new style
for East London.
A brighter outlook
for you.

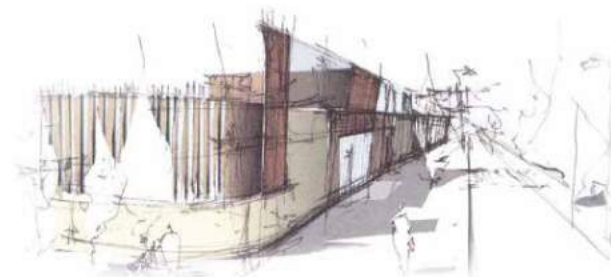
Beam Park is a new neighbourhood that is building on the layers of history that make up Rainham & Dagenham's distinctive character and proud heritage. This new chapter is bringing a unique opportunity to create an urban community that is a highly appealing place to live, learn, grow, play and be part of something special. From the architecture and landscaping to the new homes and amenities, Beam Park is far more than a new address - it's a desirable place to live, one that is connected to its surroundings and the wider capital like never before. It is part of the ongoing story of the transformation of two future-facing boroughs, and a landmark in every way.

Welcome to
Beam Park.

"Quite simply, Beam Park is a magnificent new neighbourhood with ample amenities for life, work and leisure."

Andrew Taylor
Founding Director, Patel Taylor

VISION



Just imagine

BEAM PARK HAS BEEN DESIGNED AS A PEOPLE CENTRED, PEDESTRIAN-FRIENDLY, CONVENIENT AND ACCESSIBLE PLACE TO ENJOY 21ST CENTURY LIVING TO THE FULL

To achieve its vision Countryside partnered with L&Q, the Greater London Authority and the London Boroughs of Havering and Barking & Dagenham. It also looked to architects and landscapers who could deliver a new community with a quality of life that only comes from imaginative vision and exemplary urban design principles.

Architectural practices PTE, Patel Taylor and BPTW have all played crucial roles in the design and planning of Beam Park. PTE specialise in the creation of new neighbourhoods and have won over 200 awards in the history of the practice, including AJ Sustainable Practice of the Year in 2018. Patel Taylor has gained an impressive reputation transforming buildings and places, working on several major projects in the capital, from the Olympic Athletes Village and the Thames Barrier Park to the London Dock.

BPTW are an award-winning firm who are passionate about creating places that transform people's lives. They have a strong track record in innovative residential design, neighbourhood place-making and mixed-use development projects.

The design for Beam Park is a rich and varied townscape, a place where character areas sit alongside each other, and where streets, squares, buildings, landmarks and open spaces blend together to create a wonderful streetscape and public realm. It is the quality of townscape that defines London as a world-class city - and it is that calibre of townscape design that is being brought to Beam Park. Not just a walkable neighbourhood, but one that is a delight to walk in - a place where residents do not have to rely on a car, yet are still remarkably well-connected in this new and exciting quarter for a unique city.

Saving the best till last

The location for Beam Park was the last major land for development site released by the previous Mayor of London, Boris Johnson. Set across the two London boroughs of Havering and Barking & Dagenham, it is one of several growth hubs unlocking potential. From the Ice House creative quarter to the business hub of London East-UK Business and Technical Park, Beam Park is part of a once-in-a-generation transformation of the area.

Explore

A BEAUTIFULLY PLANNED NEW NEIGHBOURHOOD



Central Park

The new Central Park will be the heart of the community. The park will promote biodiversity and include children's play areas, outdoor exercise/workout equipment and plenty of space for residents to socialise and relax.

Multi-Faith Centre

The faith centre will be home to diverse religious activities, and provide a quiet, reflective space for all residents to enjoy.

Primary Schools

On the corner of Beam Square and Park Lane, one of two proposed new primary schools where pupils can meet class and playmates who also live locally.

Park Lane

Park Lane is a tree-lined street that meanders through the heart of the development connecting the western and eastern residential neighbourhoods with Central Park and Station Square.

Commercial Space

Retail and commercial spaces are located along key routes and at key locations at Beam Park. Designed to facilitate all residents' needs and reinforce the sense of community.

Linear Park

A boulevard style green corridor and linear park with pedestrian and cycling routes, creating a new strategic route along Beam Parkway to connect Beam Park and Rainham Village.

Nursery

Parents of young children can find childcare conveniently close to home, and in easy reach of the station for those who need to commute within the area or to London.

Medical Centre

A modern new medical centre will provide for all the residents' health care needs.

Station Square

The transport hub of Beam Park, a bustling colonnade on three sides and the proposed new station on the other, this is a new local centre with shops, a supermarket and a proposed community café.

Beam Square

A ball and court games area with seating and landscaping. The proposed new community centre is a great place to interact with the local residents.

Southern Park

A footpath to the station along a green landscaped area.

Gym/Leisure

Proposed amenities will include a gym and other indoor leisure.

BEAM PARK®

Creating New Communities

Living at Beam Park is about far more than a shared address in this exciting new neighbourhood, it means being in a place with the concept of community right at its heart. From the amenities that help create a sense of belonging such as schools and nurseries to the new purpose-built open spaces, you will find many ways of interacting with your neighbours, making new friends, and putting down roots as Beam Park evolves and grows. What is more, that sense of community is designed to grow in spaces both indoors and outdoors, and for all residents from young professionals, families and retirees alike.



PRIMARY SCHOOLS

The addition of two proposed new primary schools will ensure the community's education needs are catered for. There will be two new three form entry primary schools with both accommodating up to 670 students each. Both schools will have nursery facilities.

NURSERY

The nursery will provide convenient local childcare to residents, accommodating babies, toddlers and pre-school children.



COMMUNITY CENTRE

A busy hub during the day and evening; from toddler groups to meet other parents, to clubs for shared interests - join in, get involved, or even start your own group or society.

THE GYM

The proposed on-site gym will provide a convenient location for residents to keep fit a stones throw away from home.



COMMUNITY CAFÉ

A place to have a cup of tea and a sit-down after shopping or simply to drop-in during the day - as well as getting to know other residents, you'll also get to know what's going on in your community.

MULTI-FAITH CENTRE

A welcoming, purpose-built building whatever your faith, used for prayer and contemplation and for activities and events that bring the Beam Park community together.



For a company that began in the USA, Ford has long felt like a local company, not least since its presence in Dagenham goes back almost a hundred years. The scale of its production was phenomenal, ensuring Barking & Dagenham has a proud history of skilled engineering and manufacturing. Based in Detroit, the Ford Motor Company founded by Henry Ford also looked beyond the USA, and by 1929 Henry Ford's son Edsel was marking the start of construction for the Dagenham plant with a ceremonial turf cutting on the marsh. The first vehicle rolled out in 1931 and production reached 37,000 vehicles a year by 1937. Fast-forward to 1996 and Dagenham's ten millionth car - a Fiesta - came off the assembly line.

What had driven Ford's success was the company's pioneering mass-production methods, highly-efficient and advanced for their time, with both company and customers reaping the benefits as sales soared. In the USA, with vast distances across states, affordable cars connected people like never before. Even the drive-in cinema owed its success to car manufacturers like Ford. Ford found further success modifying its original design into a pick-up truck, now an icon of American culture. Today in the UK, the words Cortina, Escort, Fiesta or Focus are so familiar they don't need the prefix 'Ford'. Just 39 years old when he founded the Ford Motor Company, Henry Ford had changed the world - and along the way created one of the world's largest and most profitable companies.

Ford facts

- Henry Ford was the first to produce a car with a safety glass windshield.
- Maurice Buckmaster, Ford worker and fluent French speaker, was part of the Special Operations Executive in occupied France.
- Such was its scale, Dagenham's Ford Plant took over two years to build.
- Henry Ford was ahead of his time on recycling, fuelling Dagenham's power station by burning 2,000 tonnes of London's waste each week until 1939.
- In 1942 Dagenham Foundry workers raised £7,500 to buy a Spitfire, equivalent to over £250,000 today.

MADE IN DAGENHAM



The Ford that really flew

With its American-influenced styling, the Ford Anglia model 105E launched in 1959 was always going to turn heads, and it hit the market at just the right time as British workers with more money in their pockets looked to splash out on their first new car.

Sweeping lines, a backward-slanted rear window (its British designers had used wind-tunnel testing in its development) and tailfins - though not quite as flash as those on American cars - combined with the Anglia's reputation for durability made it a winner.

In 1960, the 105E's first full production year, 191,752 Anglias left the Dagenham plant, setting a new production-volume record for the Ford Motor Company. In total 1,594,486 Anglias were produced.

It found a place in UK hearts - there is still an active Ford Anglia 105E Owners' Club today - and in popular culture from the mean streets of Z-cars to Arthur Weasley's airborne 105E in Harry Potter and the Chamber of Secrets.



1932 - 1937

Ford Model Y
175,000 made in Dagenham
Top speed: Under 60 mph



1950 - 1956

Ford Zephyr
152,677 made in Dagenham
Top speed: 84 mph



1959

Ford Anglia
1,083,960 made in Dagenham
Top speed: 77 mph



1966 - 1970

Ford Cortina Mk2
963,750 made in Dagenham
Top speed: 96 mph



1984 - 1993

Ford Sierra
344,229 made in Dagenham
Top speed: 118 mph



1977 - 2002

Ford Fiesta Mk1-Mk4
10,000,000+ made in Dagenham
Top speed: 96 mph



EXPLORE

The great outdoors

EXPLORE ACRES OF PARKLAND ON YOUR DOORSTEP

Immerse yourself in nature and experience a feeling of freedom amongst the acres of the nearby Beam Country Park, a green haven that balances urban living beautifully.

A place apart. And beautifully close.

WITH OVER 180 ACRES OF COUNTRY PARK LANDSCAPE WITHIN WALKING DISTANCE FROM HOME, BEAM COUNTRY PARK IS THE PERFECT PLACE TO ENJOY WIDE OPEN SPACES, DISCOVER THE FLOURISHING RICH WILDLIFE AND UNWIND.

Beam Country Park is a tapestry of woodland, wetland, grassland and marsh, creating a wonderful diversity of habitats. The sheer scale of green space is not only rare in many of London's urban areas, but the park is also home to willow woodland which is rare in the Capital.

The park runs along the River Beam, a tributary of the River Thames that forms the boundary between the Boroughs of Havering and Barking & Dagenham. During the year, migrating birds can be seen following the Dagenham Corridor on their journey through London, of which the Beam Valley forms a part.

The reed-beds are the place to spot reed warblers and reed buntings, while the riverbanks are also home to water vole. Amphibians like great crested newts flock to the ponds, where

you can also see the jewel bright colours of the Emperor dragonfly. Unsurprisingly, the country park has already won several awards, including a Living Wetlands Award.

Don't forget to look skywards too - you can regularly see the distinctive flash of blue from kingfishers in flight, as well as skylarks who breed in the grassland and are famously ground birds, but who soar and sing loudly in spring.

And while the country park is relatively new it has secrets from the past. Archaeological digs show the land was used in the Stone Age, and remnants of a Roman pottery kiln have also been discovered. More recent buildings like World War II pill-boxes are finding new and creative uses, converted into the perfect home for bats to roost.



Feel the river breeze in your hair

Enjoy exploring your surroundings further - Rainham Marshes RSPB Nature Reserve is nearby to discover on foot or bike and at your own pace.

Get close to the sights and sounds of unique estuary birdlife - whistling wigeons, warblers, wildfowl, and waders, viewed from hides and viewing platforms or on the sign-posted nature trails.

Be adventurous - the Big Wild Sleepouts let you experience the reserve by moonlight. Listen to lapwings calling under starry night skies and hear sandpipers and greylags out on the marsh.

The flat paths and river wall walkway are perfect for pushchairs. Finish your visit at the café with its tables around the wildflower garden.

The paths are ideal for step goals too - one loop of the main trail is 5,000 steps. Borrow a pedometer from the reserve or use your smartphone or tracker and see the steps add up.

The off-road surfaces are great for running. With the Thames on one side and wildlife rich marshes on the other, makes for an unrivalled backdrop whether you're with the weekly social running group Rainham Harriers, or starting to run on a 'Sofa to 5km' event.

A PERFECT WAY TO LIVE.

Naturally

Homes designed around you

HOUSEHOLDS COME IN ALL SHAPES AND SIZES, AND THERE IS NO "ONE SIZE FITS ALL" WHEN IT COMES TO THE IDEAL HOME DESIGN. FROM LATERAL SPACE TO TOWNHOUSES, DUPLEX MAISONNETTES TO VILLA STYLE HOMES, AT BEAM PARK YOU'LL FIND A LAYOUT THAT SUITS YOUR LIFESTYLE PERFECTLY.

A community is made up of people from every life-stage, from singles and young couples, homes with growing teenagers or mature parents with returning older offspring, to those enjoying their freedom years. Beam Park offers a diverse range of homes for everyone. From smart studios, one, two and three bedroom apartments and family duplexes on the lower floors of some apartment buildings, to three and four bedroom detached houses and terraces book-ended by double-fronted homes. Diverse in architectural style, finish, and detail, that feel part of a place of character for both residents and visitors. A place where building heights vary gently from the two, three and four storey townhouses to apartment buildings of up to sixteen storeys.



Computer generated images, indicative only.

"The homes are beautifully diverse in architectural style, finish, and detail, yet all look and feel part of a place of character and interest"



Beam Park has taken its inspiration from a world-class city in a contemporary interpretation of classic London streetscapes - distinctive and organic. Where taller townhouses sit alongside lower height mews houses, apartment buildings and terraced streets. At Beam Park the townscape flows beautifully. London is famously built predominantly of brick - there is even the famous London brick that built much of the Capital - and at Beam Park brick creates a solid and familiar feel too. Different brick types are used as well as materials and features that add contrast to front doors and entrances, façades and roofs.

The residential design quality is seen throughout, including common areas and interiors. With dual-aspect rooms where possible, rooms maximise sunlight and daylight whether living rooms, kitchens, or bedrooms, while balconies, terraces and gardens create a seamless flow from inside to outside space.

"Beam Park has taken its inspiration from a world-class city, a contemporary interpretation of classic London streetscapes"





INSIDE Story DE

The interiors at Beam Park reflect the fantastic family environment offered by the development. We have given an aspirational and homely feel to each of our Show Homes, using contemporary furnishings and styling to ensure each home has its own personality - perfect for first time buyers, young families and commuters alike.



“When designing the interiors of Beam Park, we used colours and accessories to enhance the homely, livable feeling, allowing potential buyers to truly envision the property as their own home.”

Guy Sibley
Senior Interior Designer, Alexander James Interiors

Beam Park - 1 bedroom show apartment



What's inside matters.

From brands that are the choice of leading architects and interior designers for their discerning global clients, to companies with specialised skills honed over decades, the commitment to exceptional quality of specification at Beam Park is evident.

Beautifully designed

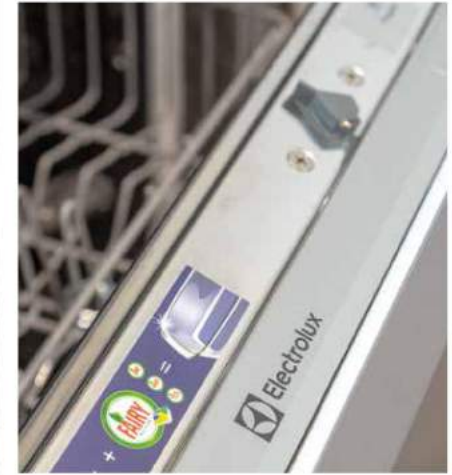
The specification of each apartment and house at Beam Park reflects the time, expertise, and passion for creating an interior finish that is special in every home. That has meant not only sourcing items from some of the leading brands in their field from the UK and across the globe, but also ensuring that each element, whether bath, shower or tap, kitchen splash-back, flooring, or lighting complement each other and create a harmonious feel. The result of this curated approach is a unique home where, from the materials and textures to the palette of colours and every last detail of finish, it is not only beautiful to look at, but also a fantastic place to live in - and one whose appeal and quality will endure in the years ahead.



Peerless brands where tradition meets innovation

Enduring brands combine a wealth of experience, proud values and continual innovation. In your Beam Park home you will find brands like Nobilia, with over 70 years of experience in bespoke kitchens built to the renowned standards of German engineered manufacturing. Bathroom and en suite fittings are by world-class names like Hansgrohe and Roca, with tiles by Saloni, creators of quality ceramics for 50 years.

Flooring includes the Spacia range - a premium collection at the forefront of durability, visual appeal and performance - by British name Amtico whose reputation for design-led, skilled craftsmanship is unmatched. You will also find Luxurious Touch carpet by Abingdon, a brand known for being at the cutting-edge of performance. When it comes to a sense of security, doors are Sound Secure by Premdor, leaders in door design for 90 years.



The small details that make the bigger picture

Beam Park prides itself on attention to detail. The sleek kitchens are finished with touches like recessed handles and brushed steel finish sockets above work tops. Throughout, the palette of colours reflects sophisticated urban living - so both apartments and houses feature kitchen base and wall units in shades like dove, slate, and satin greys, and textures that include both matte and lacquered finish.

Glass splash-backs in the kitchen reflect the down-lighting beautifully. In the bathrooms, recessed lighting by Iluma creates a relaxed ambience. Tranquil neutrals like Nordic Oak Amtico blend seamlessly with carpets in warm neutrals such as Earth. Attention has also been given to the placement of radiators, out of sight where possible, and located to maximise furniture layout positions.

S T Y L E

MAKE YOUR HOME UNIQUE

Fashions for homes and interiors are now followed by style gurus as much as those from the catwalk. Interior trends can be a real source of inspiration when you are about to furnish a new home, giving it a fresh and current look and feel. However, what makes your home unique is the personal touch you bring to it. So, get inspired by the current textures and materials, colours and shapes, then take the elements that speak to you to create an interior that is a true reflection of you and your family's personality.

Bright

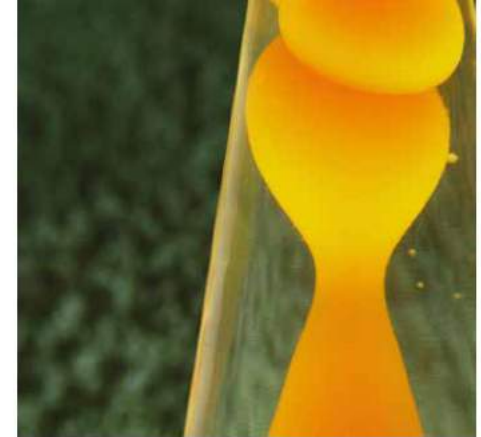
Furniture in shades of emerald green, garnet pink, citrine, and sapphire blue are right on-trend. But you don't need to replace your existing items. Combining three different jewel shade cushions on a plain sofa will make a big impact.

Flaunt your curves

Curvilinear shapes really cut it in the style stakes. Look for sofas and armchairs with fluid lines that are big and made from soft fabrics, inviting you to relax and unwind in comfort.

The 1970s called

Retro glam rocks - look for era-defining shapes and textures from the 70s, the time of lush deep pile rugs. The lava lamp took off in this decade and is now a style icon, while kids will love a glitter ball style light in the bedroom.



The Ottoman Empire

Ottomans are having a real renaissance, making it into the top ten list for furniture searches. Choose one covered in velvet - searches for velvet are also trending now - and you're a style leader.

Don't lose your marbles

A marble topped coffee table brings simple elegance to your room - but it doesn't have to be the real thing. You will find marble style design everywhere now from duvet sets and lamp bases to fabric pouffes and toothbrush tumblers.

Tectonic shift

Forget frumpy nests of tables and go for ground-breaking style with a collection of tectonic tables - three occasional tables that can be moved closer or further away from each other as required just like the fluid movements of the earth's tectonic plates.

Come down to earth

Leading trend service WGSN has found the fastest rising colour is orange, and Pantone declared Cadmium Orange as one of their top colour trends for 2019. Think lovely warm terracotta and burnt orange shades.



Glass Palace

Chandeliers are back, and whether you go for traditional style or something more contemporary, a glass or crystal light fitting is a way of transforming a room instantly with just one item.

Dark drama

Add some Scandi-noir style - the brave are painting a black statement wall, or simply opt for one or two items like a black table and chairs in a matte and powdery finish for a chic and sophisticated look.

The fifth wall

The ceiling is the neglected 'wall', but statement ceilings painted in any colour but white or wallpapered in scenic or eye-dazzling geometric prints are in. But choose carefully - the wrong choice could keep you awake at night.



Countryside.
There's no better company
to deliver something

exceptional



Atelier, Harlow.

From the scale of the new neighbourhood to the quality of life it will bring to its residents in its homes and streets, now and for the future, Countryside brings an unrivalled and unique vision and depth of experience to Beam Park.

Countryside is one of the UK's leading home builders and urban regeneration partners. We believe that where we live matters and we're passionate about creating places where people aspire to live.

All our developments carry a signature style and character, designed to work for the way people live today with materials that reflect our commitment to quality. Our exacting standards and sustainable credentials combine to create places that stand the test of time. As a result we hold more Housing Design Awards than any other developer. From the character of the homes we build to the planning and unique detailing of environments, our creative approach to place making provides a greater sense of belonging, spirit of neighbourhood and quality of life. It is no surprise that Countryside Partnership South is an NHBC 5 star developer.

We create places people love.



COUNTRYSIDE

Places People Love

Modest beginnings and a big vision 'that everyone has a quality home they can afford'

In October 1963, a group of young professionals came together to create a housing association and L&Q was born. The initial investment saw 32 people each buy shares worth £2. Combining a dream to end homelessness with the entrepreneurial flair of the city professionals has led L&Q to where it is today. That £64 has become a £12 billion social business.

Today, L&Q is one of the UK's leading housing associations, housing around 250,000 people in more than 92,000 homes. The largest landlord in the capital, L&Q's vision is that everyone has a quality home they can afford, a social purpose combined with commercial drive to create homes and neighbourhoods everyone can be proud of.



Beaubeu, Essex



Southgrove

L&Q facts

- L&Q is a regulated charitable housing association and one of the UK's most successful independent businesses.
- We are committed to tackling the housing crisis and have an ambitious plan to enable the delivery of another 100,000 quality new homes over ten years.
- Half of our new homes will be genuinely affordable to people on average and lower incomes, with the other half available for private rent or sale, reflecting our belief that everyone should have a quality home they can afford.
- We are a not-for-profit housing association and reinvest the money we make into building quality homes, creating successful communities and providing excellent services for residents.
- As a charitable housing association our role goes beyond providing homes and housing services. We are a long-term partner in the neighbourhoods where we work. We hope to build aspiration, opportunity and confidence among residents through our £250m community foundation and our skills academy.
- Our care and support subsidiary, L&Q Living, provides housing assistance for older people and those with support needs.



Acton Gardens, London

S

Beam Park is building a sustainable future not just for its residents, but also as part of the London - and global - environment. More sustainable environments enhance the well-being of the people who live, work and grow up in them and help protect valuable natural resources. From green roofs to greener transport, environmental impact has been integral to the design of Beam Park from day one.



Lean, clean, and green

As part of wider Greater London, Beam Park is designed to help meet the Greater London Authority's London Sustainable Design & Construction policy, and achieve 35% reduction in CO2 emissions compared with previous building regulations.

A greener capital

The Mayor of London has put sustainable design and construction at the top of the agenda. From energy efficient design, decentralised energy and lower carbon dioxide emissions, many of these will be incorporated across Beam Park.

Home comforts made eco-friendly

Each home can make a difference to the carbon footprint and Beam Park homes will be fitted with energy efficient glazing, high levels of insulation as well as energy-efficient lights, appliances, boilers (houses only) and hot water systems.

No wasted roofspace

Apartment blocks will be fitted with solar PV panels and a proportion of roof levels on apartment blocks will incorporate brown roofs. These enhance the local ecology and are seen as the best way of replicating the wild urban spaces at ground level.

Aiming high

Beam Park will have several commercial and public buildings and the aim is to achieve BREAAAM - the world's leading sustainability assessment method - 'Very Good' standard.

Powering the future

A decentralised energy supply with a CHP - Combined Heat & Power - heating system will produce heat and hot water for all apartment blocks, the schools, management office and the nursery - and assist the London Plan's goal to meet over 25% of London's heat and power through decentralised systems by 2025.

Better air quality

With improved public transport at the proposed new railway station, pedestrian friendly walkways and a sustainable parking strategy to minimise road congestion, Beam Park is playing a part in helping reduce the effects of traffic on air quality.

Pedals empowered

Beam Park will be highly cycle-friendly. In addition to dedicated cycle paths, there will be covered and secure cycle parking for apartment residents with additional spaces for visitors.

Building a more SUSTAINABLE future

‘The homes at Beam Park frame high-quality public spaces designed to a standard above and beyond those required by planning guidance’

Whether it is wide open stretches in a park, or a spot to sit and watch the world go by, eat lunch and catch the rays, landscaping is vital to our quality of life. There is now plenty of research showing that quality landscaping can help our physical and mental well-being, encouraging us to spend time outside, enjoy nature, and interact with others.



OVER 17 ACRES OF OPEN SPACE

These spaces include a new central community park, itself made up of spaces of different size and character from play and recreation areas, to large grassed areas, formal gardens and water features - an impressive 47,000 square metres in size. Ribbons of green will wind through Beam Park, from green corridors with walking and cycling routes to pocket parks in residential neighbourhoods.

The landscaping quality at Beam Park is just as important in more bustling parts. Surrounded by landscaped streets, inside Station Square a sunken garden and green oasis will bring horticultural colour, texture, and seasonal planting throughout the year. Whether park or podium courtyard, these outdoor landscaped spaces are what makes Beam Park uniquely itself - an attractive, healthy, safer neighbourhood of inviting landscaped and public spaces.

OPEN SPACE

BEAMPARK®

Discover a new era of space exploration

‘The variation in the landscape and public realm at Beam Park provides many different spaces for a range of activities and for all age groups’

WORK OUT

Whether it is getting to your favourite group exercise class, working to achieve your fitness goals, or keeping motivated at sessions with a personal trainer, the gym at Beam Park, proposed as part of phase 2 will make it easy and convenient to fit into a busy lifestyle.



Image of gymnasium, indicative only.



Cycle paths

Beam Park will offer a network of cycle paths to encourage healthy, eco-friendly travel. Whether you are enjoying a bike ride with the children or using it get from A to B, safe dedicated pathways provide an enjoyable and healthy way to travel.



Fitness trail

The Fitness and Health Trail, planned for phase 2 at Beam Park, will feature a variety of specially designed equipment that will not only inspire you to get fit outside but will focus on toning and stretching different parts of the body and brings the added benefit of spending time in the open air.

Let's start afresh

There's nothing quite like the feeling where, in every room and from top to bottom, everything is completely new, and it is a feeling that only comes with a brand-new home.

It just feels right

How we live and use our living space evolves over time. From more informal open-plan living to en suite facilities, a new-build home can create layouts that have been ideally designed for modern day living.



Raising the bar

The UK carries out some of the most advanced building research, from developing high-performance new materials to achieving greater levels of eco-efficiency, new homes have the very latest regulatory and building standards built-into your home.

Conserve your energy

Highly efficient water and heating systems together with double glazing and doors that meet exacting insulation standards mean that today's new home really works to keep you comfortable, keep running costs down - and reduce your carbon footprint.



No previous owner - guaranteed

Everything from the A-rated boiler* to the appliances are brand new, with warranties for peace of mind. What's more, there are no greasy cooking hoods, scratched kitchen worktops, or grimy bathroom corners, just a pristine new home.



Secure by design

From window locks to the quality of construction and locking systems on external doors, the level of security meeting stringent British Standard security ratings in new homes has never been better.

Enjoy your weekend

With a new home you won't spend your spare time removing the layers of wallpaper and paint of previous owners, or paying out for rewiring projects or a new roof. Instead you can enjoy the low-maintenance freedom that comes with a new home.



And just relax...

A new home comes with a 10-Year NHBC Warranty. In addition, Countryside also provides 24-hour emergency cover for heating, plumbing and electrical items for a two-year initial period after purchase.

* Included with houses only.

HOMES WITH SMARTS



REMEMBER THE OLDEN DAYS, WHICH WERE NOT SO LONG AGO. BEFORE GOING ON HOLIDAY YOU'D ASK A NEIGHBOUR TO SWITCH ON LIGHTS AND AFTER A DAY'S COMMUTE YOU COULD COME HOME TO AN ICY HOME. SMART TECHNOLOGY HAS CHANGED ALL THAT. WITH DEVICES YOU CAN CONTROL USING AN APP WHETHER YOU'RE AT HOME, IN TOWN, OR AROUND THE POOL AT YOUR HOTEL. THIS SMART TECHNOLOGY MAKES UP THE SMART - OR CONNECTED HOME - NOT ONLY CONNECTING YOU WITH ONE DEVICE BUT WITH A WHOLE FAMILY OF THEM THAT CAN ALSO COMMUNICATE WITH EACH OTHER.

There is a whole host of options available when considering adding smart technology to your new home. For starters, when it comes to your heating, a smart thermostat gives you control on the move. What's more the technology can 'learn' your preferences - for the living room which can get too cold and for the baby's room which can be too hot, the temperature is all sorted with the smart thermostat. Smart homes handle lighting too - waking you up, turning lights off when it notices the house is empty to save energy, and intuitively switching lights on and off when you are away. It will also spring into action to flood the exterior with light at the front of the house and in vulnerable areas like back doors or sheds as part of smart security systems. In fact, security is one of the top uses for smart technology with cameras, sensors and video doorbells that let you see, hear and speak to visitors, monitored via smartphone, tablet, laptop or PC.

Look for models that feature wide-angled lens, two-way audio, built-in microphones and speakers as well as live-streaming of high-quality HD footage and night vision. There are models that can make the sound of a police siren, a barking dog or shrill alarm at your command - but they can also be programmed to ignore pets and send a notification only when necessary. Some security smart device providers

are teaming up with other specialist companies like long-established Yale, creating innovations like the keyless lock, so that if you forget to lock the front door, you can do so from your phone and check if the door is closed, or let visitors in with a temporary passcode.

Smart technology is developing all the time - and voice control can let even the biggest technophobes enjoy the benefits. While research suggests we are using smart speakers mainly for playing music, weather, sports and news updates, voice-controlled speakers with built-in smart home hubs makes getting smart home savvy easy. You can even group several actions together with a single voice command - lights in all rooms off, door locked - at night. Even the best multi-tasker can't beat that. And for more serious stuff, smart home protector devices are testing for smoke or carbon monoxide repeatedly during the day.

It may all sound very futuristic, but smart homes are simply making the things we look for from our home - comfort, safety and security - easier and more convenient. And it could reduce your insurance premiums too. New smart technology can detect water leaks and prevent floods before they happen, something that will definitely please your insurance company.





Backed by
HM Government

It's the scheme that can help
get you moving - we sort out
the facts from the myths.

Q&A

What exactly is Help to Buy?

It is a scheme started by the Government to support people who want to buy their own home but who may be struggling to find a large enough deposit.

Is it just for first-time buyers?

Thousands of first-time buyers have benefitted from the scheme, but the scheme isn't restricted just to those purchasing their first home.

How much deposit will I need?

You will need to raise a 5% deposit. That means the scheme can really help people who are, for example, paying high rents, and can't raise a large deposit.

Where does the other 95% come from?

The Government provides an equity loan of up to 40% in London boroughs to reflect the high property prices in and around the Capital. With your 5% deposit, combined with 40% loan, the remaining 55% could be funded through a mortgage*.

Do I need to find a special mortgage provider?

Lenders need to have signed up to the scheme, but most major lenders already participate in Help to Buy.

Does the large deposit help me get a better deal?

One advantage of Help to Buy is that, as with all purchases, a larger deposit (made up of your 5% contribution plus the 40% equity loan) makes you a more attractive borrower and for more competitive rates you may qualify. Of course, as with any mortgage you will need to satisfy the lender you can afford the repayments.

*Terms and conditions apply. London Help to Buy available on selected plots only. 40% loan is interest free for the first 5 years. 5% deposit is applicable with the Government's London Help to Buy scheme. Buyer will need to have sufficient funds to pay legal and sundry costs. Equity deposit percentage may be subject to lender's and Government criteria. Prospective buyers should always seek independent financial advice before proceeding. YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE. Countryside Properties works with a number of independent financial advisers who are able to provide appropriate advice. Countryside Properties terms and conditions apply. Subject to status. See our website for full details. Correct at time of printing. April 2019.

Is there a limit on the price of house?

Help to Buy applies to homes costing up to £600,000, and the good news is that Beam Park is currently in an affordable part of the Capital, so Help to Buy could be the ideal route to your new home.

Will I be paying high interest on the government loan?

The loan is interest-free for the first five years. After that you will need to pay interest - currently 1.75% per annum*.

Can I sublet my home if it's bought through Help to Buy?

You won't be able to sublet your home (and you must not own any other property if you buy through Help to Buy).

Who owns the home if it's purchased through the Help to Buy scheme?

It is 100% yours.

How do I find out more?

Visit www.help Tobuy London.co.uk, or call 0300 5000996.

You can also find out more from the helpful Sales Consultants at Beam Park.



State-of-the-art schools and sport for all

BEAM PARK WILL SEE NEW SCHOOLS WITH LIGHT AND AIRY CLASSROOMS AND LEARNING AREAS, AS WELL AS WELL-DESIGNED SPACE INSIDE AND OUT FOR ACTIVITIES AND SPORT THAT ENCOURAGE A HEALTHY LIFESTYLE AND VALUABLE SKILLS LIKE TEAM-WORK.

There will be artificial grass pitches at the two new primary schools at Beam Park. These will be installed in line with the Playing Pitch Strategy for the two Boroughs in which Beam Park is located and Sport England.

Sport England is a non-departmental public body under the Department for Digital, Culture, Media and Sport, responsible for grassroots sports in England. Its 'Active Nation' strategy is about encouraging everyone, regardless of age or ability, to take part in physical activity so they can share the benefits it can bring.

A key part of the strategy is making it easier for people to be more active, and sports strategy at Beam Park has been developed in line with Sport England's aims, promoting extended use of school facilities. So, for example, the new schools will have multi-use game areas (MUGAs) with floodlighting for flexible night-time use. (Time restrictions apply.)

In addition, inside schools, assembly and sports halls will also be made available for sporting activities out of school hours, in the evenings, at weekends and during school holidays with community activities from badminton to fitness classes.



2 new primary schools
1 new nursery

School report

School performance is a success story in Barking and Dagenham. GCSE results for 16 year-olds are above the national average. The national award-winning Further Education Barking and Dagenham College has courses from engineering to construction, digital creative and health and social care.

The College also trains over 850 apprentices a year - one of London's largest apprenticeship providers.

In addition to the main Rush Green campus, the Technical Skills Academy for 16-18s offers courses in construction management, ICT, and more, while Barking's

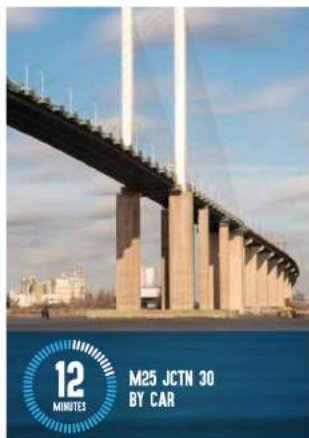
Broadway Theatre is a Technical Theatre and Performance Skills training centre.

The college offers students the highest quality training in industry-standard workshops and training spaces including Siemens Mechatronic Academy.

The iCreate@BDC is a new industry-standard 1,000 sqm collaborative hub where students develop skills for the expanding creative digital sector.

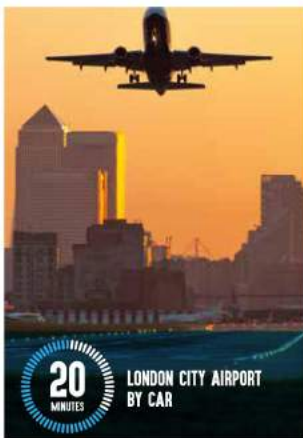
The area is home to the only regional Gazelle Science, Technology, Engineering & Maths Centre within the M25, a state-of-the-art, purpose-built creative space for all age groups.





12
MINUTES

M25 JCTN 30
BY CAR



20
MINUTES

LONDON CITY AIRPORT
BY CAR



22
MINUTES

DAGENHAM DOCK TO
FENCHURCH STREET



26
MINUTES

STRATFORD
BY DISTRICT AND
JUBILEE LINES



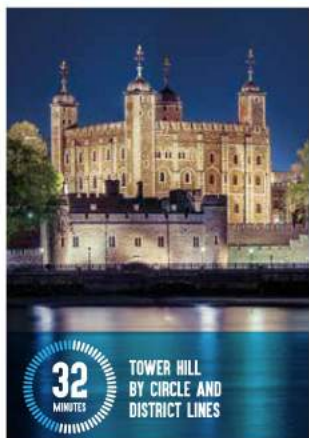
28
MINUTES

CANARY WHARF
BY DLR AND JUBILEE LINES



30
MINUTES

LONDON CITY AIRPORT
BY DISTRICT LINE AND DLR



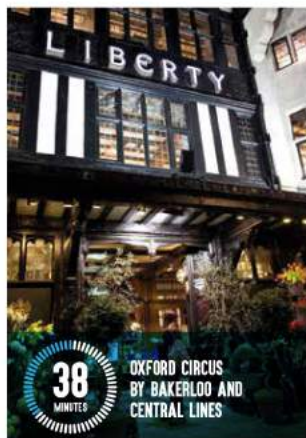
32
MINUTES

TOWER HILL
BY CIRCLE AND
DISTRICT LINES



34
MINUTES

MONUMENT/BANK
BY DISTRICT LINE



38
MINUTES

OXFORD CIRCUS
BY BAKERLOO AND
CENTRAL LINES

All travel times taken from Google maps and thetrainline.com.

Really going places

With a proposed new station at Beam Park on the c2c route and connecting directly to the heart of the City of London at Fenchurch Street – and to Basildon, Southend and Grays to the east – the state-of-the-art new landmark station will ensure that Beam Park is firmly on the map.

Dagenham Heathway Underground on the District Line is 2 miles away, with interchanges with the London Overground and Hammersmith & City Line at Barking, and the DLR at West Ham. Beam Park is also conveniently close to the A13, a major route into central London and Docklands as well as the entire northern Thames Gateway.



LONDON

in 22 minutes

ONE OF THE WORLD'S GREATEST CITIES

Nothing can compare to the energy and excitement of a city. From evenings in the West End to days out as a family, London boasts the best shopping, top-rated restaurants and cultural entertainment, alongside Royal parks and gardens. As well as being a flourishing leisure destination, London is also one of Europe's most exciting business hubs, with the financial district of Canary Wharf just 28 minutes away. Living at Beam Park, you can make the most of everything one of the top global Capitals has to offer.

* Travel times taken from googlemaps.com, correct at time of press. Image taken from Sky Pod Bar, Fenchurch Street, London.



All travel times taken from Google maps and thetrainline.com.

28 MINUTES BY CAR

WESTFIELD

WHAT COULD BE BETTER THAN TWO SHOPPING DESTINATIONS UNDER HALF AN HOUR'S DRIVE AWAY, INTU LAKESIDE AND WESTFIELD STRATFORD CITY OFFER SHOPPING - AND SO MUCH MORE.

The name Westfield is a byword for a wealth of shopping choice in extremely stylish surroundings. With an established Westfield up west, Westfield Stratford is now the landmark shopping destination for East London. With over 300 shops you'll find high street and high-end, long-established names and the newest go-to for fashion, make-up, and eating out according to the word on the street - or fashion or food blog influencers. With a plethora of stores to choose from you'd be tempted to shop like there's no tomorrow, but there's no need as Westfield is open 7 days a week, and most nights until 9pm. And as a true retail and leisure destination you can stay for the evening for a film at the state-of-the-art Vue Cinema.

As you'd expect, there are no shortage of places for refreshments, a great lunch or romantic dinner. A cupcake from a store just opened by two New York guys with your coffee anyone? Need to power up your day - there's just the thing at the new Cane Press Juice Bar. Football fans in your family - themed restaurant Café Football hits the spot, just one of many relaxed eateries that go out of their way to make families welcome. In fact if you thought shopping and children didn't mix,



you'll find they can. Westfield's Playworld is a specially-designed area for kids 5 years and under, or try out the new Biodiversity Park where nature meets play in an absorbing space for children and families.

Intu Lakeside brings over 250 brands together with a good balance of department stores like Debenhams to smaller boutique style shops like Boux Avenue, Hotel Chocolat and Pandora. Destination style shopping malls often offer unexpected services, so if you thought Personal Shoppers are only found in the luxury emporia of Knightsbridge think again. Intu Lakeside offers a free and independent personal shopper service with a consultation followed by an hour and a half of shopping with your stylist to find styles and colours to suit your personality, shape, and budget.

Children will enjoy themselves too at Partyman World of Play for 3-13s, with a special toddler area for under-3s, experienced staff, and seating for parents. Lakeside's Vue is equipped with Sony 4K digital and 3D screens, and there are exciting new leisure options currently being built like the Nickelodeon family entertainment centre, Flip Out's fabulous indoor trampoline park, and indoor crazy golf as you've never played before at Puttshack - all scheduled to open in 2019.

13 MINUTES BY CAR

LAKESIDE

EXOTIC NEW FOOD THAT BECAME FIRM FAVOURITES WITH THE LOCALS - EAST LONDON HAS LONG BEEN OPENING THE DOOR TO NEW TASTES AND NEW FOOD ADVENTURES.

Whether it is the Lower East Side in New York or the East End of London, it is the city neighbourhoods where new visitors arrive and settle from across the globe that experience new food influences and flavours first - and the history of the East End and its traditional fayre are inextricably bound together. The old East End saw different groups with their own traditions intermingling in the loud, crowded community and streets, courts and alleys - creating a unique mix of cuisines that we still associate with the East End identity today.

What impoverished new arrivals shared was the need for tasty, filling, cheap food, and with the nearby Thames teeming with eels, dishes of jellied eels became an East End staple with hundreds of shops and stalls selling it in the 1800s. Eels were also the ingredient for the East London favourite, pie and mash and

parsley-sauce liquor, later replaced by new fillings like mutton. And it is hard to believe that oysters, now a luxury in West End eateries, were a cheap, everyday food just a century ago, although shellfish from cockles and winkles to whelks are still popular from market stalls or trips to seaside towns like Southend.

The remaining pie and mash shops are pieces of living history, while East End bakeries serving bagels traditional style with hot salt beef and mustard, chopped herring, or cream cheese and smoked salmon, were introduced by Russian and East European Jewish immigrants, and are so popular one bakery is open 24-hours. Later waves of arrivals have brought yet more new cuisines, and today the East End is also the place for authentic, award-winning curries, part of an evolving East London multicultural heritage - one best discovered over a good meal.

Deliciously different

British favourites with proud East End credentials

Next time you pick up a can of oxtail soup from the food cupboard thank the Huguenots who brought the recipe when they arrived in the East End in the 1680s.

Culinary historians have traced the origins of fried and battered fish to Portuguese and Spanish immigrants who arrived at East London's docks back in the 16th century.

Add chips and a British classic is born - the first fish and chip shop was opened by Jewish immigrant Joseph Malin on Cleveland Way, E1 4TZ within the sound of Bow Bells in the 1860s.

Adopted as traditional East End fare, Dutch fishing ships brought jellied eels to London. Irish and Italian sellers sold them - and East Londoners took the dish to their heart.

What could be more British than a Friday night chicken tikka masala, and Brick Lane has led the way in widening our horizons to a whole range of South Asian dishes.

Relax at your leisure

WHETHER IT'S IN THE SPIN STUDIO, ON THE GOLF COURSE, OR BY THE WATER WAITING FOR THE FISH TO BITE, AT BEAM PARK YOU CAN ENJOY LIFE AT YOUR OWN PACE.

Bowmen of Ardleigh Archery Club

One of the oldest archery clubs in Essex with members aged 9-91, offering target shooting, field archery that uses bows without sights or stabilisers, and Clout shooting, a practice for battle in Medieval times. There is also indoor shooting in the 16th Century manor barn.

Bretons Manor, Rainham Road RM13 7LP
www.bowmenofardleigh.com



Hunters Badminton Club

A friendly club which meets on Tuesday evenings, it has men's, ladies' and mixed teams in the local Barking, Havering and District Badminton league and is also about having fun with social events held throughout the year.

Dagenham Park Leisure Centre, School Road, Dagenham RM10 9QH
www.huntersbc.com

Old Dagenham Park Tennis courts

The hard-surface courts are free to use on a turn-up-and-play basis at the neighbourhood park that also has football pitches and outdoor bowls. The tennis courts are open 8am to dusk, seven days a week.

Vicarage Road, Barking
Dagenham RM10 9SP
www.barking-dagenham.gov.uk

Dagenham Park Leisure Centre

A local venue with a wide range of facilities including multi-purpose sports hall that can be used for badminton, netball, and indoor athletics, as well as a fitness studio with classes from yoga to Zumba.

School Road, Dagenham RM10 9QH
www.dplc.bardagea.org.uk

Queen Elizabeth Olympic Park

The Olympic Park is open to the public every day of the week. Designed for the 2012 Olympics, it's home to the London Aquatics Centre – perfect for absolute beginners through to swimming enthusiasts – as well as the award winning Lee Valley VeloPark, the first place in the world where you can take part in four types of cycling in one place.

Carpenters Road, Stratford E20 2ST
www.queenelizabetholympicpark.co.uk

Ingrebourne Links Golf and Country Club

Ingrebourne's North Course holes offers a 'links' style golf experience away from the sea - with East and South courses opening in 2019 and 2020. Designed by a former Captain of the PGA and European Institute of Golf Course Architecture member, the new Club will also feature a state-of-the-art gym, and a Hydro-suite to rejuvenate.

New Road, Rainham RM13 9FL
www.ingrebournelinks.com

Becmain Angling Society

Valence Moat, previously the Dagenham Lake, is the local venue for the Becmain Angling Society, the water home to Roach, Carp, Tench, Gudgeon, and Eels. The moat can be fished from 7am to 6.30pm with a day ticket available from the bailliff on the bankside.

Valence Moat, Becontree Avenue, Dagenham RM8 3HR
www.becmain.com

Rainham Bowls Club

Affiliated with the Essex County Bowls Association, Romford Bowls Association, and Bowls England, the welcoming club has an impressive reputation for winning, including the prestigious county Top Club trophy.

5 Brights Avenue, Rainham RM13 9NW
www.bowlclub.org/club/2810



Blooming lovely

GENERATIONS OF FAMILIES HAVE LIVED IN RAINHAM HALL, NOW IT HAS OPENED ITS DOORS TO WELCOME THE COMMUNITY INTO A LOCAL GEM SET IN ACRES OF GARDENS.

With its handsome Georgian looks and set behind striking wrought-iron gates, Rainham Hall still makes an impression today, surviving centuries of change since it was built in 1729. A fine example of Queen Anne style architecture, and set over three floors, the Grade II* listed hall has been home to captains and merchants, artists and vicars. Today it has become a tranquil oasis for everyone to enjoy all-year-round - for free, whether you drop by to sit with a book on the lawn, for lunch at the Stables café, or to see the changing seasons play out across its three acres of orchard and grounds.

Summertime sees the perennial borders at their most vibrant, the perfect time to bring a picnic or relax in the outdoor sitting area. Youngsters can enjoy a wide range of 'Summer Adventure' sessions, from garden play trail and storytelling sessions to 'Hunt For Bugs' searches and all ages can enjoy the Vintage Sports Days with old-fashioned fun from sack races and three-legged races to relays. Other seasons also showcase the beauty of Rainham Hall, from carpets of snowdrops and bluebells in spring to juicy mulberries growing on one of the orchard's oldest trees and the beautiful burnished colours of autumn. Join the gardening team to work on the flower-beds, or enjoy family fun on 'muck-in' days helping out in the fresh air, with many creative projects, activities and events held through the year.



A voyage of discovery

Rainham Hall was built in 1729 for Captain John Harle who could keep an eye on his ships moored at the quay from his first-floor room.

The Hall was a home - and a show home - to advertise the exotic products he imported, from Delft tiles to Italian marble flooring and Honduran mahogany for staircases.

Check off some of the items on the list of '50 things to do before you're 11½' from the National Trust each time you visit!

Rediscover long-forgotten tastes from hundreds of years ago and learn the skill of making medlar jelly from fruit trees in the orchard at one of the cookery sessions.





Standing United



DAGENHAM AND REDBRIDGE FC IS A CLUB WITH A STRONG SENSE OF PRIDE - AND A STRONG SENSE OF COMMUNITY.

If a football club had a family tree, it would show Dagenham and Redbridge FC's roots firmly planted in the local soil. The club has only been in existence in its present form since the 1990s when it teamed up with Dagenham FC, but Redbridge Forest - the result of a merger of Leytonstone, Ilford and Walthamstow Avenue Club - can trace a history back to 1881.

The Daggers' stadium on Victoria Road is the place to watch home fixtures of the Vanarama National League. Along the way the Daggers have made headlines and history. In the 2000-2001 season they defeated Lincoln City in the FA Cup, then came within a nail-biting few minutes of defeating the Premiership team of Charlton Athletic in the FA Cup third round. Several Daggers players are in the record books too - like Tony Roberts, the first goalkeeper in the history of the FA Cup to score a goal from open play, while the Daggers can also lay claim to the highest scoring penalty shootout in professional football history when they defeated Leyton Orient in the second round of the Football League Trophy in 2011. It went to 14-13, a figure later equalled by the mighty Liverpool - but not bettered.

Today you will still find the same passion for the game, exciting play, and the occasional football hero at the ground. When Dagenham and Redbridge FC held celebrations for the 50th anniversary of England's World Cup win at Wembley it was local and national hero Sir Geoff Hurst who came to present Dagenham's Valance Primary School with a trophy for winning the Barking and Dagenham School World Cup tournament. So this season get your red and blue scarf on and support a true local team.



Where football is home

Barking & Dagenham has a strong history of sporting excellence and producing talent, with the area playing an important role in England's 1966 World Cup win.

England team captain Bobby Moore was born in Barking. Today there is a plaque in Waverley Gardens where he grew up - and lived when he made his England debut in 1962.

Sir Alf Ramsey was born in a cottage on Halbutt Street, Dagenham, and played for Dagenham Schoolboys and the Essex Schools teams.

Ramsey is best known for his role as England manager in the 1966 victory, but had also played for England 32 times between 1948 and 1953 - and captained the side three times.

Martin Peters lived in Dagenham and played for Dagenham Boys.

West Ham icon Geoff Hurst scored three goals in England's 4-2 victory over West Germany in the 1966 World Cup final - and he remains the only man to score a hat-trick in a World Cup final.

Find out more at the Club's official website www.daggers.co.uk



Stepping up a gear

DIVERSITY HAS NOT ONLY ESTABLISHED ITSELF AS A HIGHLY SUCCESSFUL DANCE TROUPE BUT HAS ALSO GENERATED HUGE INTEREST IN THE POTENTIAL OF STREET-DANCE AS AN EXCITING AND INCLUSIVE ART-FORM.

Exuberant and energetic, dance group Diversity leapt onto the stage at their audition for television's Britain's Got Talent and electrified the audience and judges with their innovative hip-hop dance moves and acrobatics delivered at breathtaking pace. It was a riveting display where raw talent, including some local to Dagenham, and a performance that only comes with - many - hours of practice ensured it was no surprise when they were the ultimate winners of the talent search.

Now, a decade after their 2009 win, Diversity has clocked up an impressive list of achievements, from performing in front of Her Majesty the Queen at the Royal Variety Performance - and even outside the door of Number 10 Downing Street for the Prime Minister - as well as at festivals across the country, and on multiple sell-out tours. The group's choreographer Ashley Banjo has also established himself as a judge and mentor on shows including Got to Dance, Dancing on Ice, with appearances on television series from Ashley Banjo's Secret Street Crew to Big Town Dance.

As Diversity's success story, driven by their motto 'Dream, Believe, Achieve', has seen the group reach heady heights both in their forward rolls and career, new generations of youngsters are now being inspired by a group of lads local to East London and Essex who have brought a whole new and modern dimension of their own to the world of dance.

Feel inspired - take the first step

Diversity's talent was nurtured and developed at the Dancework Studio in Rainham.

Founded over 35 years ago, the centre is now one of the world's leading dance studios.

In-house choreographers hold Street Dance sessions several nights a week from age 3 upwards.

Move at your own pace - there are sessions for beginners, intermediate and advanced levels.

Dancework Studio, New Road, Rainham RM13 5ET.
Check out www.danceworkstudiothehomeofdiversity.co.uk for times of sessions.



GREAT FUN ALL ROUND

AT BEAM PARK YOU ARE IDEALLY PLACED FOR FUN-FILLED, ACTION-PACKED ACTIVITIES IN LOCATIONS THAT ARE ALL IN EASY REACH, WHETHER YOU WANT TO LET THE YOUNGSTERS LET OFF STEAM AT WEEKENDS OR IN THE SCHOOL HOLIDAYS, OR ENJOY SOME QUALITY TIME TOGETHER AS A FAMILY.

Need for speed

With a 1,050 metre track and twenty corners to navigate, experience the exhilaration of clocking up the laps at up to 45mph on 200cc karts. Professionally designed by the company who manufacture F1 barrier systems, and built to the standards set by the National Karting Association, whether you are a beginner or returning for the adrenaline thrill, you can test your skill on the UK's longest karting track.

Capital Karts,
Rippleside, Barking, IG11 0JR
www.capitalkarts.com

Lucky strike

US-style bowling as well as diner-style food and drinks - a trip to Hollywood Bowl offers the opportunity to up your game whether you are aiming to achieve a double or to simply avoid too many throws ending up in the gutter. As well as bowling fun the Hollywood Bowl also holds special family weekend events that includes face-painting and treasure hunts.

Hollywood Bowl,
Cook Road, Dagenham, RG9 6UQ
www.hollywoodbowl.co.uk

Let the games begin

Namco Funscape offers a choice of activities for all ages from tenpin bowling - there are even special sessions for toddlers - as well as fun and games like fast-paced Ping Pong. If you enjoy a game of pool there are also full-size American pool tables. If you dare you can also try and solve the clues as a family to free yourself from the Escape Room - and see if you can beat the current record.

The Brewery,
Waterloo Road, Romford, RM1 1AU
www.namcofunscape.com

Feel the energy

Barking Sporthouse is a hub of sports from the 200-station split-level gym and fitness class studio to the dedicated group cycle zone - or use a different set of wheels on the 900 square metre skatepark. Make your ascent at the climbing adventure area, or dodge, dunk and dive and do battle on the beam at the Extreme Trampoline Park, a heap of fun whether you're a beginner or pro. Or simply let the kids enjoy it all and relax at Coffee Corner.

Barking Sporthouse,
Mayesbrook Park, Lodge Avenue,
Dagenham, RM8 2JR
www.better.org.uk

For Sk8er Bois - and girls

Recognised as one of the greatest skateparks ever built - and the first skatepark in Europe to be given protected heritage status by English Heritage - Rom Skatepark's design was based on the most popular US skateparks. With bowls, ramps, and hair-raising 'Pool' identical to one in Southern California, now cloned this side of the Atlantic, skateboarders and cyclists can truly the follow motto 'Skate and Ride hard'.

Rom Skatepark,
Upper Rainham Road,
Hornchurch, RM12 4ES
www.romskatepark.co.uk

Take a walk on the wild slide

Britain's tallest sculpture, the 80m high ArcelorMittal Orbit, can now lay claim to the world's longest tunnel slide, and youngsters and adults can take a thrilling trip down all nearly 180 metres of it. Located inside Queen Elizabeth Olympic Park, it offers spectacular panoramic views of the capital including Big Ben. And while you are at the QEP check out the family events held all year round.

ArcelorMittal Orbit,
Queen Elizabeth Olympic Park,
Thornton Street, Stratford, E20 2AD
www.arcelormittalorbit.com

Making a stand

...AND MAKING HISTORY

BACK IN 1968 THE BEATLES TOPPED THE CHARTS WITH HEY JUDE AND CINEMA-GOERS QUEUED TO SEE THE FUTURISTIC '2001 A SPACE ODYSSEY'. BUT IN THE FORD PLANT IN DAGENHAM THE WOMEN WHO STITCHED THE CAR AND VAN SEAT COVERS HAD MORE DOWN-TO-EARTH ISSUES ON THEIR MIND. DESPITE THE INTRICATE NATURE OF THE WORK AND HAVING TO PASS STRICT ENTRANCE TESTS, THEIR WORK WAS CLASSIFIED IN THE COMPANY'S PAY STRUCTURE AS GRADE B - OFFICIALLY UNSKILLED. MANY OF THE WORKERS BELIEVED IT SHOULD BE GRADED AS SKILLED, OR GRADE C.

At the time the practice of paying women less than men for the same job was widespread, however this time the 187 machinists decided to take a stand and fight against the unfair pay. Often they would meet jeers on the picket line from both men and women, but they also found a good deal of support. In fact the sewing machinists' walk-out became a national - and international - news story. When a lack of seats led to large parts of the Dagenham assembly, stamping and body plants being closed, around 9,000 Dagenham workers were laid off, and export orders plummeted. The walk-out saw intervention at Whitehall level.

Employment Secretary Barbara Castle brokered a deal that finally ended the strike, and the women agreed to return to work, but not yet for full equal pay or the coveted C grade. However the dispute had started something far-reaching. Just two years later came a landmark legal watershed - the Equal Pay Act, and what began as a fight for a fair deal on one assembly line changed the world of work for generations of women forever.



Dagenham Star of the future?

The 1968 events were recreated in the award-winning 2010 'Made in Dagenham', partly filmed in Havering and Dagenham. Now the area could play an even bigger role in the film industry. The boroughs already have their own film-location liaison office, and now 20 acres of land has been put forward as the ideal studio location in a feasibility study by the Mayor's Office, Film London, the London Local Enterprise Panel, and Barking and Dagenham council. London is already the third biggest film-making city after Los Angeles and New York, while international film production from Hollywood studios brings in around €1 billion a year to the capital.



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