






WELCOME

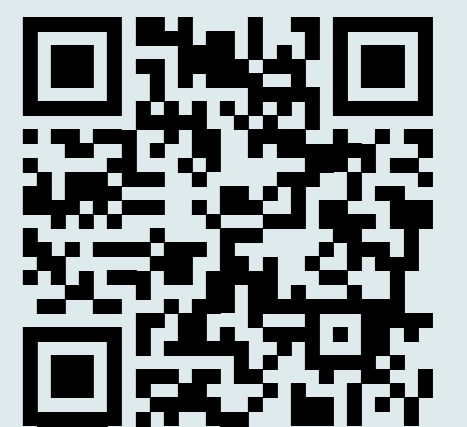
Welcome to our public exhibition for plans to redevelop the Crown Wharf site at Bidder Street, Canning Town.

We are delighted to be sharing our emerging vision for this site and we are currently seeking views from local people about your priorities for the site and how we can best work together to bring this exciting development forward.

This public exhibition is your opportunity to view the proposals, speak to the team and have your say.

You can have your say by:

-  Filling out a **comment card** and returning it to a member of our team
-  Visiting our website and filling out the **feedback form**
-  Emailing us at crownwharf@londoncommunications.co.uk
-  Calling us on **0800 092 0481**
-  Using the **QR code** on this board to access our **online feedback form**



Meet the team

BARRATT
— LONDON —



Metropolitan
Workshop
Architecture + Urbanism



AVISON
YOUNG

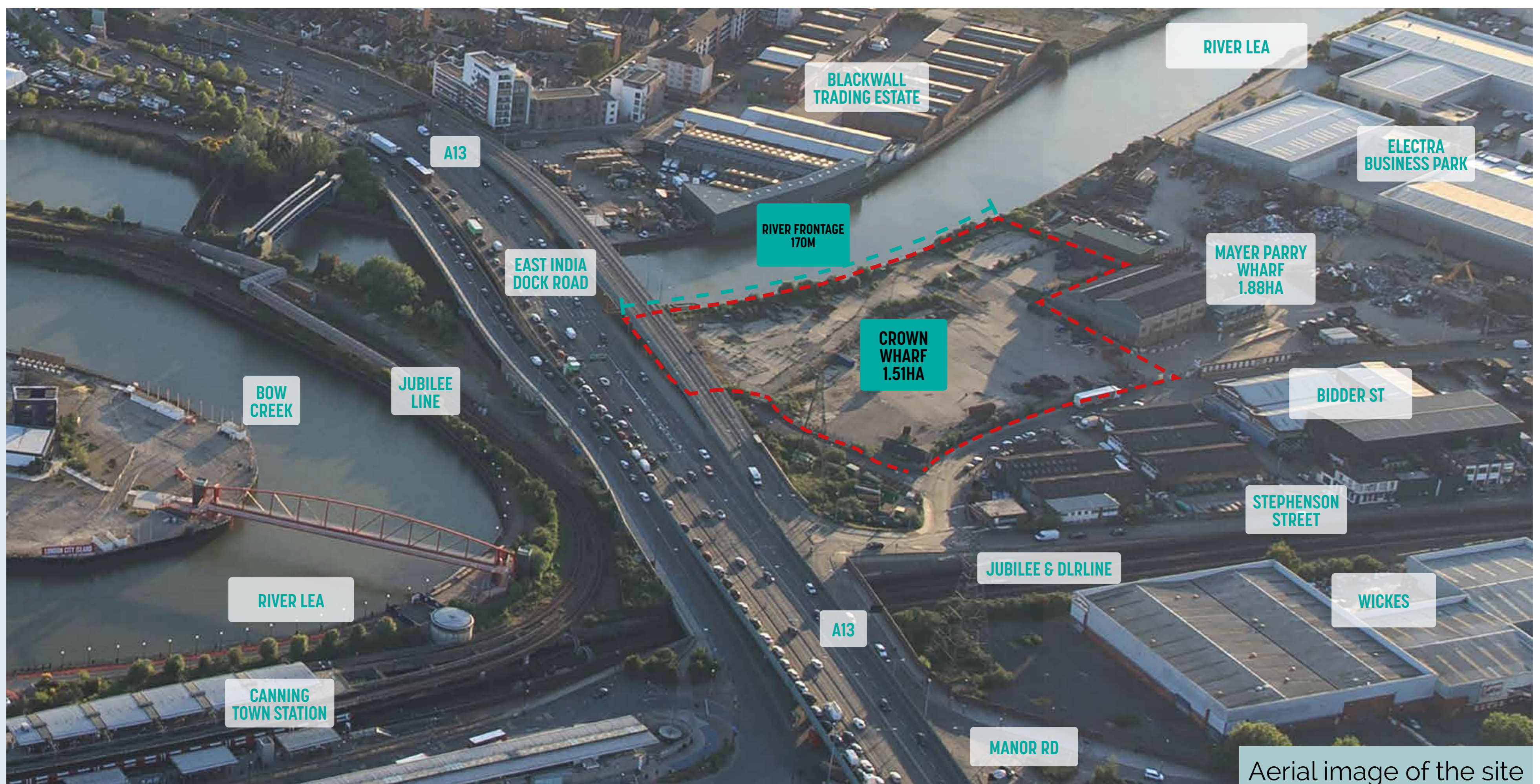
LONDON
COMMUNICATIONS
AGENCY

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— LONDON —

crownwharfplans.co.uk



THE SITE



Aerial image of the site

The site is located on Bidder Street and borders East India Dock Road to the South, the River Lea to the West and Mayer Parry Wharf to the North. It is a short walk to Canning Town and Star Lane stations and nearby to several local bus routes.



Collage contains images from Newham Archive and Peter Marshall Re-photo.co.uk

Planning context

The site is located within the Royal Docks and Beckton Riverside Opportunity Area where the Mayor of London has earmarked for up to 38,000 new homes. He is currently developing a more detailed framework to deliver this which includes this site.

The site also falls within Newham's own 'Arc of Opportunity', which the borough's Local Plan sets out is the focus area for most of its new housing, job creation and infrastructure development.

As a result, the site has been recognised by Newham Council for several years as having redevelopment potential. Its Local Plan envisages this existing under-utilised site can be transformed by mixed-use development.



CONSTRAINTS AND OPPORTUNITIES

The area around the Canning Town Riverside is currently very fractured and with significant parts not currently being accessible to the public. Our plans for Crown Wharf look to breathe new life into this site, knit together other new developments coming forward locally, and crucially allow residents and the local community to once more enjoy the waterfront.

In realising this ambition, however, we need to be mindful of and seek to address early on the key constraints the site currently presents:



An island site

Opportunity to contribute to the function of the wider industrial estate and support local businesses. The site is bordered by an industrial estate to the north, the river to the west and two very busy roads to the east and south.

Low accessibility and permeability

Once on site, it is currently very difficult to navigate and access the water edge. We are currently working together with Newham Council and other developers in the area to create a new and improved pedestrian and cycle links to allow people to enjoy all parts of our development.



River Lea

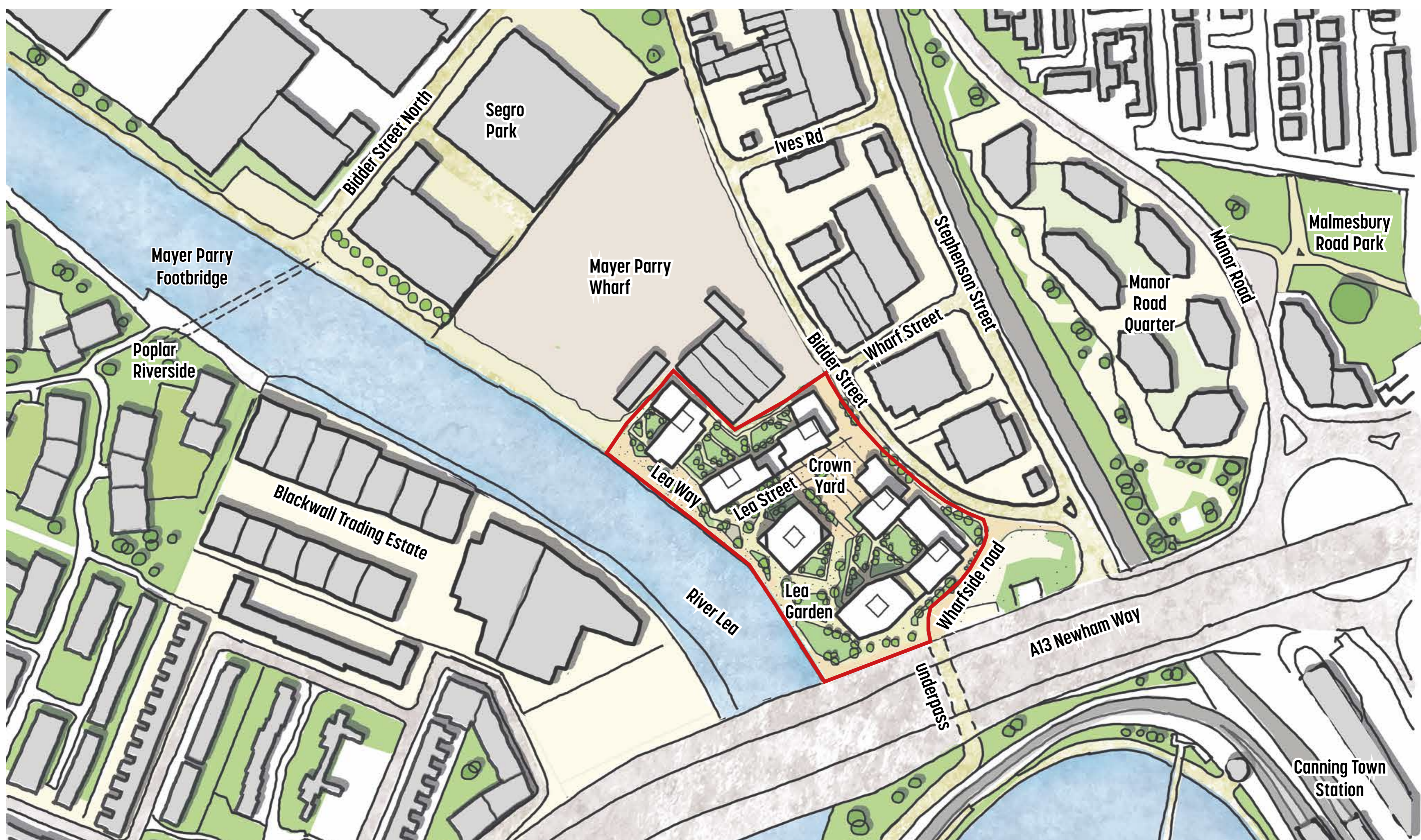
The river and water edge itself presents the opportunity to extend the River Lea pedestrian and cycle route, enhance connections to the Bow Creek Ecology park and also complement the Council's aspiration to deliver a new bridge link.

Neighbouring developments

This is a part of Newham that is only going to continue to grow and change. It's really important that we work closely with neighbouring landowners so that new pieces of city feel connected. We'll be reflecting this in our masterplanning and bringing forward a scheme that knits the local community together.



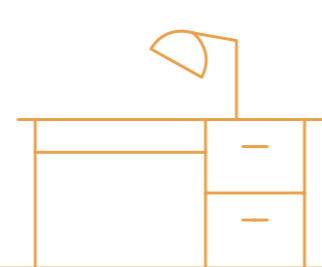
MASTERPLAN SUMMARY



Transforming an underutilised and currently vacant site into a place that is full of life and that everyone can enjoy.



Creating a new genuinely mixed-use neighbourhood with 860 new homes, including around 35% affordable homes



Celebrating the area's industrial heritage, by delivering 2,300 sqm of new employment space that will help stimulate economic activity and create a variety of local jobs and employment opportunities



Bridging new and existing communities by providing connections to this currently difficult to access site and repairing pedestrian access along the waterfront and beyond



Nearly 50% of the site is dedicated to public space, with two significant new outdoor areas for people of all ages to sit, work and play



Significant greening of the site to enhance the health and wellbeing for all residents, workers and visitors

Question

We think this site has a tremendous amount of potential and can deliver some really exciting benefits for Newham. What part of our early masterplan is most important to you?



LOCAL JOBS FOR LOCAL PEOPLE

From timber yard to craft yard – a masterplan that celebrates the area's industrial heritage and brings forward opportunities for East London's entrepreneurs.

Given the strategic nature of this site in the Local Plan, providing modern, flexible and high-quality new employment space is one of the key drivers behind the Crown Wharf masterplan. Industrial use is in the site's past, but it can also form part of its future, through the creation of medium and small employment spaces.

East London is a booming place for artists, makers and craftspeople, who are in need of flexible affordable space to work and create. Crown Wharf will support this important sector of the local economy through the provision of 2,300sqm of light industrial and commercial space.

Barratt's commitment to local workers

The development will unlock a significant number of jobs and apprenticeships from construction to delivery and operation and we are committed to working closely with Newham Council and Our Newham Work to ensure that a large proportion of these employment and training opportunities are taken up by local people in the Borough.

The employment space has been carefully designed with genuine flexibility to meet the spatial, design and specifications of a wide range of different occupiers. This includes:

- Light Industrial
- Maker space
- Office and studios
- Green industries
- Hybrid tech / office requirements
- Retail



Question

This site has an amazing industrial history and we want to celebrate this with space for Newham's makers and creators. What sort of business space do you think the area really needs?



Site map showing the different uses across the scheme

1 - Workspace / studio

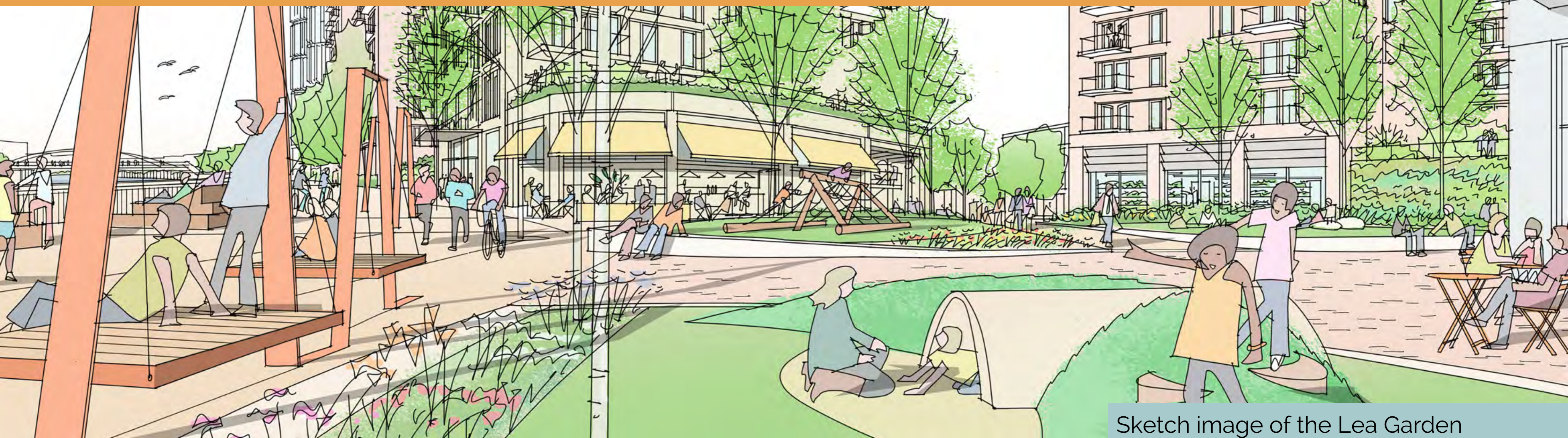
2 - Food & Beverage

3 - Offices

4 - Residential Facilities



NEW RIVERSIDE HOMES IN CANNING TOWN



Sketch image of the Lea Garden

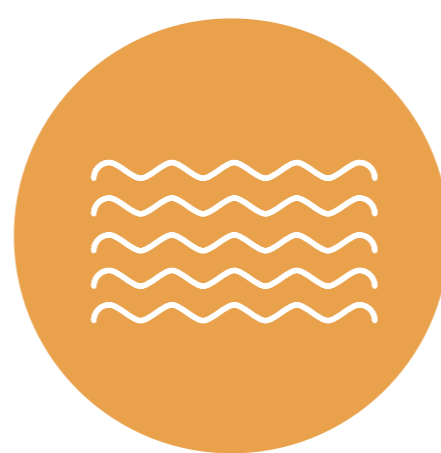
We are proposing to deliver around 860 new homes at Crown Wharf, all of which will be designed to an exemplary standard. This will include a significant number of new affordable homes, with 35% of homes delivered at low-cost rent or shared ownership.



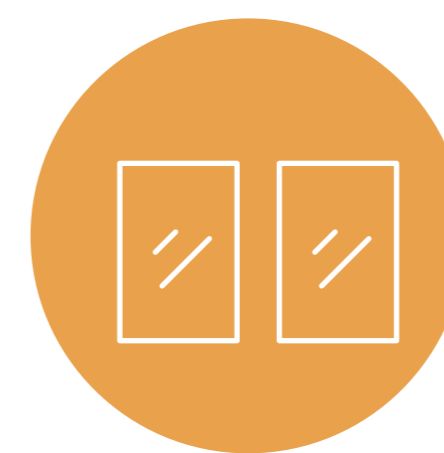
Genuinely mixed community and different tenure types (50% of the affordable homes will be delivered as shared ownership homes and the other 50% as low-cost homes to rent)



There will be no north-facing single aspect homes



At least 45% of apartments will have a view of the River Lea



At least 60% of apartments will be dual aspect



A mix of studios, one-, two- and three-bedroom homes

Our recent schemes in the borough



Upton Gardens

- 842 new homes, including **211** new affordable homes
- 700sqm of new **retail space**
- Landscaped **public gardens**
- **Status:** Part completed / part under construction



New Market Place (East Ham Market Hall)

- **277** new homes, including **78** new affordable homes
- 2,000 sqm of new and refurbished **retail space**
- New **public spaces** and landscaped courtyards
- **Status:** Completion expected by end of 2022



A VIBRANT NEW QUARTER



Sketch image of Crown Yard

Our vision for this site seeks to bring Canning Town Riverside back to life and deliver a variety of public and commercial spaces that are buzzing with life and activity, welcoming the local community and visitors of all ages and backgrounds and becoming a place for everyone.

From small shops to select cafes and restaurants or weekend markets, we're open to lots of different ideas and we want to hear what local people most want to see delivered here.

Question

We're proposing a mix of different retail spaces at ground floor to draw people into the site and create new jobs and spend locally. What sort of offers do you think this area is missing?

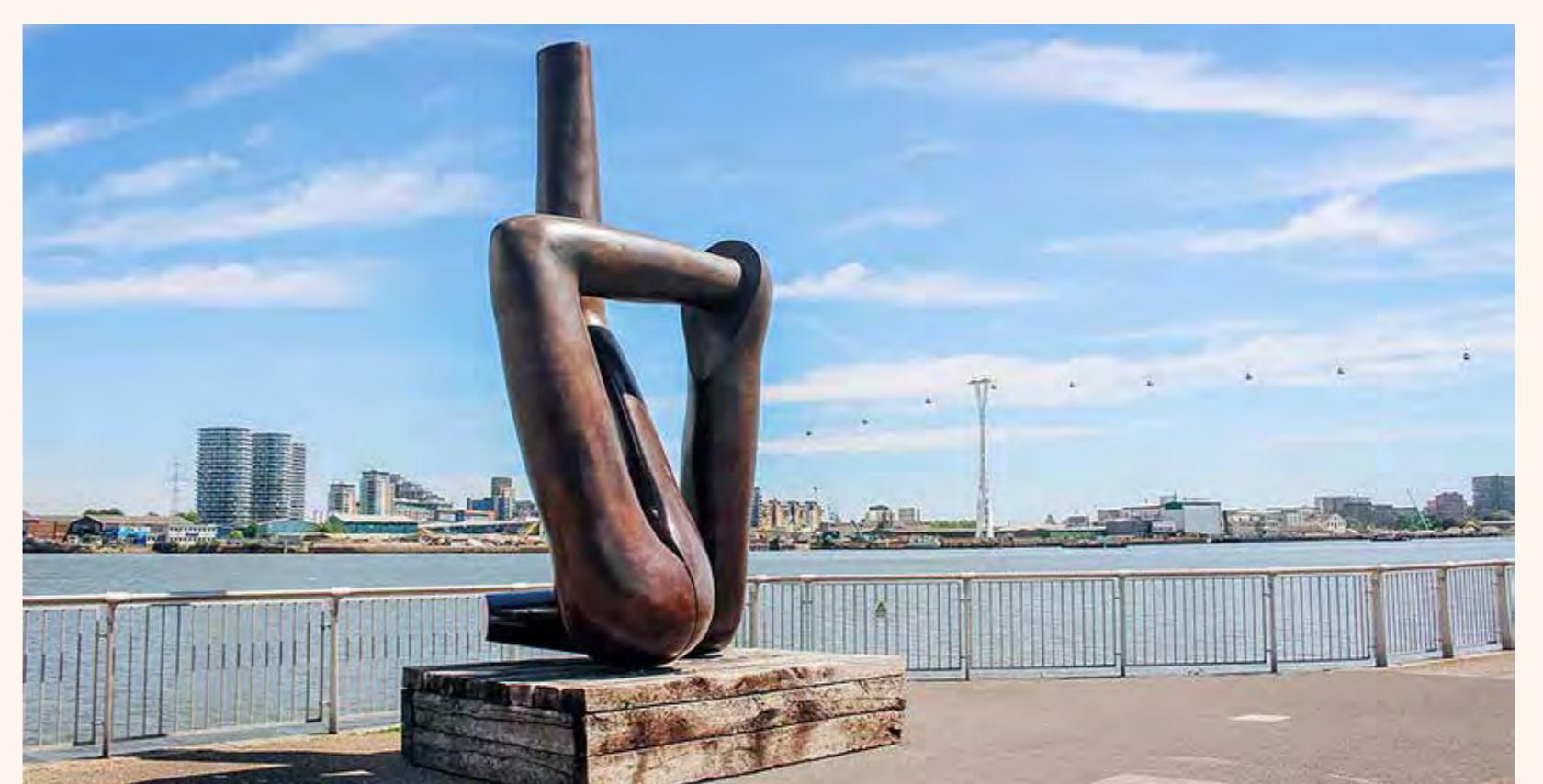
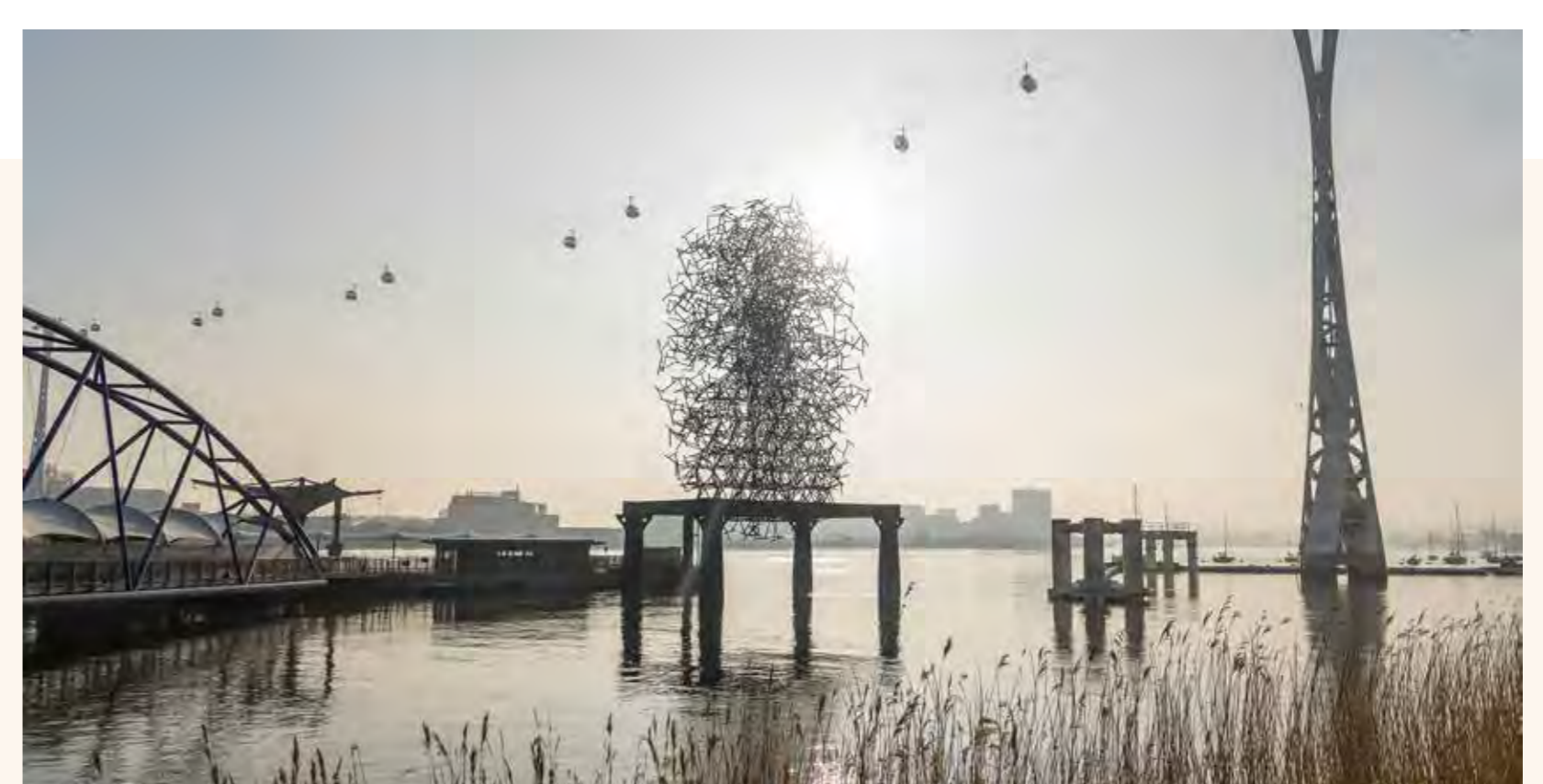


The Culture Connection

East London is blooming with artists and creative minds and we want Crown Wharf to be part of this movement.

We want Canning Town Riverside to become the cultural hub of the Leaway, connecting with the already established network of institutions in the area such as the English National Ballet and the London Film School on City Island, or local arts projects like Cody Dock and Rosetta Arts Centre.

Our site would connect directly onto 'The Line' art walk and could host art/makers markets, provide space for independent makers in our workspace units and encourage a site-wide public arts strategy.



NEW PUBLIC SPACES AND PLACES FOR EVERYONE

We are looking to deliver a whole host of features and activities aimed at cleaning, greening, and connecting this previously unloved part of the River.

Our landscape strategy is at the heart of this development, as we aim to create a living space for people of all ages to enjoy. This means:



Somewhere for all the family to enjoy, with new **play spaces** as well seating to pause, meet friends or enjoy the waterfront.



Rewilding and high quality landscaping to transform a predominantly concrete site into a **new green lively neighbourhood** which promotes biodiversity all year round.



Outdoor features such as a **community garden** to help bring local people together



Significant **improvements to the streetscape** along Wharfside Road and Bidder Street

Question

We'll be dedicating half of the site to public and open space. This means we'll have the opportunity to host activities and temporary events. What would attract you to visit the site?



Lea Garden



Crown Yard



Wharfside Road



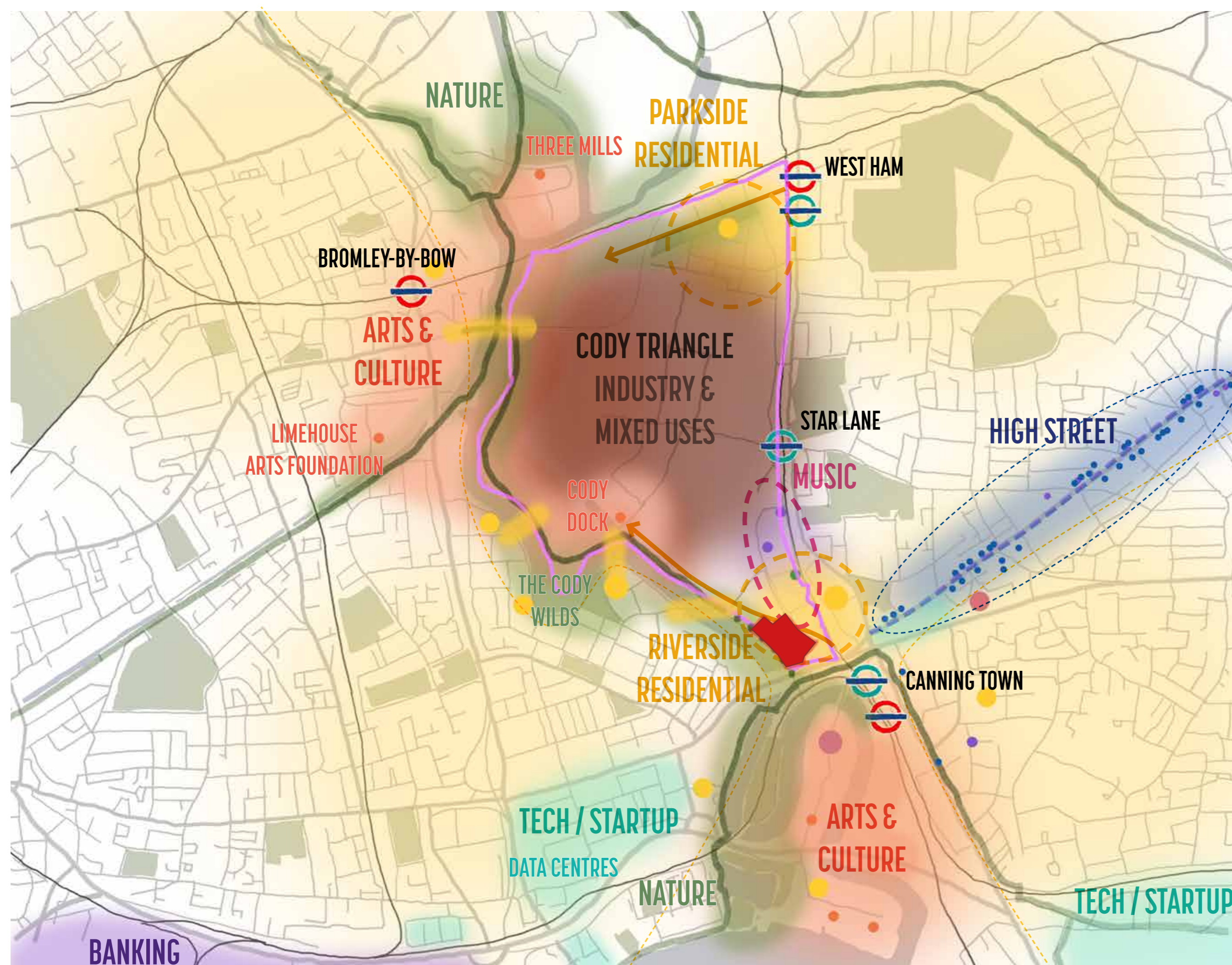
Precedent images showing the types of spaces we are hoping to create at Crown Wharf.



CONNECTING COMMUNITIES AND PLACES

Unlocking Canning Town riverside and making this a more accessible and connected place.

We want to realise this site's tremendous potential and better connect it with surrounding communities and the fantastic transport links nearby. We are working closely with neighbouring landowners to see how we can collaborate to improve permeability around the site and the pedestrian experience.



Our early designs include:

- A new pedestrian and cycle route along the River Lea in line with the Council's aspiration to enhance local connections, including a new bridge over the River Lea
- Increased permeability through and around the site through collaboration with neighbouring developers
- An improved pedestrian experience along Wharfside Road and Bidder Street
- Improvements to the A13 underpass
- A car free development, except for blue badge holders
- c.1,575 cycle parking spaces

A new riverside walkway

Our proposals for Crown Wharf will unlock the waterfront and create a new riverside pedestrian and cycle path to better connect the site with the surrounding areas and open it up to a wider variety of uses. Our proposals will create 170m of riverside frontage to celebrate the Lea and create London's newest waterside quarter.

- Places to sit and dwell
- A new view onto the River Lea
- Connection with the public art route
- Continuous riverfront walkway
- Play on the way

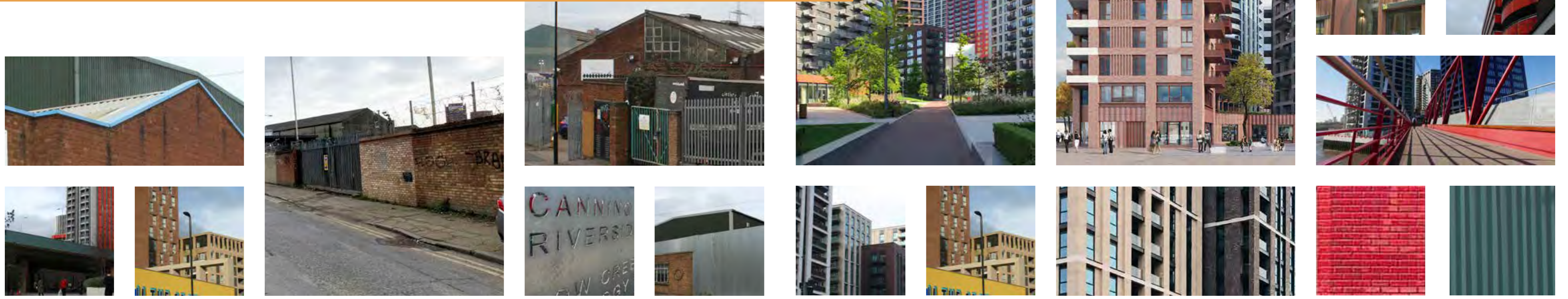


Question

We're considering whether local people would welcome us naming some of our public squares and paths after Newham's industrial pioneers. Do you have any suggestions for us?



OUR DESIGN APPROACH



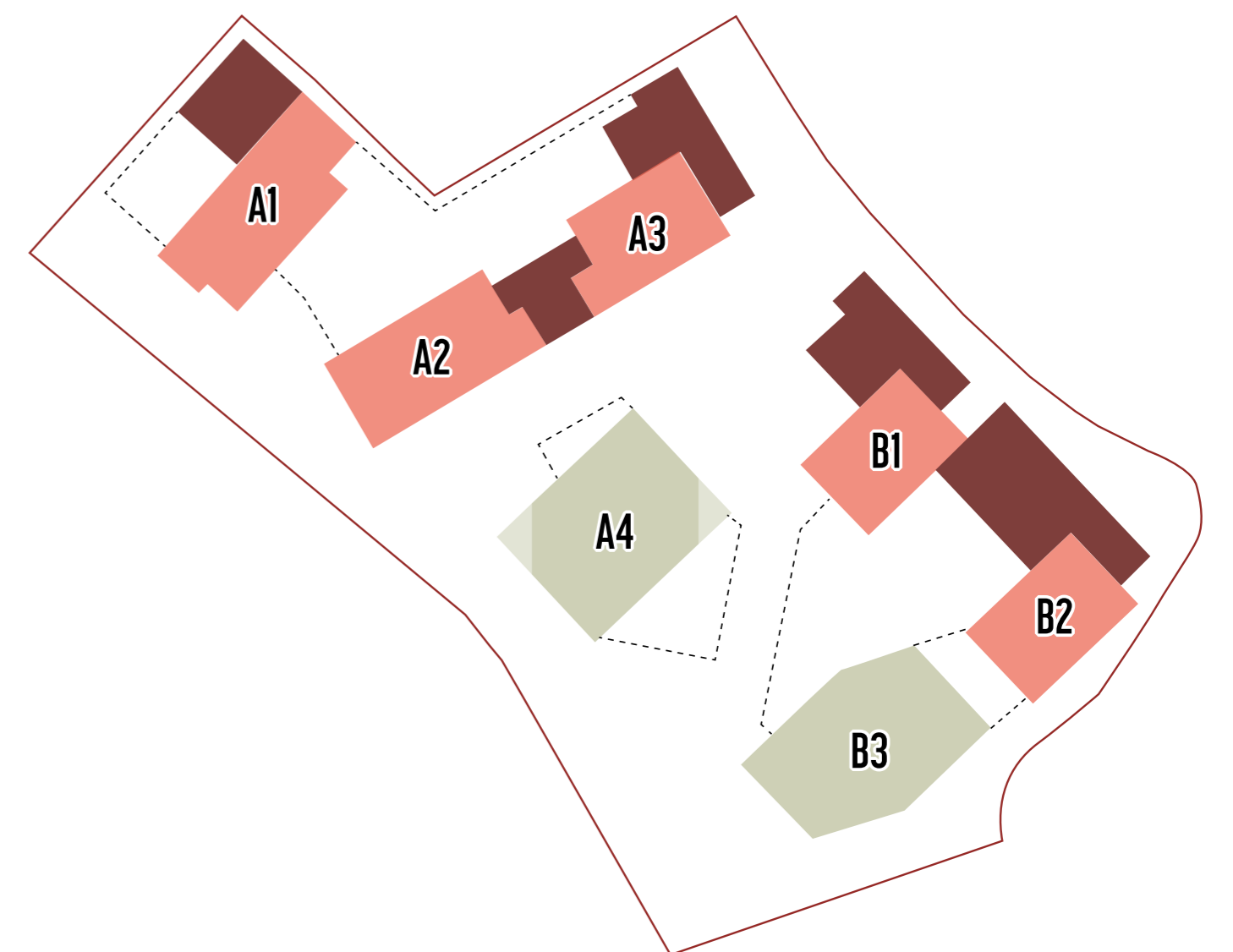
The architecture and materials we use here should reflect the past and emerging future of Canning Town.

Canning Town has grown and evolved over time to include a range of different building styles and materials. Recent developments have changed the area from a place of large industrial warehouses to one with a more active community with homes, shops and office space. This variety and the history of the site means there is a fantastic array of local architecture for us to draw inspiration from for our own designs.

We're still evolving our thinking, but are envisioning a collection of buildings arranged around new resident and public spaces. These buildings will consist of three distinctive characters

and types, and we have shown these in the diagram to the right as well as some emerging precedent imagery.

The heights of the buildings will also need to respond to the site's local context. We think this is the right place for two taller feature buildings and we are proposing that these could be located near the waterfront and within the Council's Canning Town Tall Buildings Zone. We would then step down in height and propose a series of mid-rise buildings towards Bidder Street and our local neighbours further to the north.



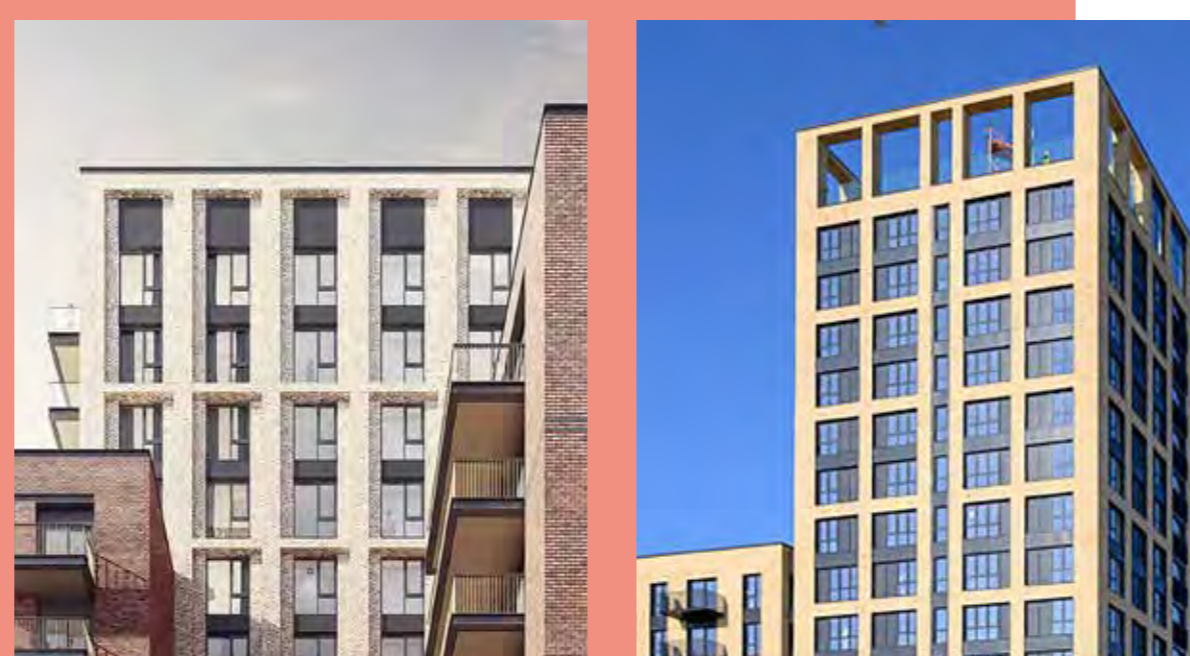
Our design inspiration

Shoulder Buildings



Porter's Edge, Maccreegor Lavington London Square Bermondsey, AHMM

Transition Buildings

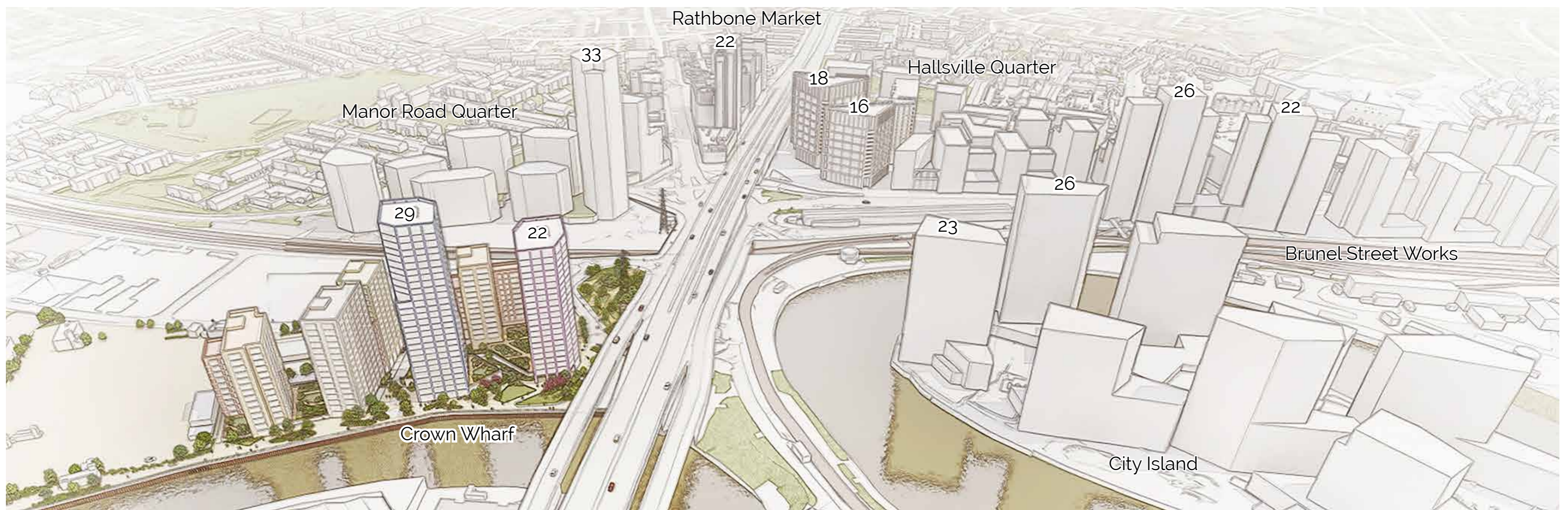


Brunel Street Works, JTP Greenford Quay, Assael

Feature Buildings



Mapleton Crescent, Metropolitan Workshop IGL Towers, Alison Brooks Architects



SUSTAINABLE AND FORWARD THINKING

A sustainable development built with future generations in mind.

Crown Wharf proposes a masterplan that is ambitious in its approach to sustainability and is built to last for future generations.






We're aiming to achieve the highest industry standards for sustainability and are exploring lots of different initiatives here, including:



- Soft landscaping features such as **rain gardens, green roofs and permeable paving** to help mitigate flooding risk
- **Recycled materials** to create a design that reflects the area's industrial past whilst bringing in new greenery and public spaces
- **Solar panels and air source heat pumps**
- **A car free development**, except for blue badge holders, encouraging sustainable modes of transport
- **Excellent provisions for cyclists**, with a large number of cycle parking spaces and a new cycle route along the River Lea

Support local biodiversity

Our commitment to sustainability is linked to our formal partnership with the Royal Society for the Protection of Birds (RSPB). This helps guarantee that our developments not only comply with current biodiversity requirements but will help deliver our longer term ambitions.

-  0.4 Urban Greening Factor targeted
-  Rewilding
-  Mixed species
-  Rain gardens
-  Bird and Bat boxes

This commitment is at the forefront of our design approach, considering the site's position in relation to the Bow Creek Ecology Park.



Barratt's credentials – 2021 achievements

553,921
trees and shrubs planted or retained

233
hectares of greenspace created or retained

100%
of schemes with Sustainable Drainage Systems, 68% of which are landscape-led solutions



DELIVERING FOR NEWHAM

Crown Wharf will unlock Canning Town Riverside and deliver for the local area:



Around **860 new homes**, with **35% affordable homes**



2,300sqm of employment space for East London's artists, makers and craftsman



Nearly 50% of the site dedicated to public space, with three new outdoor public areas for local people to enjoy



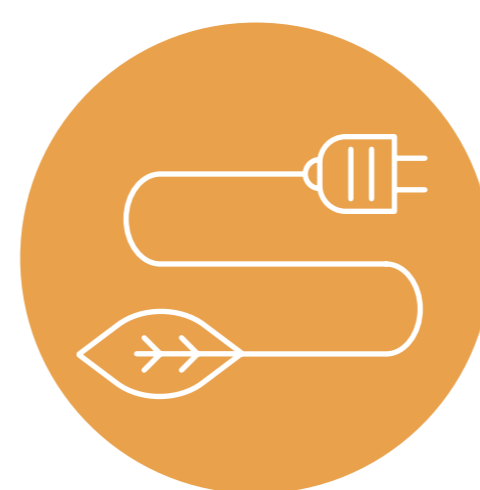
A better-connected place with improved streets and access through and around the site



Opening up access to the River Lea with a new 170m riverside walkway and cycle path



New commercial space and activity that will bring back to life a vacant and underused site



A sustainable development that is built to last for future generations

GIVE US YOUR FEEDBACK

Feedback and public consultation

Thank you for attending our public exhibition – we hope you found it useful. Your feedback will help shape our emerging proposals and ensure we are delivering the best possible scheme for the local area.

This is the first phase of consultation on the plans and there will be further opportunities to comment on the proposals before we submit a planning application later this year.

If you have any questions about the proposals or wish to speak to a member of the team, please do not hesitate to get in touch by:

@ crownwharf@londoncommunications.co.uk

0800 092 0481

crownwharfplans.co.uk

Next steps

- May 2022**
First stage of public consultation
- June 2022**
Reviewing feedback and evolving the masterplan
- July 2022**
Second stage of public consultation
- August 2022**
Planning application submitted
- 2023**
Targeting planning decision
- August 2023**
Targeting works to start on site
- 2028**
Targeting works completed

