

CROWN WHARF

CANNING TOWN RIVERSIDE

Public Webinar Presentation
July 19th 2022

BARRATT
— LONDON —

THE TEAM + SITE

BARRATT
— LONDON —



Metropolitan
Workshop
Architecture + Urbanism



Developer
Barratt London

Architects
JTP
Metropolitan Workshop

Planning Consultants
BPTW

Landscape Architects
Macfarlane & Associates

Communications Consultant
London Communications Agency

EIA Consultant
Trium

Townscape Consultant
Montagu Evans

Employment Consultant
AND London

Transport
Velocity Transport Planning



BARRATT LONDON - A STRONG TRACK RECORD IN NEWHAM

Barratt London has over 30 years of experience delivering high-quality homes in the capital. This is our fourth major investment and project in Newham in recent years, and we're constructing over 1,100 homes including nearly 300 new affordable homes elsewhere in the borough already.



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

SITE AERIAL

Bow Creek Ecology Park

City Island

River Lea

Canning Town Station

A13

River Lea

Crown Wharf

Bidder Street

Stephenson Street

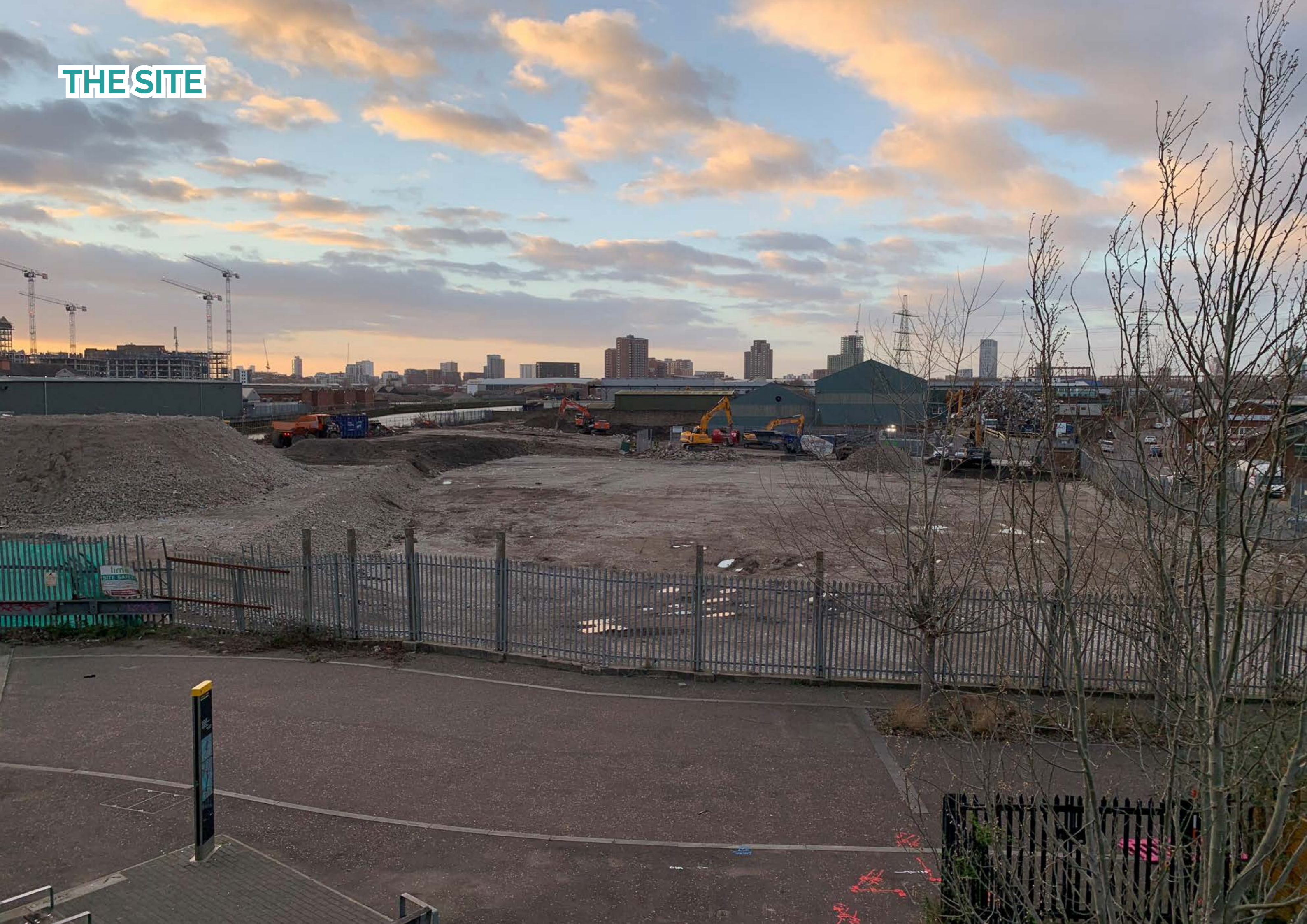
Mayer Parry Wharf

Manor Road Quarter

Barking Road

Malmesbury Road Park





THE VISION



Transforming a lost part of Newham's riverside into an inclusive thriving and sustainable neighbourhood



Play areas, public spaces and connections along the waterfront



A more sustainable and healthier environment, with more biodiversity, trees and gardens



A cultural quarter, with workspaces for local artists, makers and creators



New shops, restaurants and cafés



860 high-quality homes



300 affordable, low-cost rental homes

ENGAGING WITH THE COMMUNITY

Two-in person events in late-May

An online webinar and live Q&A

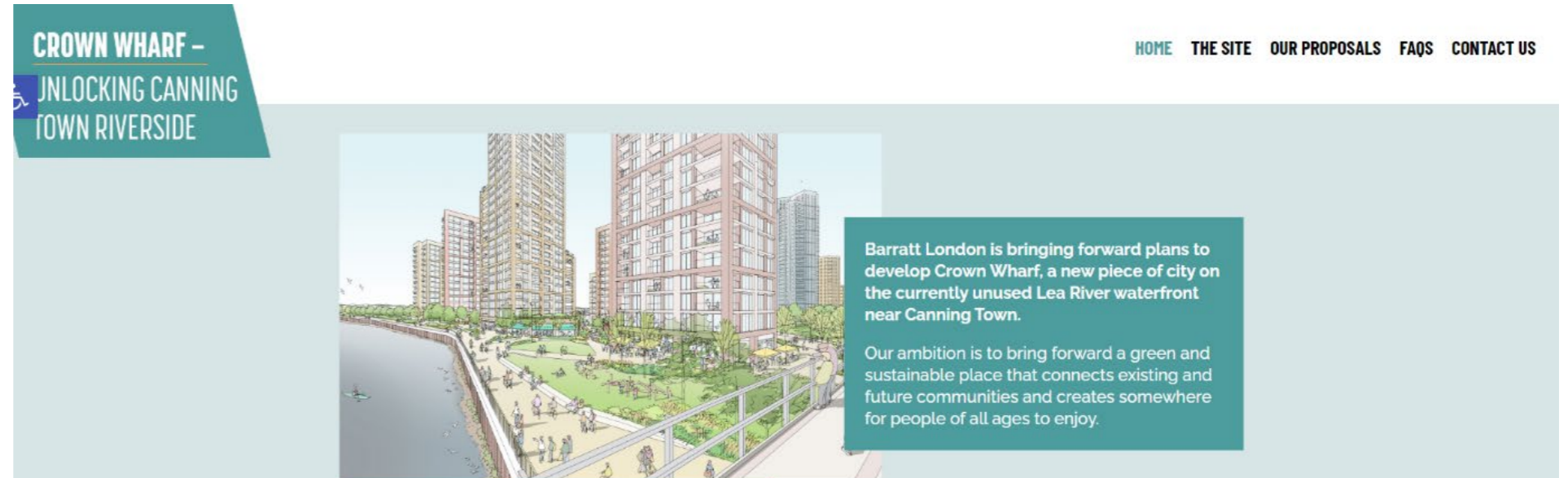
Promoted via:

- Flyer drop to over 4,700 addresses
- Adverts in the Newham Recorder (online and print)
- Social media adverts reaching over 90,000 residents
- Letters to 28 different stakeholders and community groups

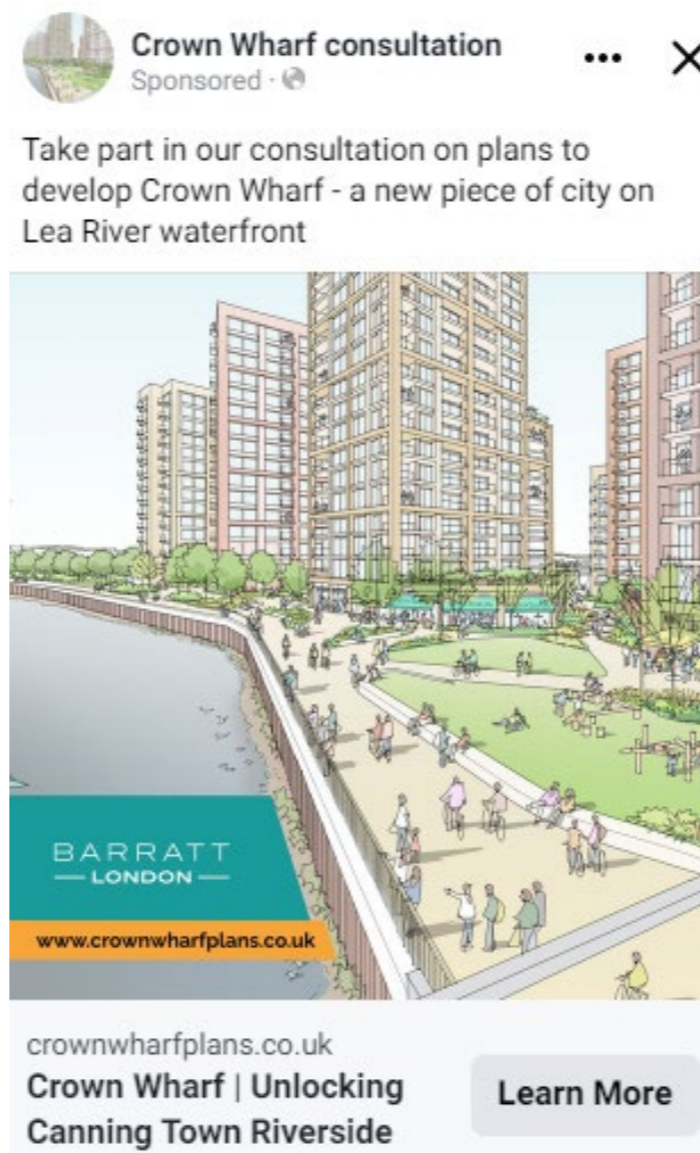
A dedicated website to host information

Meetings with Canning Town North ward councillors and Canning Town & Custom House Community Association

In-person event last Thursday 15th July.



Project Website



Social Media Advert



Community Exhibition Photos

COMMUNITY FEEDBACK

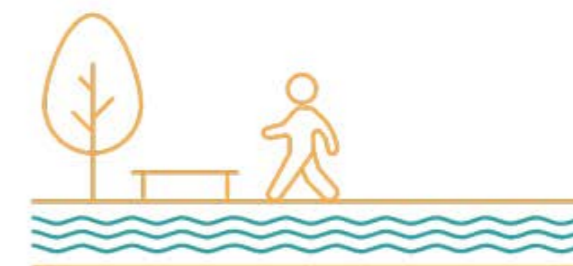
We held several events in May to hear what you thought about our vision for Crown Wharf as well as what you feel this area is missing. Here's some of the things you told us:



80% of you either love or have a very positive first impression of our vision for a new neighbourhood here.



You like the idea of a new retail offer and want to know what kind of shops you might see here.



You support public access to the river and the creation of new public spaces.



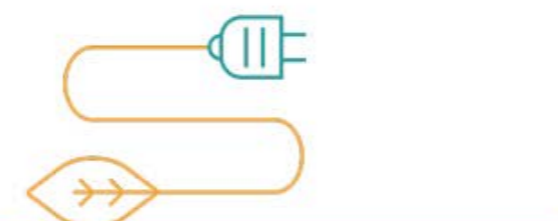
You want more information on the affordable homes and if these will be available to local people.



You feel that this area is missing places to eat and drink and you want Crown Wharf to be a destination to visit.



Some of you think that the area is missing outdoor sports facilities for young people, and this could be a good location to provide this.



You want to know how **air pollution** for both existing and future residents would be managed.



Some of you have concerns about safety and wanted more information on how new spaces would be managed.



Some of you want more information about building heights and how new residents might impact local services like trains and doctors.

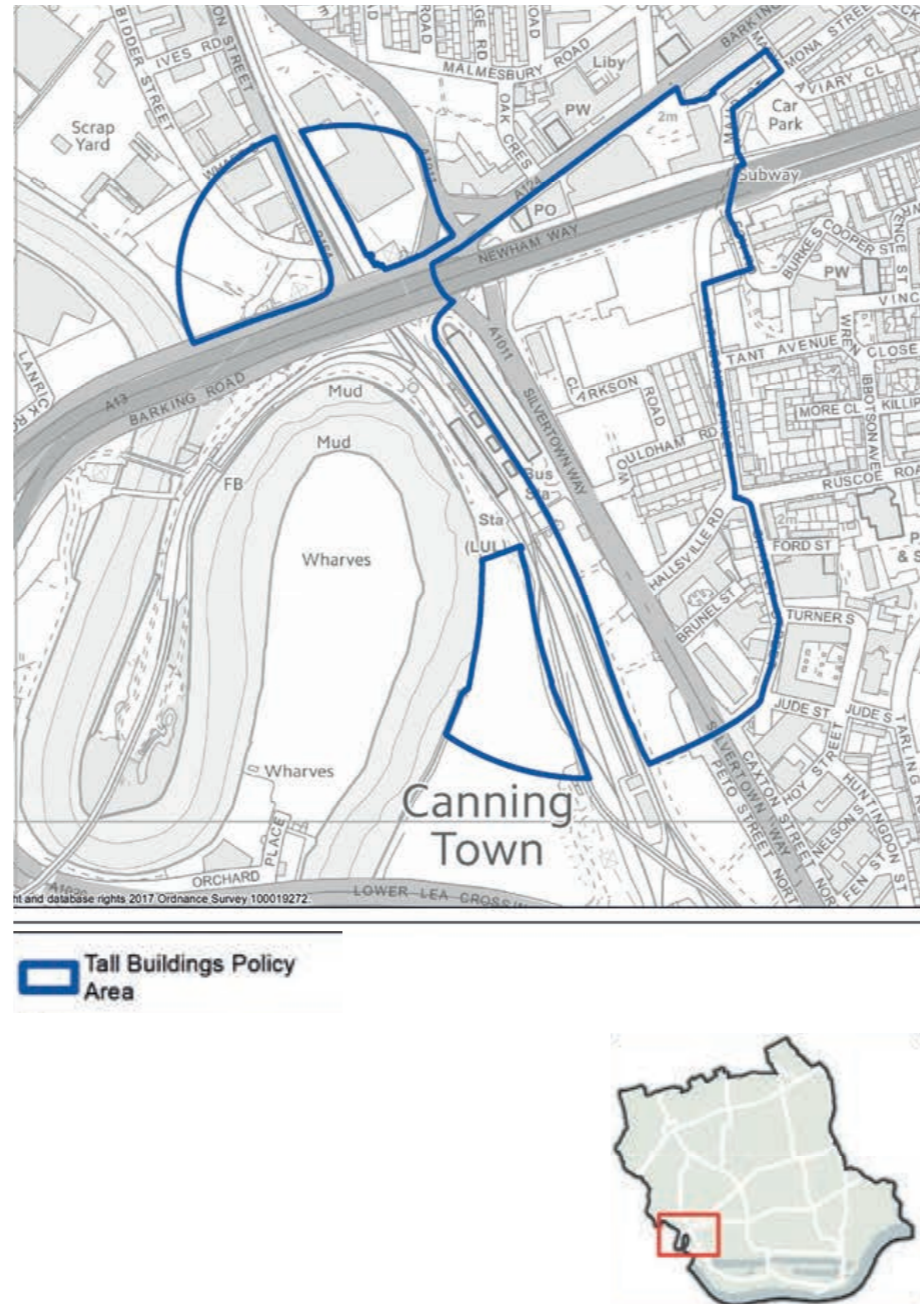
PLANNING CONTEXT

Royal Docks and Beckton Riverside Opportunity Area.

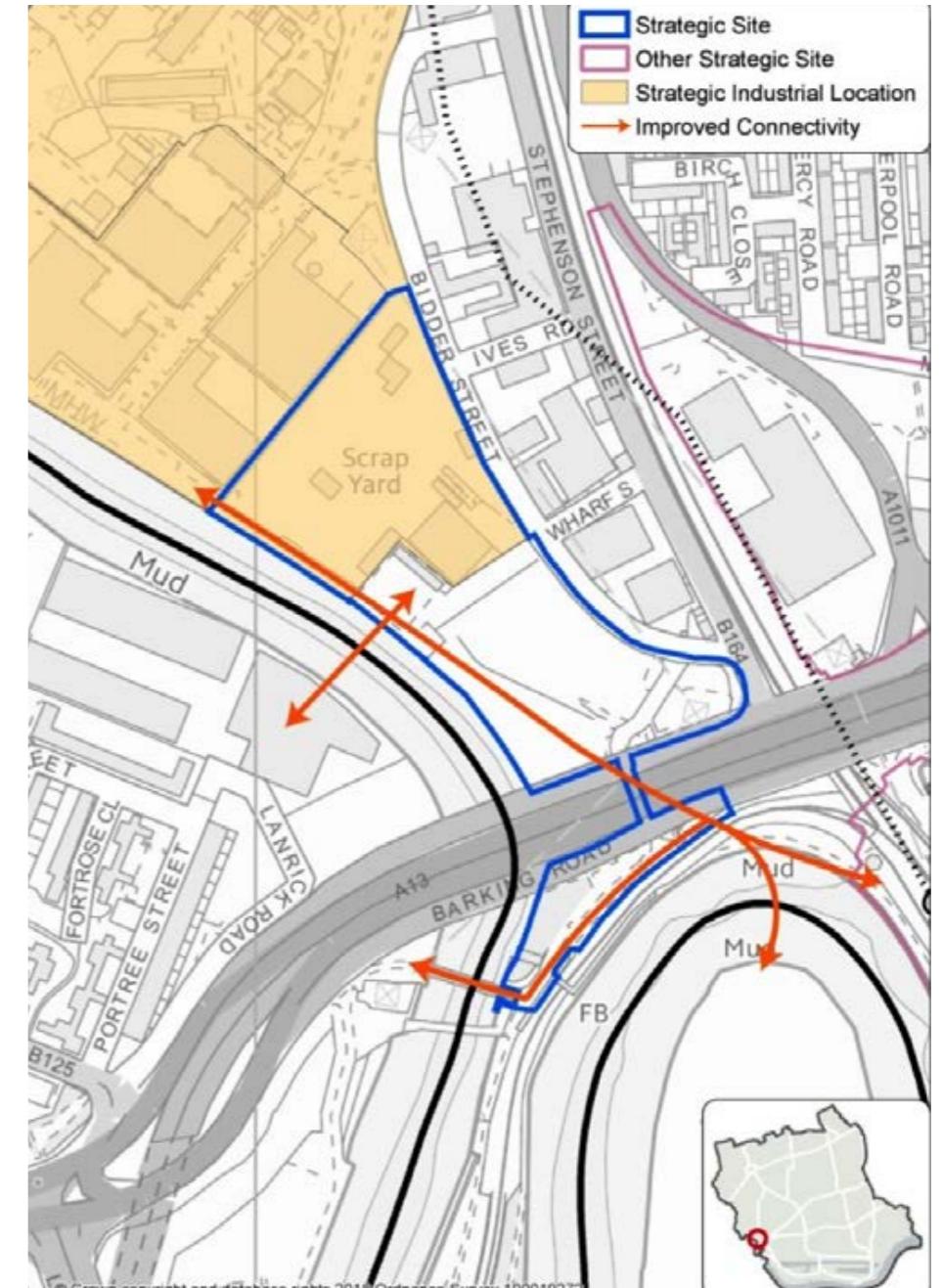
- Earmarked for 30,000 new homes and 41,500 new jobs

Newham Local Plan Site Allocation – S12 Canning Town Riverside

- Employment-led, mixed use development
- Residential to be focused to the south
- Managed intensification of SIL land
- 20+ storeys in Tall Buildings Zone
- Provide suitable transition to industrial neighbours and consider future transformation
- Facilitate deliver of the Leaway
- Open up riverside access
- Enhance access to Canning Town
- Improve pedestrian/cycle links
- Buffer the A13



Canning Town Tall Buildings Policy Map



Site S12 - Canning Town Riverside Site Allocation Map

EMERGING CONTEXT

The site sits within Canning Town Centre, an area of change moving from the industrial past to an exciting new mixed use neighbourhood



A - City Island



B - Rathbone Market & Hallsville Quarter



C - Manor Road Quarter



D - Brunel Street Works

THE SITE - PAST & PRESENT

The Royal Docks brought change, **1850s**

Many factories attracted to the area. **1860s**

Crown Wharf located on site **1867**

Coronation of George VI, Bidder Street **1937**

Temporary housing shipped to the wharves **1944**

Docks began to decline **1960**

Timber Yard on site **1970**

Storage & recycling uses **1995-present**



View from A13 looking down the River Lea

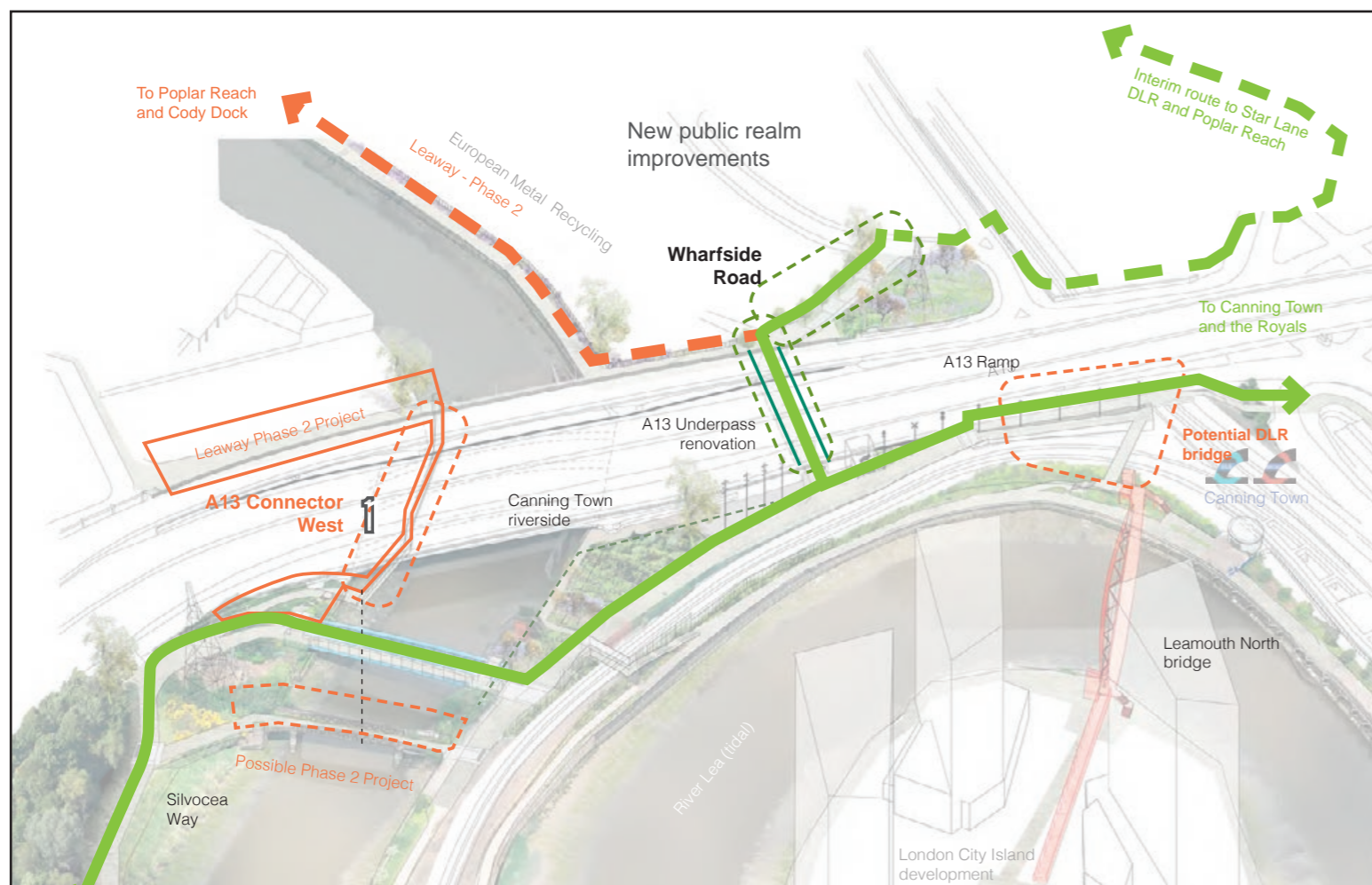


View along Bidder Street towards City Island

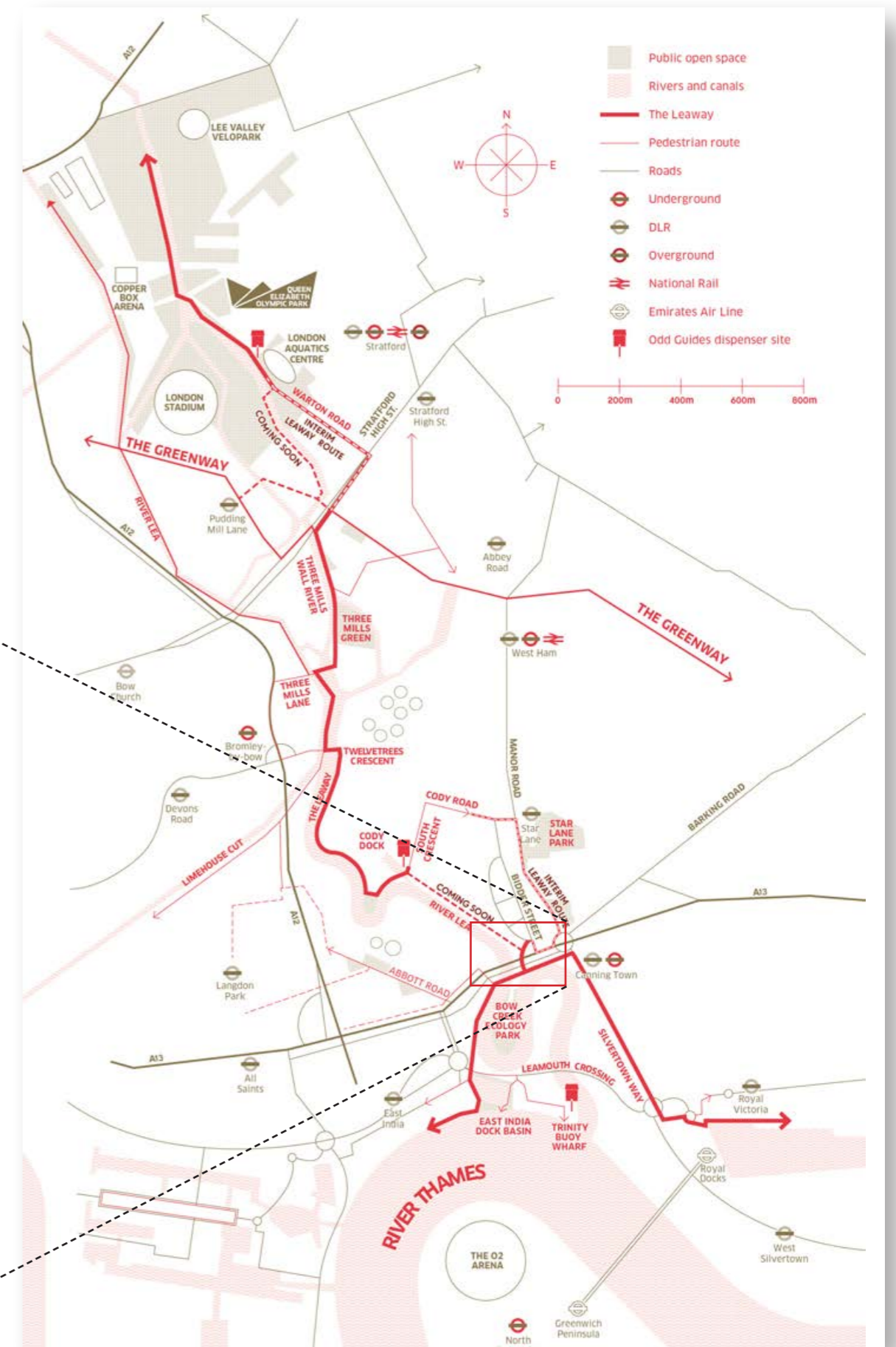
THE MISSING LEA WAY CONNECTION

The application site is a key remaining piece in the jigsaw of connecting Canning Town & Leamouth Peninsula to the Lower Lea Valley,

The completion of the Leaway would allow series of previously disconnected attractions from the Olympic Park to the Leamouth Peninsula to operate as a cohesive whole.




Extract from Lea River Park Primer (2016)





Leaway Map April 2017

MASTERPLAN

0% north-facing single aspect homes 

45% Of homes directly overlooking water 

60% Of homes are dual aspect 

<8 every building has no more than 8 units per core on average (9 units per core maximum) 

0.4+ Urban Greening Factor Targeted

20%+ Biodiversity Net Gain Targeted

2 Firefighting and Evacuation Stairs and lifts for every building

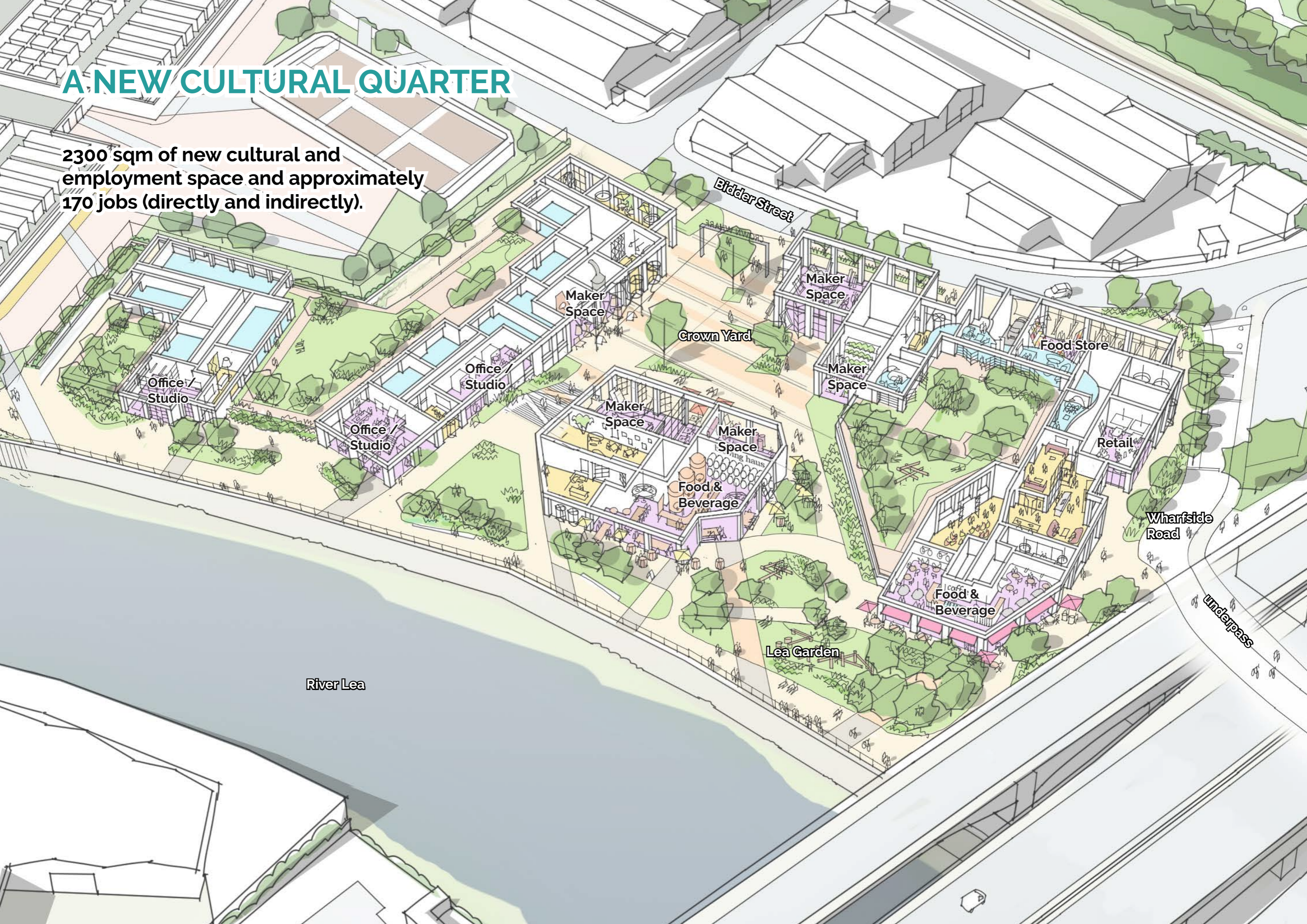


BETTER CONNECTED



A NEW CULTURAL QUARTER

2300 sqm of new cultural and employment space and approximately 170 jobs (directly and indirectly).



Office / Studio

Office / Studio

Office / Studio

Maker Space

Maker Space

Maker Space

Food & Beverage

Crown Yard

Maker Space

Maker Space

Food Store

Retail

Food & Beverage

Wharfside Road

Underpass

River Lea

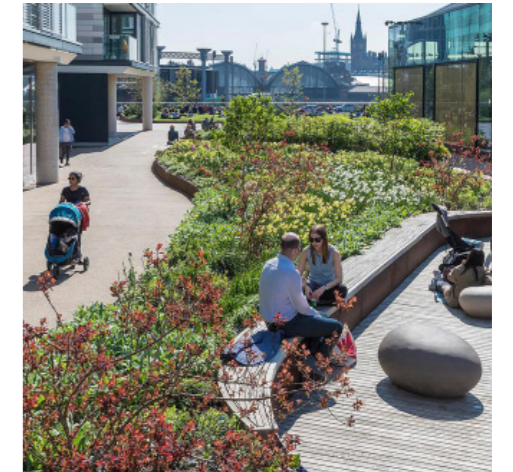
Lea Garden

Bladder Street

A HEALTHY AND SUSTAINABLE NEIGHBOURHOOD



Create seating opportunities to dwell



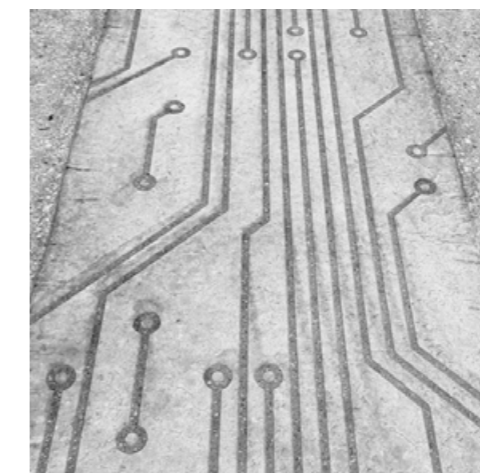
improve ecology and biodiversity



Honour the heritage of the site



Green spaces to improve health and well-being



Public art and multi-generational play



Well-lit and safe environment

DELIVERING SPACES FOR NEWHAM : LEA GARDEN

Riverside outlook

Food & Beverage Spillout

Event days - Childrens Activities

Natural and Open Character



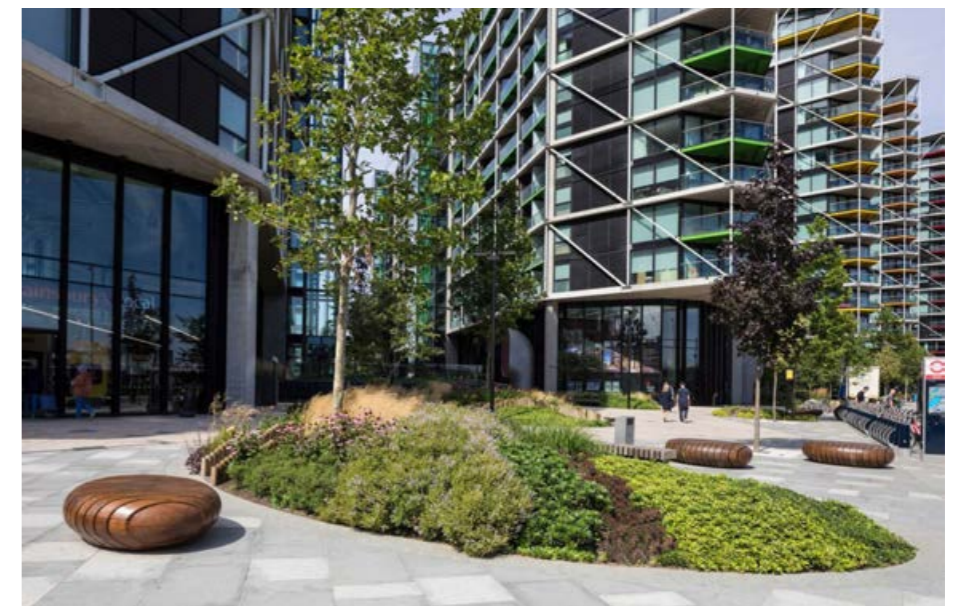
DELIVERING SPACES FOR NEWHAM : CROWN YARD

Bidder Street outlook

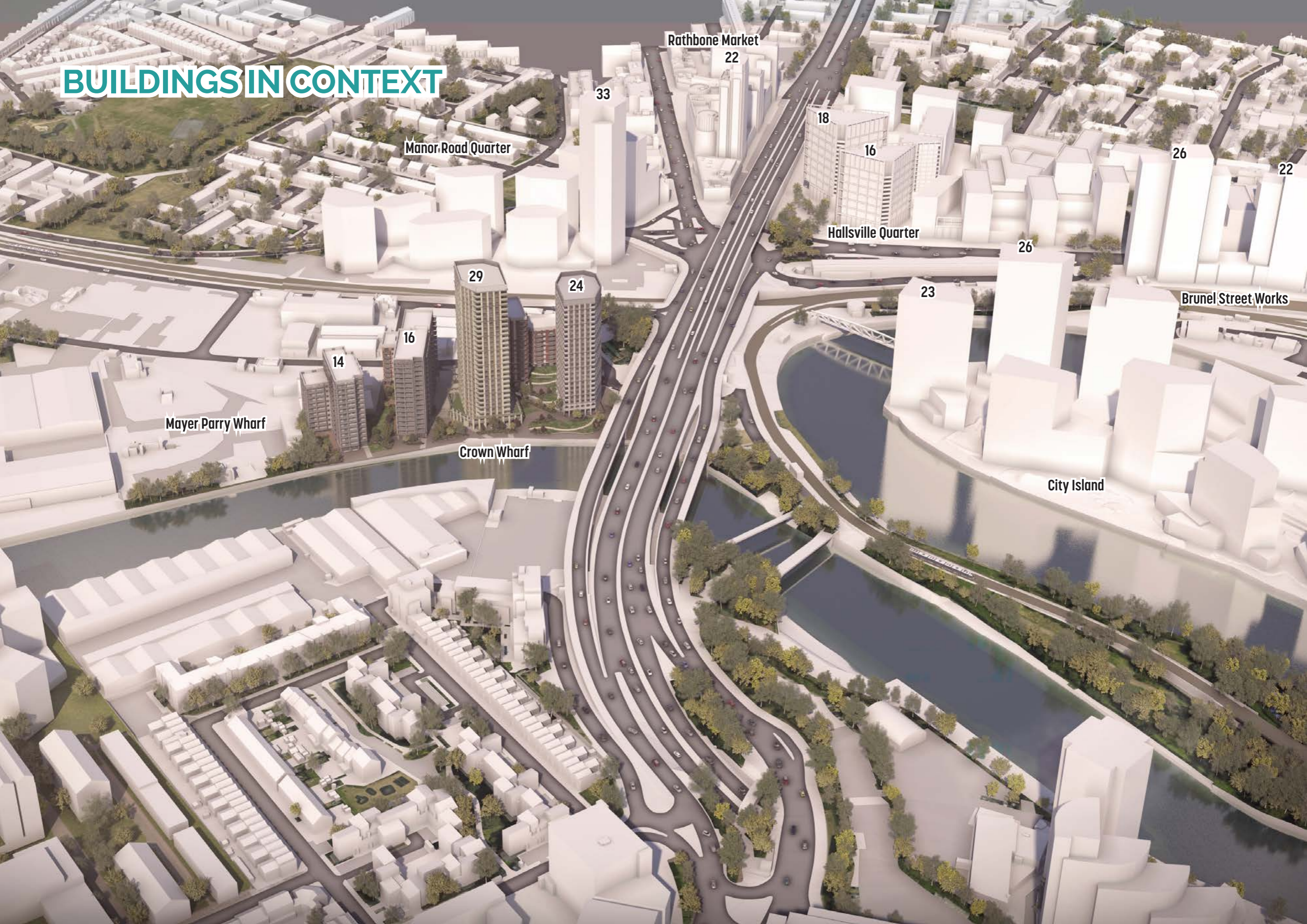
Maker Space Spillout

Events Days - Market Stalls

Industrial Character



BUILDINGS IN CONTEXT



Rathbone Market
22

33

Manor Road Quarter

18

16

26

22

Hallsville Quarter

26

29

24

23

Brunel Street Works

16

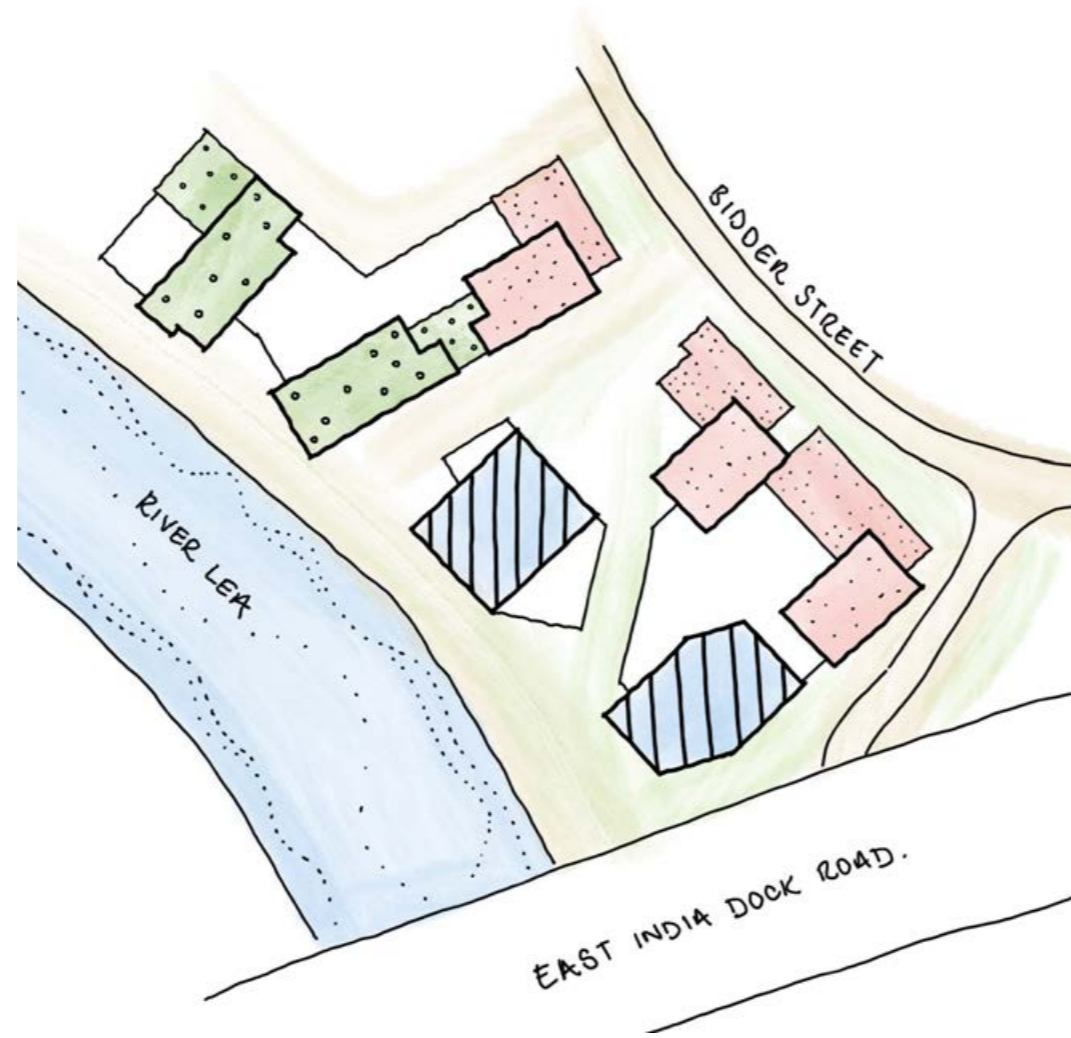
14

Mayer Parry Wharf

Crown Wharf

City Island

AN ARCHITECTURE BASED ON LOCAL AND HISTORICAL INFLUENCES



VIEW OF RIVERSIDE



VIEW ALONG BIDDER STREET



BUILDING VIEWS



DELIVERING THE HOMES, JOBS AND SPACES NEWHAM NEEDS

A connection to the Line Artwalk and a focus on people rather than cars

Dedicating nearly 50% of the site to public space, with two new outdoor areas for people to sit, work and play

860 new homes in a mixed tenure community

300 affordable homes which is 35% of the total (50% low cost rent and 50% intermediate)

high provision of affordable family homes.

2300sqm of cultural and employment space

170 new full time employment jobs (directly and indirectly)

500+ full time employment jobs during construction



NEXT STEPS AND HAVE YOUR SAY

It's really important that we continue to get your feedback on our plans for Crown Wharf.:

crownwharfplans.co.uk

0800 092 0481

crownwharf@londoncommunications.co.uk

Our consultation will remain open until the end of July and we'll then work towards submitting a planning application to the London Borough of Newham some time in the late summer.

The Council will then undertake its own consultation on the plans, and if they are approved, we anticipate starting on site in August 2023, and completing the first new homes by 2028.



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