

CROWN WHARF

UNLOCKING A NEW PIECE OF CANNING TOWN'S RIVERSIDE



Barratt London is proposing to redevelop Crown Wharf, a lost part of Newham's riverside on the edge of Canning Town that has lain vacant for some time.

Proposed view of Crown Wharf along Lea Riverside

In May, we introduced a new vision for this site which will see it transformed from an old recycling yard to a new green neighbourhood.

We've already spent several months consulting on these plans and hearing from our local neighbours, and we're now really excited to show our final proposals ahead of submitting a planning application later this summer.

There's lots more detail on our website crownwharfplans.co.uk as well as information on how you can feedback, so please do take a look.



@ crownwharfplans.co.uk

o800 092 0481

crownwharf@londoncommunications.co.uk

ABOUT CROWN WHARF



Aerial image of the site

Crown Wharf sits on the edge of the River Lea, just off Bidder Street and adjacent to the East India Dock Road.

It's just a short walk to Canning Town and Star Lane stations, as well as several bus stops.

Despite being really close to the Bow Creek Ecology Park and the Line Art walk, it has been cut off for some time, with no public access to the waterfront. Around the site, Canning Town is growing and changing, and we're carefully responding to this new context with the design of our buildings.

A strong heritage and amazing opportunity

Crown Wharf has a wonderful industrial history, and this is something both Barratt London and Newham want to celebrate.

It has been recognised by Newham Council as having redevelopment potential and the Local Plan envisages that this under-used site could be transformed into a mixed-use development, with new employment spaces to support Newham's makers and creators.

It is also a brilliant location for new homes. It falls within Newham's 'Arc of Opportunity' which focuses on new housing, job creation and infrastructure, and is also located within the Royal Docks and Beckton Riverside Opportunity Area, which has been earmarked for up to 38,000 new homes.



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

YOUR 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.



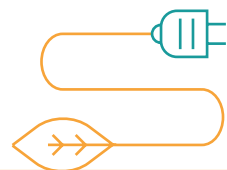
You want more information on the affordable homes and if these will be available to local people.



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.

How are we answering your questions?

We have provided more information on the homes, shops, outdoor spaces and buildings over the next few pages. We have also published an updated set of FAQs online with specific information about pollution, impact on services and building heights. Visit crownwharfplans.co.uk/faqs or scan our **QR code** to find out more.





The Crown Wharf masterplan



Proposed view of Lea Garden and the waterfront

OUR EVOLVING VISION

After months of careful design work, we have created a detailed masterplan for Crown Wharf, which will transform the site into an exciting, inclusive and sustainable mixed-use neighbourhood, delivering a number of benefits for the community here.



856 new homes, of which around 300 will be affordable homes.



A mix of different affordable homes to meet different local needs, with 150 for London affordable rent and 150 shared ownership.



A new employment quarter, with workspaces for makers and creators.



Over 600 jobs and local opportunities created through construction and the new retail and workspace.



Opening up access to a lost part of Newham's riverfront, with a new 170m stretch of walkway.



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.



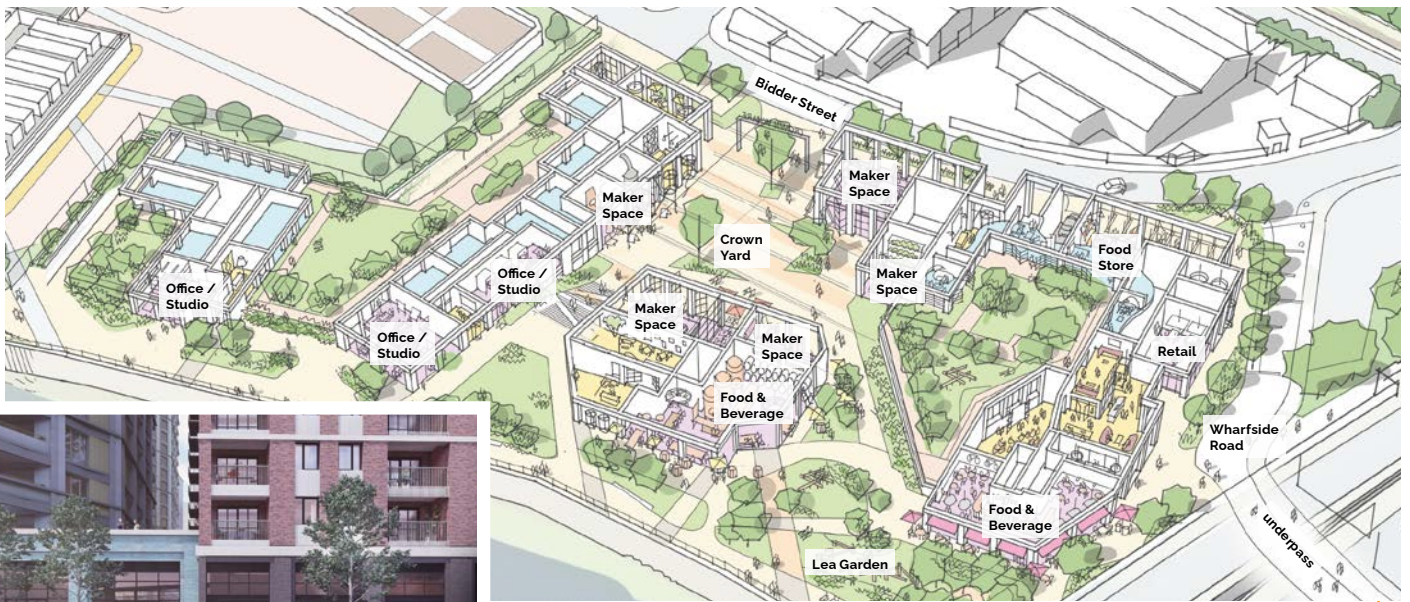
Four new shops, cafés and restaurants, to bring life to this site and provide the local offers people have told us they want to see here.



A significantly more biodiverse site, with more trees and green landscaping, rain gardens, a community garden and other sustainable initiatives to make this a healthier place to live and work.



New play spaces for children and families.



Proposed view of one of the residential entrances

Masterplan showing different uses across the site

AN INCLUSIVE NEIGHBOURHOOD

We want to create a truly inclusive neighbourhood here and we've provided some more details below on the homes, workspace and retail that will help us to achieve this.



New homes

- A mix of different sizes to create a truly mixed community, with all the homes designed tenure blind and to the same high quality.
- 300 affordable homes, with 150 delivered as London Affordable Rent, and 150 as Shared Ownership.
- Of the 300 affordable homes, 119 of these will also be family sized, a significant proportion of the total three bedroom homes being delivered on site.
- 462 of the total 856 new homes will be two and three bedrooms for those taking their first steps on the property ladder.



New workspaces

- 2,300sqm of dedicated new employment space.
- A mixture of different sizes and types of space, all designed flexibly to accommodate a range of local businesses and uses.
- This could be workshops to build and create things, craft studios or small office space for local entrepreneurs to start a business from.



Places to eat, drink and shop

- Responding directly to your feedback, we're prioritising four new spaces for shops and food & drink.
- These could accommodate a new convenience store, a café and a restaurant or bar.
- We're still really open to feedback and suggestions – whether that's a bakery, cycle shop, pub or something else you'd like to see here. Let us know what you think this area most needs.

GREEN AND PUBLIC SPACES

Canning Town has a wonderful community already, but we've heard from local people that it needs more places to shop and green spaces to visit and enjoy. That's why we are dedicating nearly 50% of the site to open and green spaces, including two really significant new pieces of public realm – Lea Gardens and Crown Yard.



Crown Yard

- With a more industrial character and feel, this space will look directly onto Bidder Street and draw people into the site, the new shops and towards the waterfront.
- It will include space for event days and market stalls (something local people highlighted to us), as well as spill out areas for our creative businesses.



Lea Garden

- Looking onto the river, this will be a really green and fun space, with areas for children to explore and play.
- Connected to the new food & drink space, it will have seating outdoors and looking towards the water.
- A really natural and open character, with lots of sunlight and places to sit and pause when walking or cycling along the river.



Precedent image showing the types of spaces we want to create at Crown Wharf

A rewilded and biodiverse site

We will be making Crown Wharf a significantly greener and more biodiverse site. We will be planting around 80 new trees, installing rain gardens, bird and bat boxes, and create a 1,400sqm riverside garden for people to come together and grow things on site.

Managing Crown Wharf

Some of the questions we received in May were about how we will manage Crown Wharf and keep these new public spaces safe. All of the public spaces will be managed by a dedicated on-site team, and we have been working with the local police to ensure the proposals is Secured by Design. This means that it will be a well-lit and thoughtfully designed place for residents, workers and visitors, with no dead ends or dark corners.

OUR DESIGNS



Building heights across Canning Town (Numbers in storeys)

The street buildings

- Sensitively designed to our surroundings and stepping down in height to 8 storeys to knit into the existing buildings along Bidder Street.
- These are predominantly red brick and inspired by the historic shop frontages that once existed here. A new lively ground floor will be created to draw people into the site.



Proposed view of the new homes along the waterfront

The feature buildings

- Two taller buildings, located within the Council's Canning Town Tall Buildings Zone and which respond to this area's new emerging context.
- Positioned to respond to key views and to ensure the new public spaces enjoy lots of sunlight.
- The tops of the buildings have been designed as distinctive 'crowns' to celebrate this site's name and history.

A no compromise approach to fire safety

All of the buildings at Crown Wharf will go beyond the minimum fire safety regulations expected of us and include two fire escape stairwells.

The buildings

Over the past two months we have done a lot of work refining how the buildings at Crown Wharf will look and feel.

We have also made some changes to the layout of one of our feature buildings, adding two more storeys.

This change doesn't increase the total number of homes but allows us to ensure that every building has no more than eight homes per core, that none of the homes are single north facing and that nearly half directly overlook the water.



Proposed view of the new retail spaces on Bidder Street

The wharf buildings

- Positioned along the riverfront, the height of these buildings will step-up to around 16 storeys.
- The buildings here are characterised by a grey and white brick. Taking reference from the history of the site as a timber yard, they will respond to their waterside setting and draw inspiration from the historic warehouse aesthetic that used to define this area.



Elevation from River Lea

A TRUSTED PARTNER FOR NEWHAM

Barratt London has over 30 years of experience delivering high-quality homes in the capital. We also know this area extremely well.


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.


Unlike other developers, we won't apply for planning permission and then move on. We want to become a long-term partner in Canning Town, and we'll be marketing the homes to locals and Londoners first. We'll also work with local employment organisations for the new jobs and continue to communicate with residents and businesses throughout the construction process.

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.



Proposed view of the new homes and retail spaces along Bidder Street

Timeline

May 2022

First stage of public consultation

July 2022

Second stage of public consultation

2023

Targeting planning decision

2028

Targeting works completed

June 2022

Reviewing feedback and evolving the masterplan

September 2022

Planning application submitted

August 2023

Targeting works to start on site