

SILVERTOWN WAY COMMUNITY FORUM

16 JUNE 2015

INTRODUCTION

COMMUNITY PLANNING

DESIGN PROGRESS

TRANSPORT

ENERGY

LANDOWNER

GLA

SUPPORTED BY

MAYOR OF LONDON

DEVELOPMENT TEAM



CORE CONSULTANT TEAM



John Thompson & Partners
Masterplanners & Architects
(Private and affordable)



Cartwright Pickard Architects
Architects (PRS)



Nathaniel Lichfield & Partners
Planning, Design, Economics.

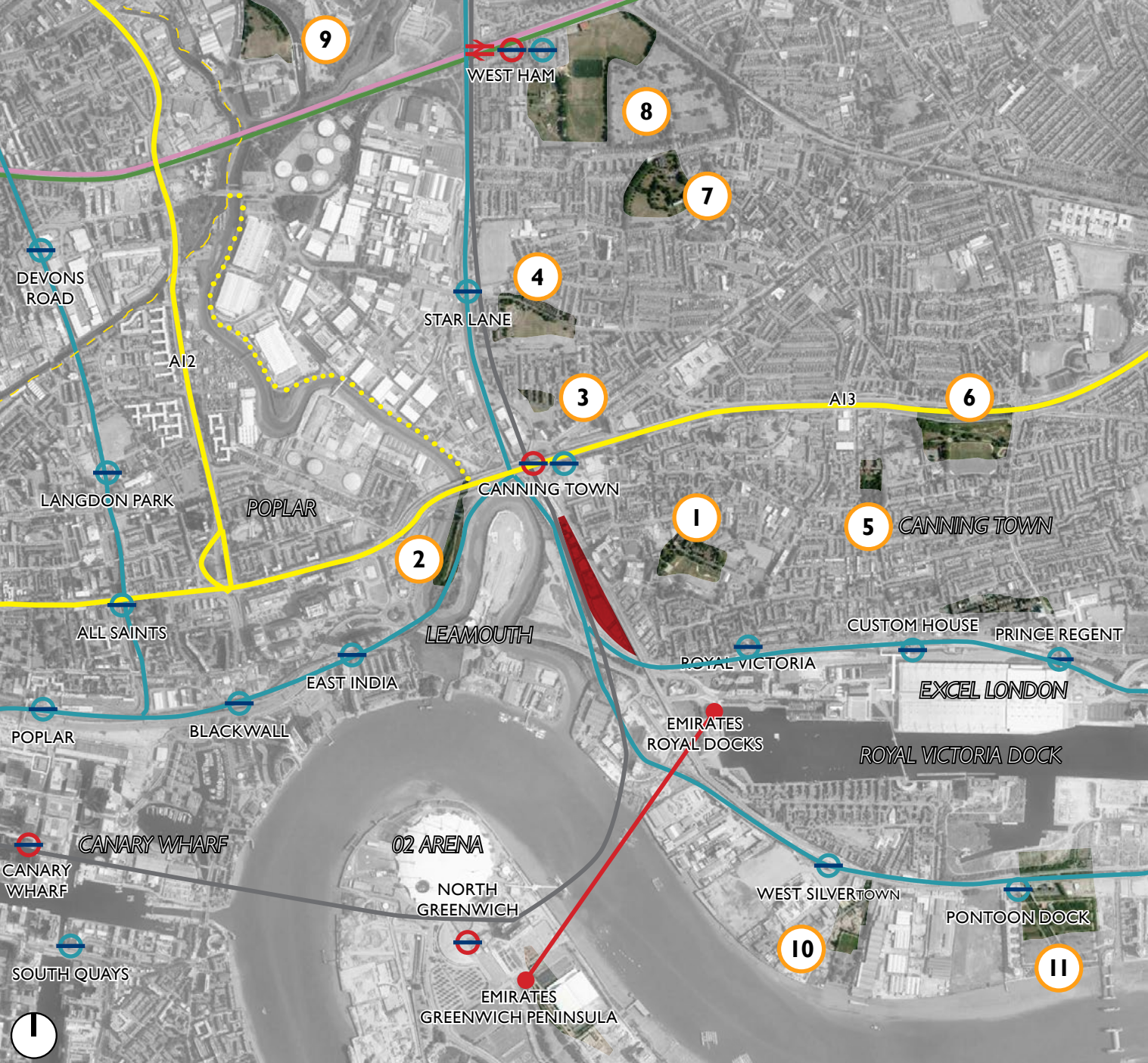
Nathaniel Lichfield & Partners
Planning Consultant














Ardent
Transport and civil engineering



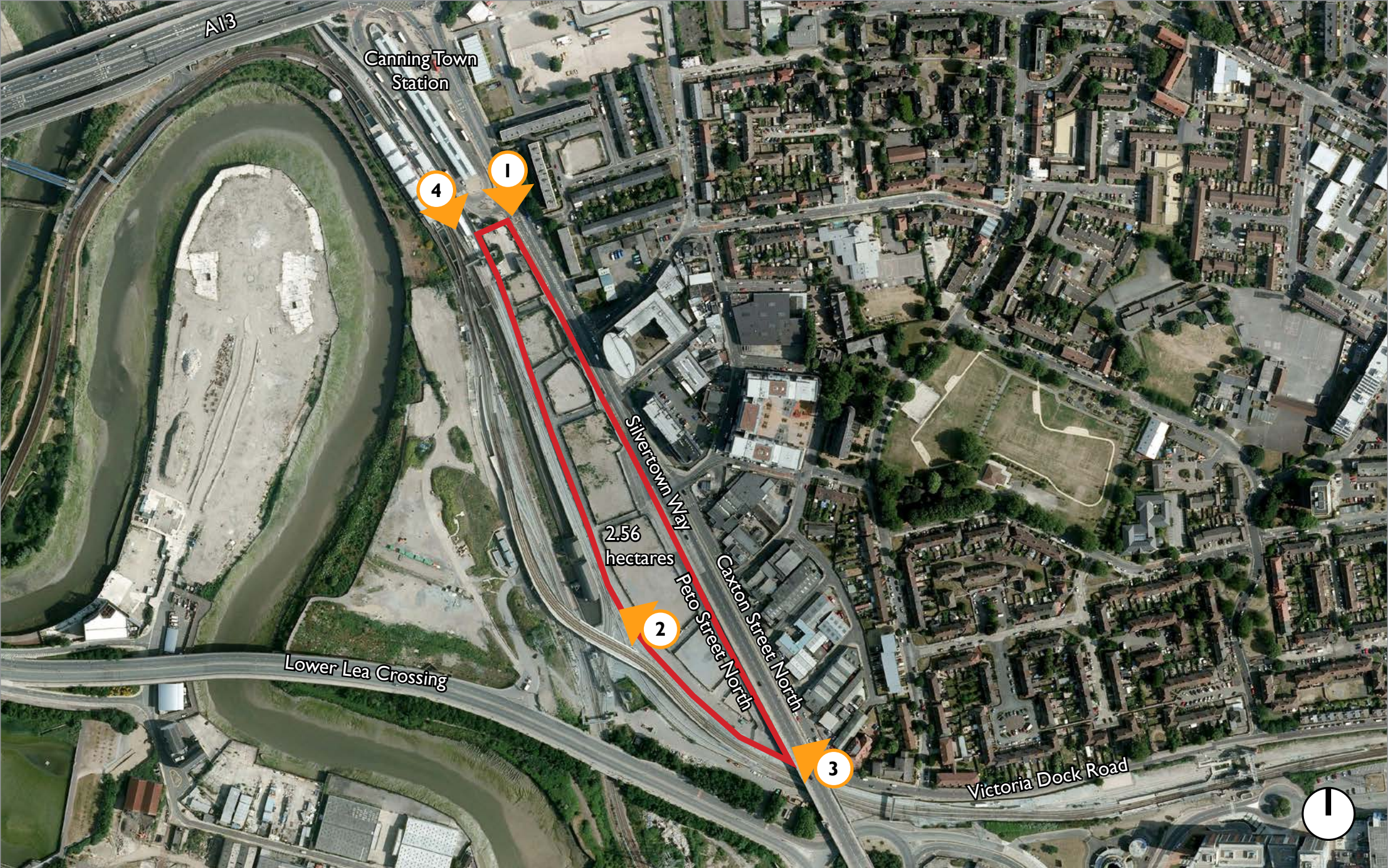
Long & Partners
Sustainability



-  Site
-  A Road
-  DLR
-  Jubilee Line
-  District Line
-  Metropolitan Line
-  Emirates Air Line
-  Tube Station
-  DLR Station
-  Rail Station
-  Towpath
-  FAT Walk (Proposed)

-  1 Keir Hardie Recreation Ground
-  2 Bow Creek Ecology Park
-  3 Malmesbury Park
-  4 Star Park
-  5 Ashburton Wood
-  6 Canning Town Recreation Ground
-  7 Hermit Road Recreation Ground
-  8 Memorial Recreation Ground
-  9 Three Mills Green
-  10 Lyle Park
-  11 Thames Barrier Park

SITE LOCATION



A13

Canning Town Station

4

1

2.56 hectares

2

Silvertown Way

Caxton Street North
Petro Street North

3

Lower Lea Crossing

Victoria Dock Road

1

SITE PHOTOS

I Silvertown Way



2 Victoria Dock Road











3 Peto Street North



4 Canning Town Station





-  Site Boundary
-  London City Island: Ballymore
-  Royal Gateway: Galliard Homes
-  The Sphere: Hollybrook
-  Hallsville Quarter: Bouygues Development
-  Rathbone Market: English Cities Fund (Muse Developments, the Homes and Communities Agency and Legal & General)
-  St Luke's Square: Galliard Homes
-  Tarling Road: Sanctuary Group



Site Boundary

1

London City Island: Ballymore

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Royal Gateway: Galliard Homes

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The Sphere: Hollybrook

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Hallsville Quarter: Bouygues Development

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St Luke's Square: Galliard Homes

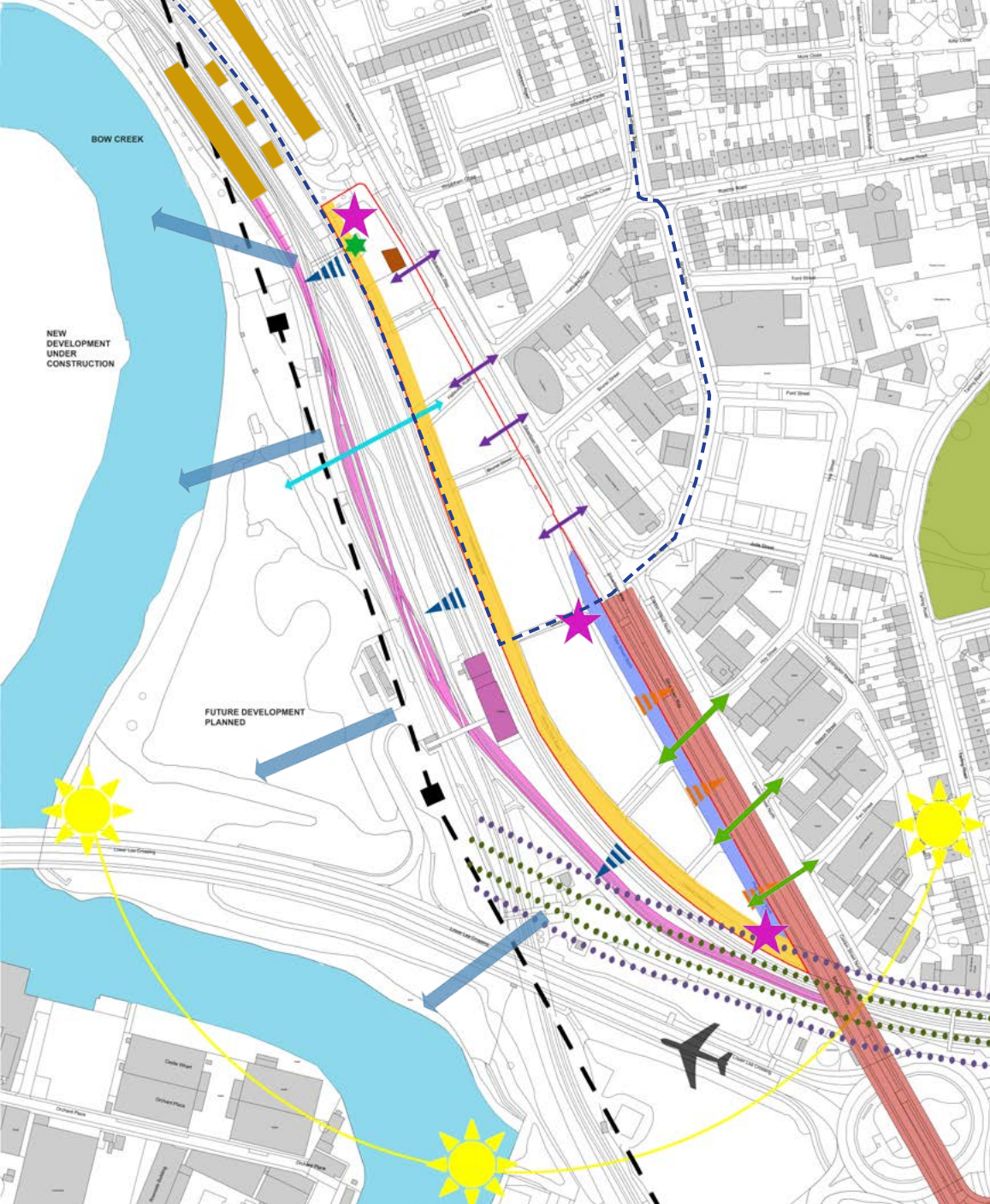
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Tarling Road: Sanctuary Group



RECENT AND PLANNED DEVELOPMENT NEARBY





-  Escape stair from Canning Town Station to be retained
-  Network sub-station
-  Visual impact of Silvertown Way viaduct
-  Traffic noise from Silvertown Way
-  Sun path
-  Possible access points from Silvertown Way
-  Adopted highway and viaduct maintenance way leave
-  Crossrail tunnel
-  Crossrail easement
-  Visual impact of raised DLR route + Jubilee Line buildings
-  Noise from rail links
-  Potential future bridge link
-  Pylon line
-  DLR protection zone/Sewer drainage easement
-  Proximity of rivers puts site in Flood zone 3
-  Aircraft noise from London City Airport flight path
-  Public transport hub
-  Keir Hardie Recreation Ground
-  Connections below viaduct to neighbouring development
-  Views across Bow Creek and Thames at elevated level
-  Potential gateway building location
-  Town Centre Boundary

CONSTRAINTS AND OPPORTUNITIES

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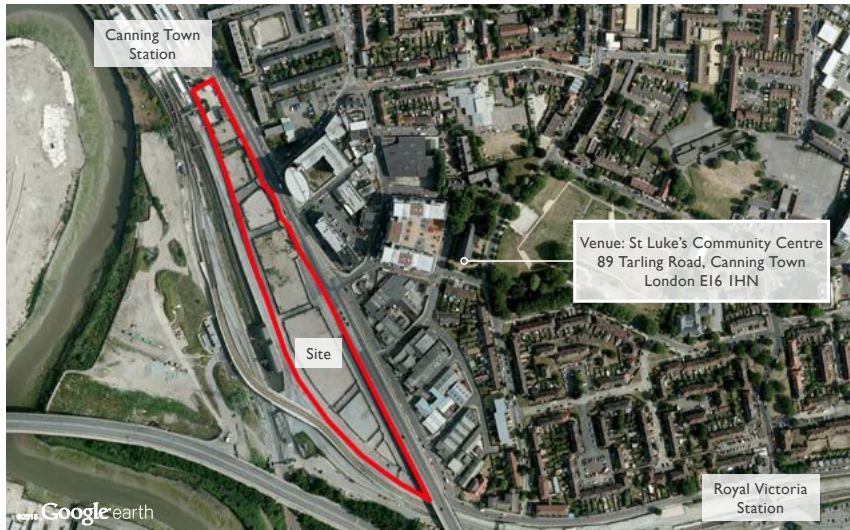
ENERGY



SILVERTOWN REACH
LONDON

**COMMUNITY
PLANNING
WEEKEND**
17, 18 & 29 April 2015

You're invited to the Silvertown Way Community Planning Weekend. The aim of the Weekend is to create a Vision for land at Silvertown Way and its relationships with the neighbouring areas.



COMMUNITY PLANNING WEEKEND

1.45pm – 5.30pm, Friday 17 April
10.15am – 3.00pm, Saturday 18 April

REPORT BACK

7.00pm – 8.45pm, Wednesday 29 April

VENUE

St. Luke's Community Centre
89 Tarling Road, London E16 1HN

EVERYONE IS WELCOME!



The Silvertown Way Community Planning Weekend is being organised by John Thompson & Partners on behalf of Linden Homes. For more information please visit www.jtp.co.uk or contact Jennifer Johnson at jj@jtp.co.uk or on Freephone 0800 0126730.



SILVERTOWN REACH
LONDON

COMMUNITY PLANNING WEEKEND

BACKGROUND

Canning Town and Custom House are undergoing a major transformation led by the London Borough of Newham, with several major developments in the pipeline and with a big push for regeneration of the town centre. In 2013, the Mayor of London announced that it would be releasing 2.56 hectares of land south of Canning Town station and east of Silvertown Way to enable the delivery of a high-quality residential-led development which benefits from good access to public transport. The redevelopment provisionally includes more than 1000 homes, including affordable and private rented homes, and 8000 square metres of non-residential floor space.

Linden Homes has appointed John Thompson & Partners (JTP), architects and masterplanners, to work with the local community in developing a Vision for the site.

**WHAT TO EXPECT AT THE
COMMUNITY PLANNING WEEKEND**

The Community Planning Weekend will be an opportunity to share local knowledge and contribute to planning the new neighbourhood through workshops, walkabouts and hands-on planning groups. There will also be an exhibition explaining the background of the site. Participation is on a drop-in basis – there is no need to pre-register – and you can stay for a short while, a few hours or the whole event if you are able to. Team members will be on hand to answer questions.

REPORT BACK PRESENTATION

Following the public workshop days, the JTP-led team will analyse and summarise the outcomes and draw up a Vision for Silvertown Way, including an illustrative masterplan. This will be presented to the local community on Wednesday 29 April at St. Luke's Community Centre.

Following the Community Planning Weekend, the design team will move forward to prepare a detailed planning application for the site, which is anticipated will be submitted to Newham Council in Autumn 2015.

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PROGRAMME

VENUE: St. Luke's Community Centre, 89 Tarling Road, Canning Town, London E16 1HN

FRIDAY 17 APRIL

- 1.45PM Exhibition opens
- 2.00 Welcome and Introduction
- 2.15 Workshop 1 – The Area Today
 - What are the issues and opportunities locally?
 - What is the site's relationship with the neighbouring areas?
 - What are the challenges and opportunities for developing the site?
- Workshop 2 – Young People's Workshop
A chance for young people to talk about the site and draw ideas for the new neighbourhood.
- 3.15 Refreshment Break
- 3.30 Hands-on Planning Groups and Walkabouts
Work in small, facilitated groups to consider key issues for the site and its relationship with the neighbouring area and start to plan ideas for the future. Groups may choose to walk areas near the site to see and discuss opportunities and connections.
- 4.45 Refreshment Break
- 5.00 Reports Back from Hands-on Planning Groups
- 5.30 Close

SATURDAY 18 APRIL

- 10.15AM Exhibition opens
- 10.30 Welcome & Introduction
- 10.45 Workshop 3 – Silvertown Way Tomorrow
 - Creating a sustainable, new neighbourhood with a strong community
 - Housing and community facilities
 - Landscape and open space
 - Connections and accessibility
- Workshop 4 – Young People's Workshop
Another opportunity for young people to think about the site and draw ideas for the new neighbourhood.
- 12.00PM Lunch Break – refreshments will be provided
- 12.30 Hands-on Planning Groups and Walkabouts
Another opportunity to work in small, facilitated groups to plan ideas for the future. Groups may choose to walkabout areas near the site to see and discuss opportunities and connections.
- 2.00 Refreshment Break
- 2.15 Reports Back from Hands-on Planning Groups
- 2.45 Next Steps
- 3.00 Close

WEDNESDAY 29 APRIL

- 7.00PM Doors open
- 7.15 Report Back of the Vision for Silvertown Way
- 8.45 Close





COMMUNITY PLANNING

jtp

SILVERTOWN WAY TOMORROW

REPORT BACK



BIG SKIES

- Lower buildings to north, taller to south
- Mixed uses near Silverton Way - parking needed
- Enhance pedestrian routes
- Create a crossing across Silverton Way
- Big skies are important
- Hangout space with a fountain
- Green edge along Silverton Way

KEY THEMES

- Support for regeneration with community benefits
- Image and identity
- Creating community cohesion
- Making the flyover a positive
- Local facilities
- Public realm and green space
- Connecting neighbourhoods
- Environmental sustainability
- Ongoing community participation

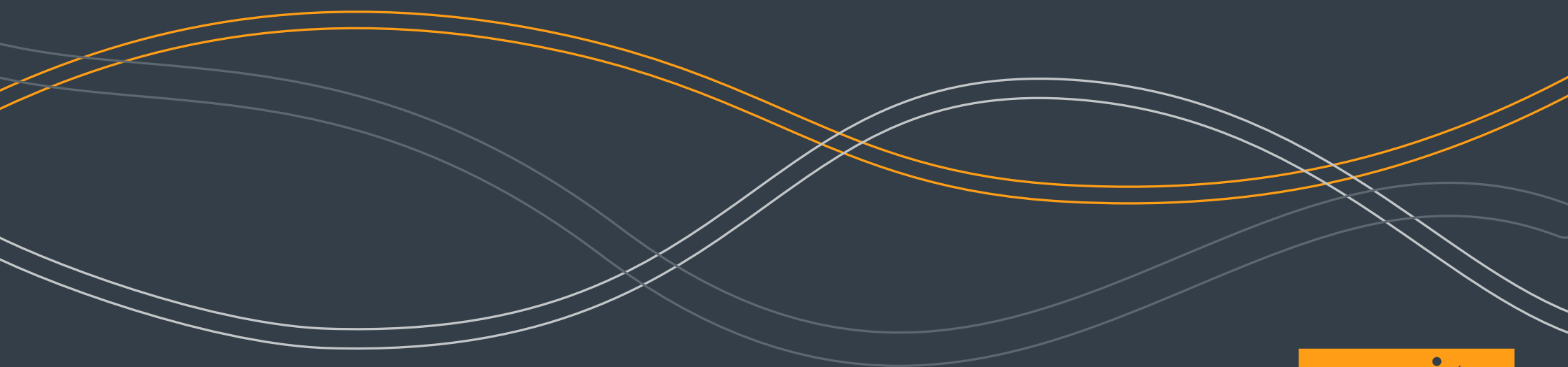
INTRODUCTION

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TRANSPORT

ENERGY



Up to 1200 residential units

- 35% affordable
- 32% private sale
- 33% private rented sector (through Fizzy Living)

30% family housing (3+ bedrooms)

0.35 parking spaces per dwelling

8000 square metres of non-residential use, including:

- Hotel
- Gym
- Food store
- Restaurant

Allow for landing point for footbridge (to be delivered by others)

Code For Sustainable Homes Level 4 and BREEAM Very Good for mixed uses



MASTERPLAN KEY

MIXED USES

- ① Hotel
- ② Cafe/restaurant
- ③ Food store
- ④ Gym (open to all)
- ⑤ Cafe / gallery space (upper ground level)
- ⑥ Concierge facility
- ⑦ Workshop and community space in arches and colonnade to viaduct (outside site ownership)
- ⑧ Workshops and studio spaces to podium edge fronting Peto Street
- ⑨ Potential community garden hub
- ⑩ Energy centre under raised podium



MASTERPLAN KEY

LANDSCAPE AND OPEN SPACE

- 11 New public realm with trees facing Canning Town Station
- 12 New split-level public space providing landing for future bridge, outdoor seating and events space, market space if required
- 13 New tree lined pavement to Silvertown Way connecting station to new public space
- 14 Shared surface with street trees to Peto Street with inset public spaces with trees and seating
- 15 New park and growing space
- 16 Raised courtyard gardens with integrated play space



ARRIVAL/GATEWAY

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PUBLIC SQUARE

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PETO STREET REVITALISATION

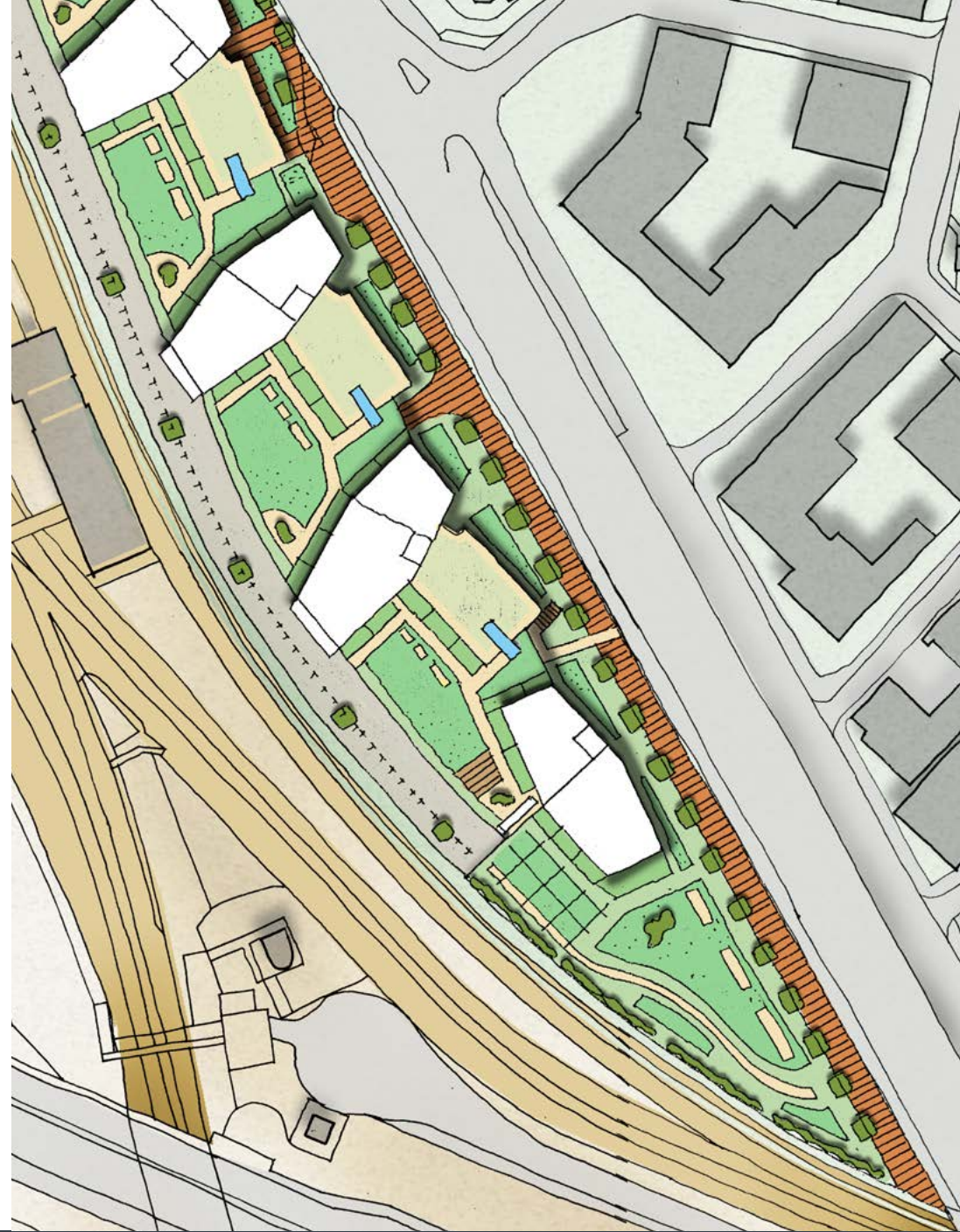
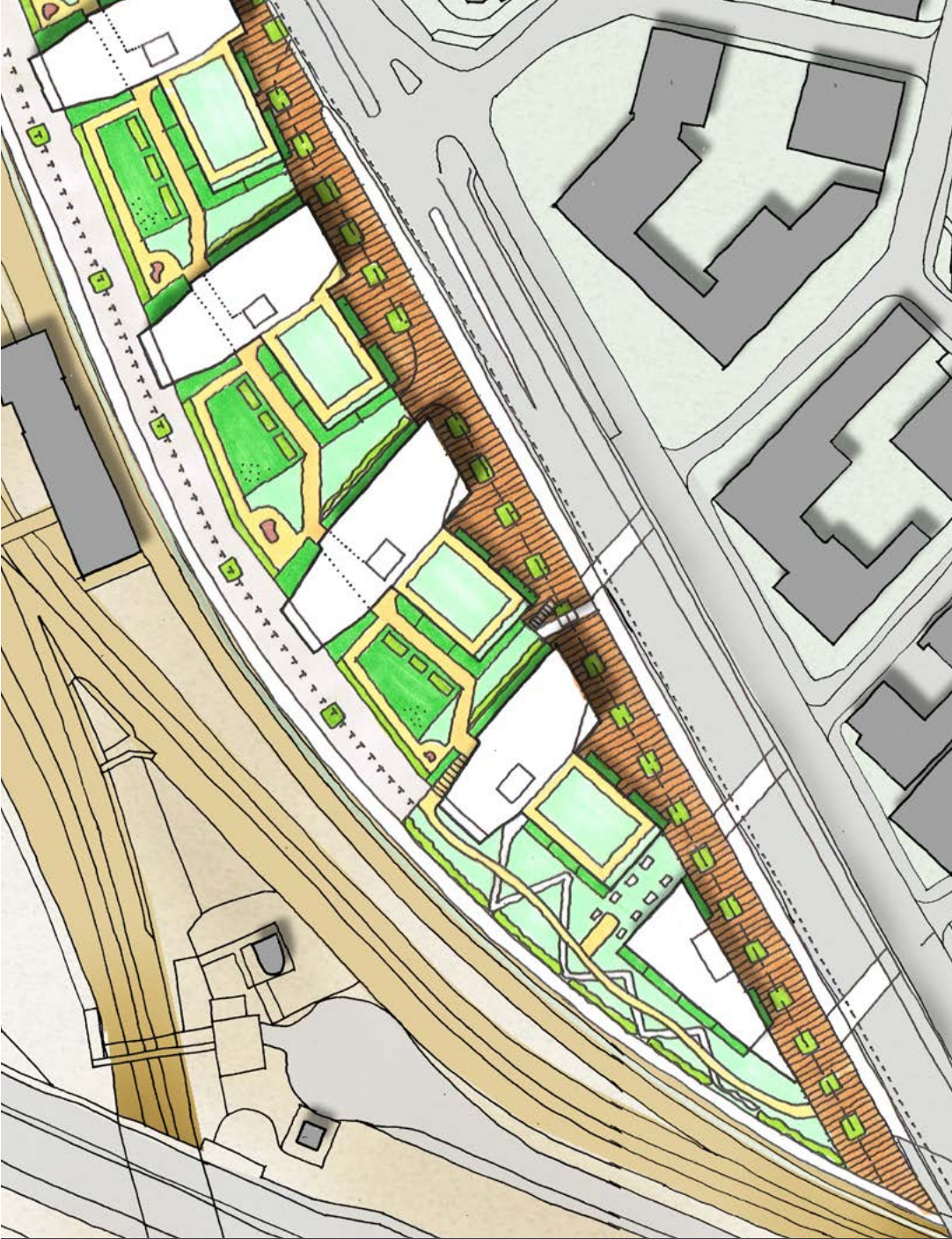
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- The provision of a public square here is welcomed in principle.
- Change in level within this space will undermine its use.
- The space will be further encroached by the landing point of the pedestrian bridge. Further testing required of how much space this will take up.
- It needs to be a high quality public square that allows space for retail to spill out, public seating, trees and children's play

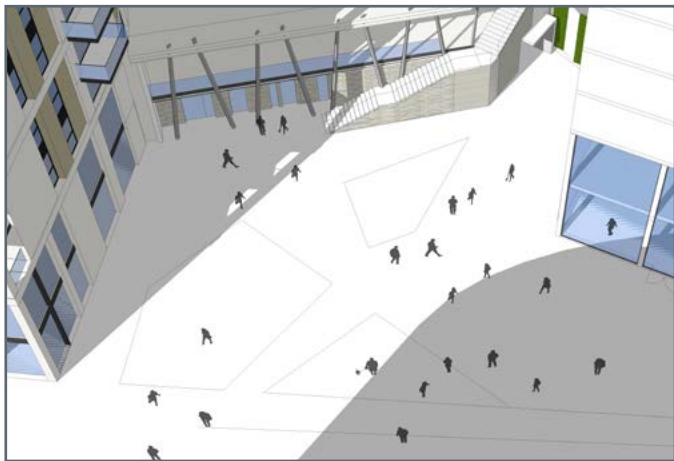
- Transforming the character of Silvertown Way will be critical to success of the scheme.
- Range of active uses in podium will help to achieve this.
- Further detail is required.
- Further study and evidence required on public realm widths being achieved along this route.

- Layout of the southern end of the site needs further work.
- This area to be used as a small pocket park which residents and the wider community can access.
- This space is not appropriate for another residential tower.



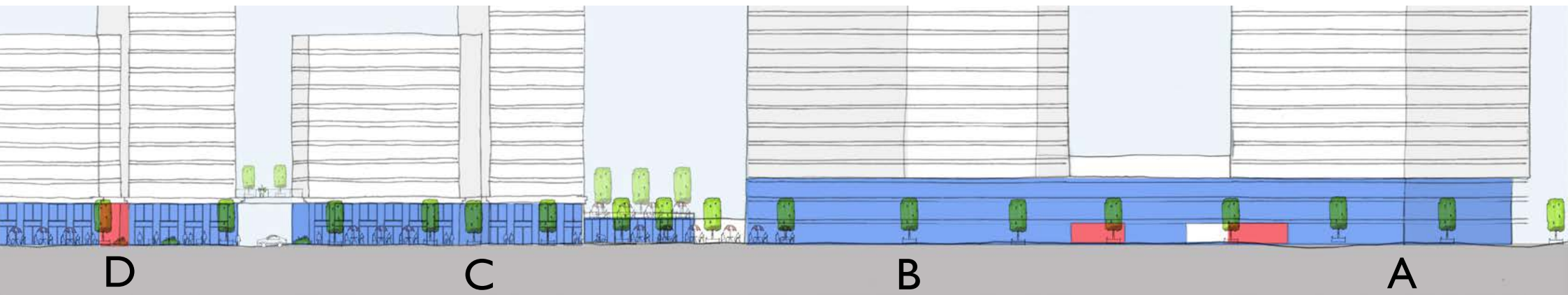
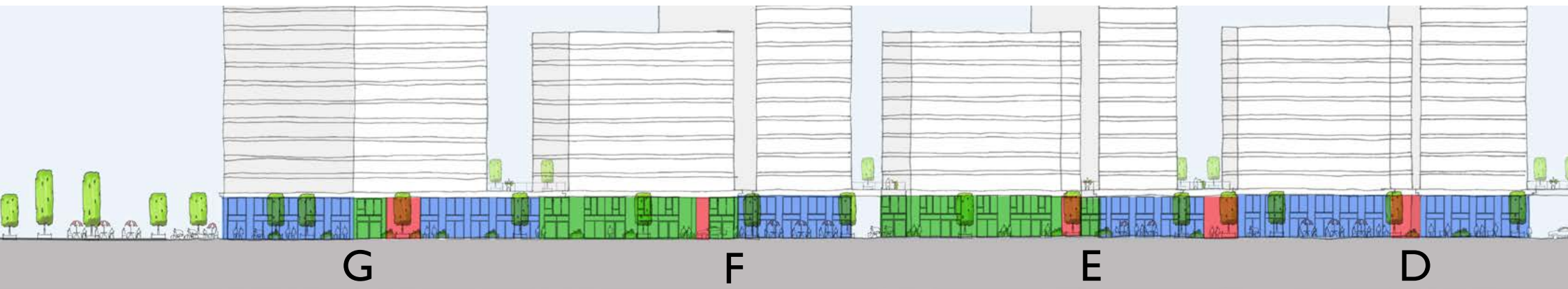
CHANGES TO SOUTHERN END

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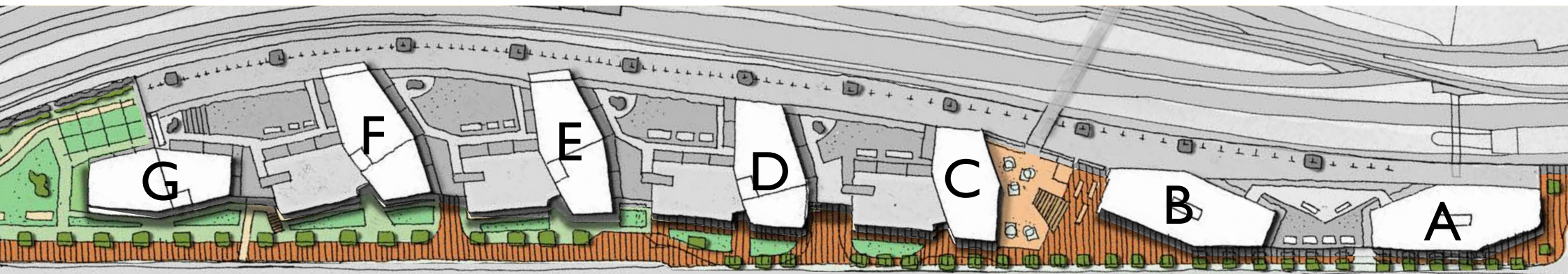


PUBLIC SQUARE

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Commercial Residential Ancillary



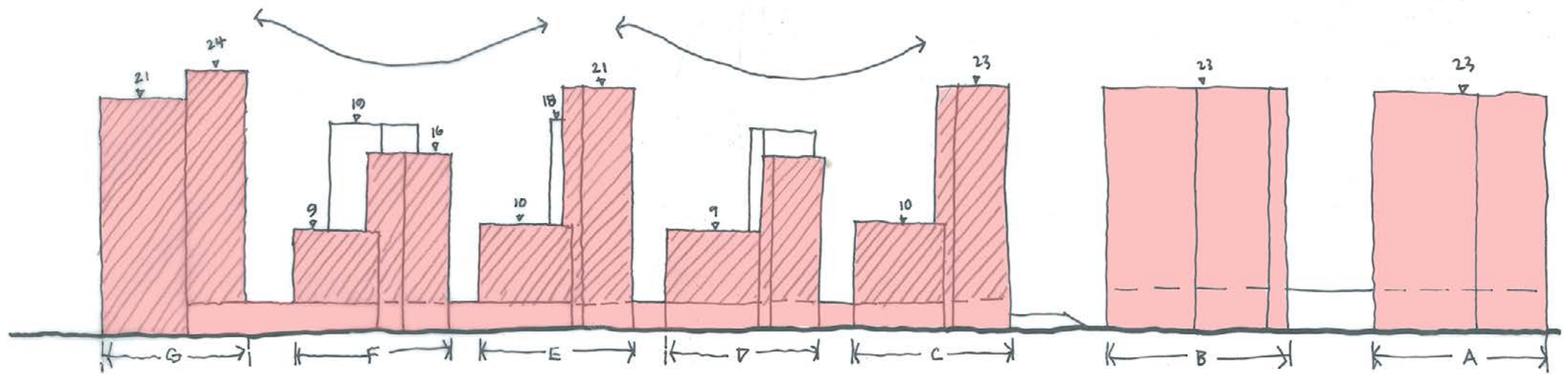
SILVERTOWN WAY/PETO STREET PUBLIC REALM

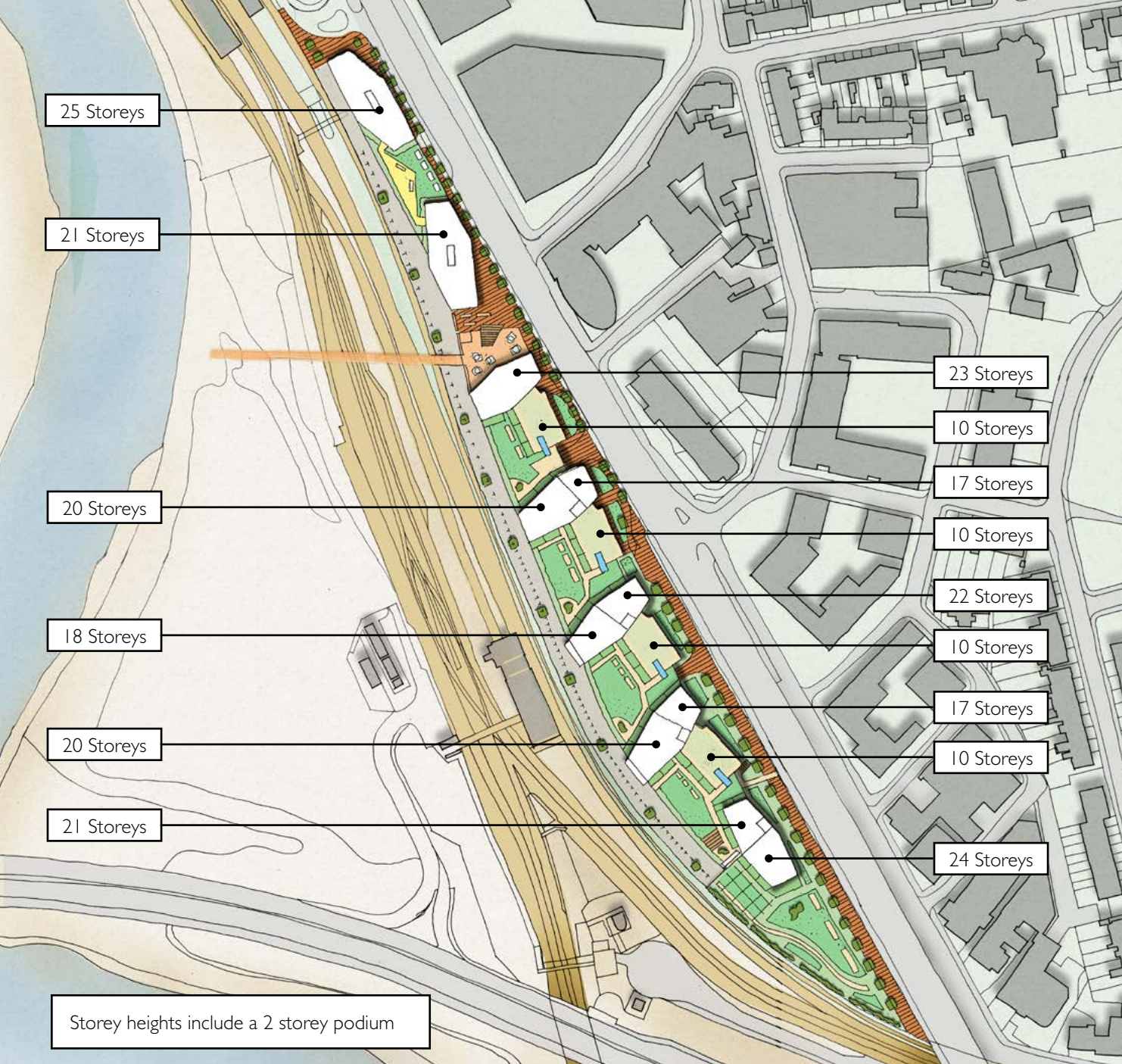
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CURRENT MASTERPLAN

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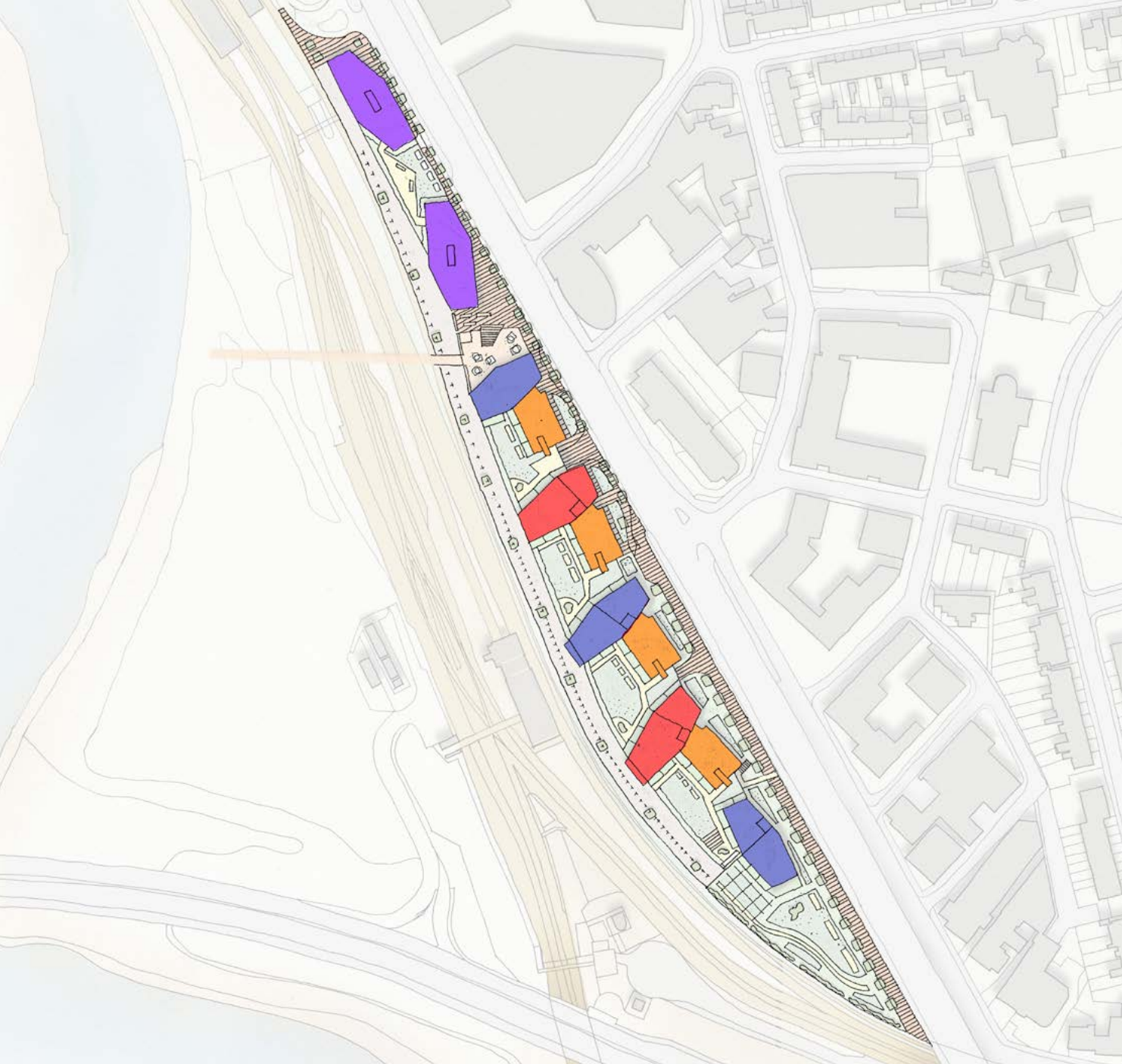


STOREY HEIGHTS



TYPICAL FLOOR PLAN

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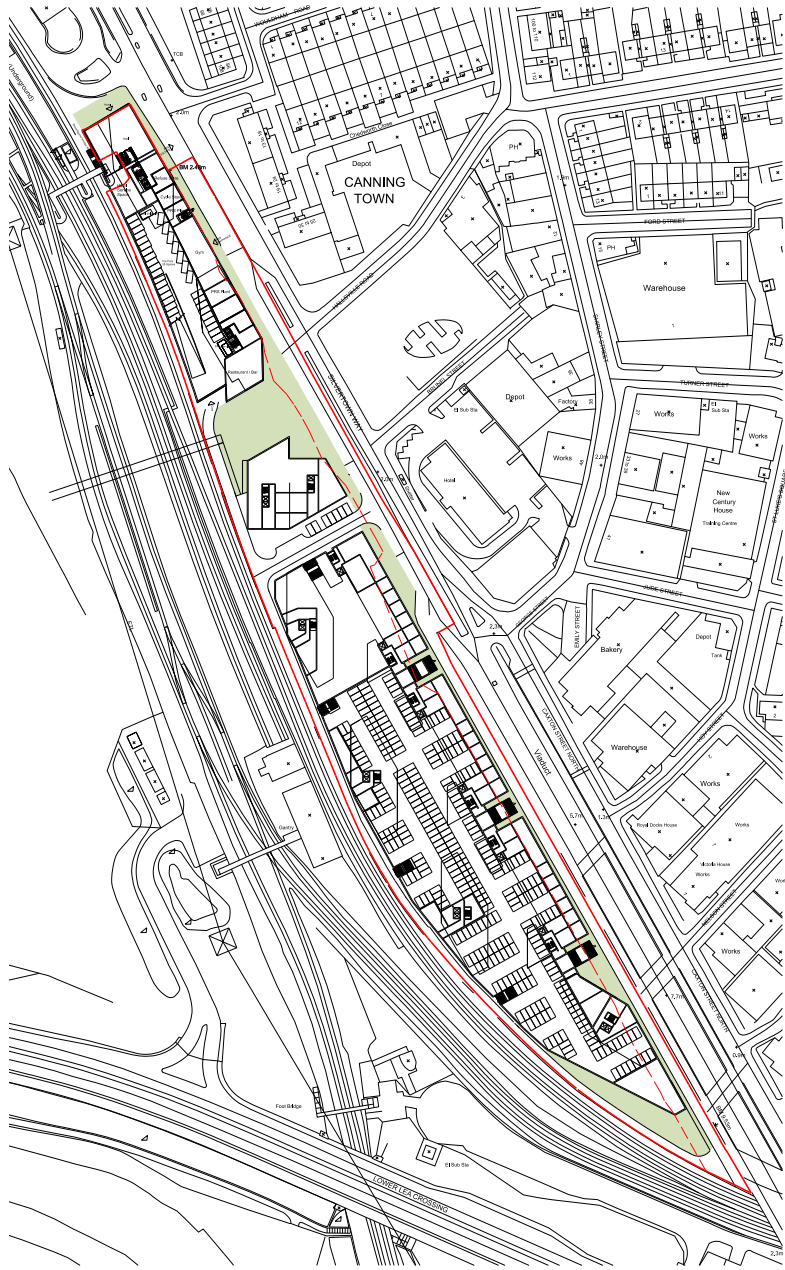


- PRS
- Private For Sale
- Shared Ownership
- Affordable Rent



POCKET PARK

- New park and growing area with potential community garden hub



Scheme Ground Floor



Current Scheme Ground Floor



RAISED COURTYARDS

- Series of south-west facing courtyards, maximising views and sunlight

ROOFTOP GARDENS



GREEN SPACES

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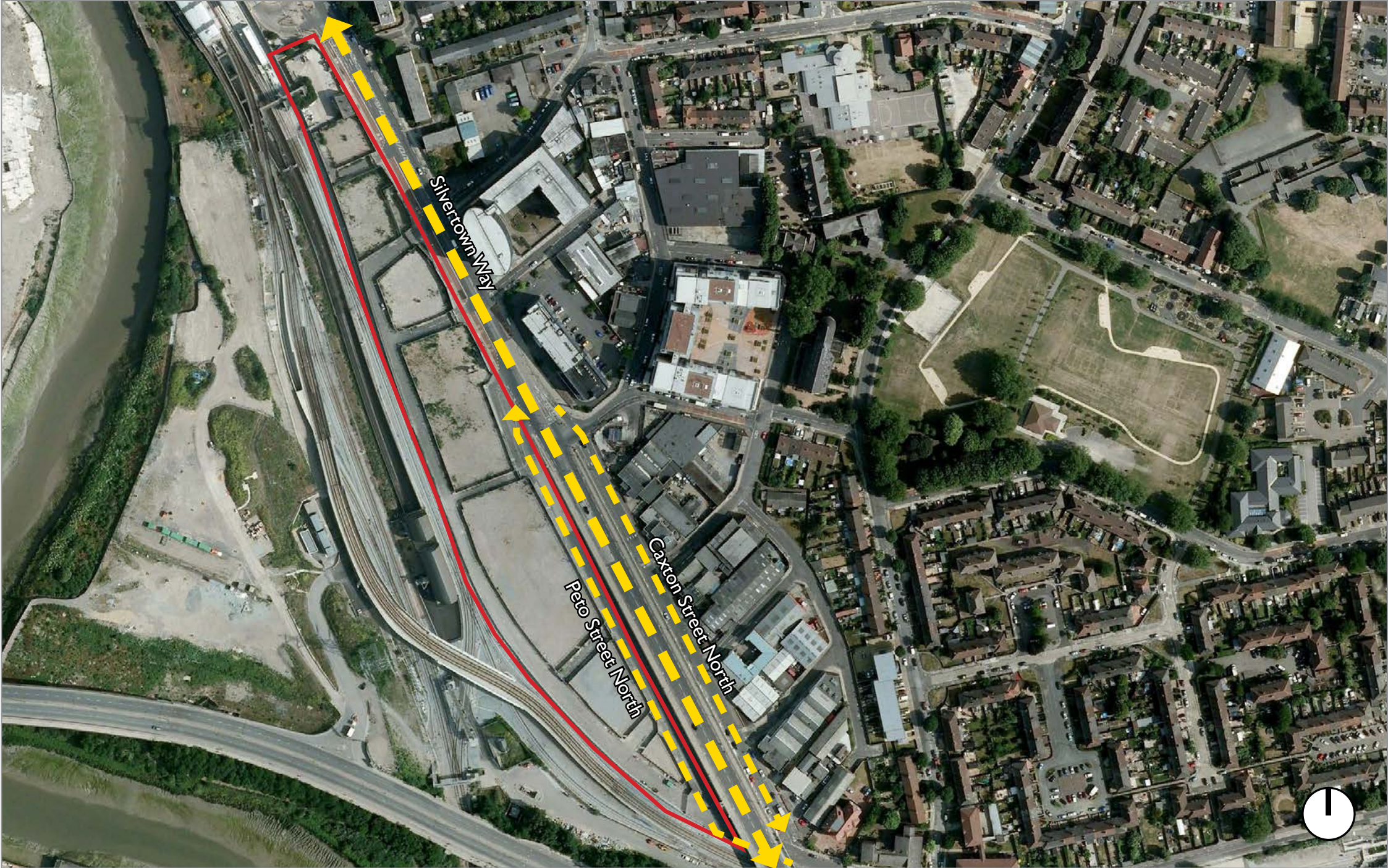
Total Play Space Provision
3390 sqm

Mixture of Under 5's, 5 - 11's
and over 12's

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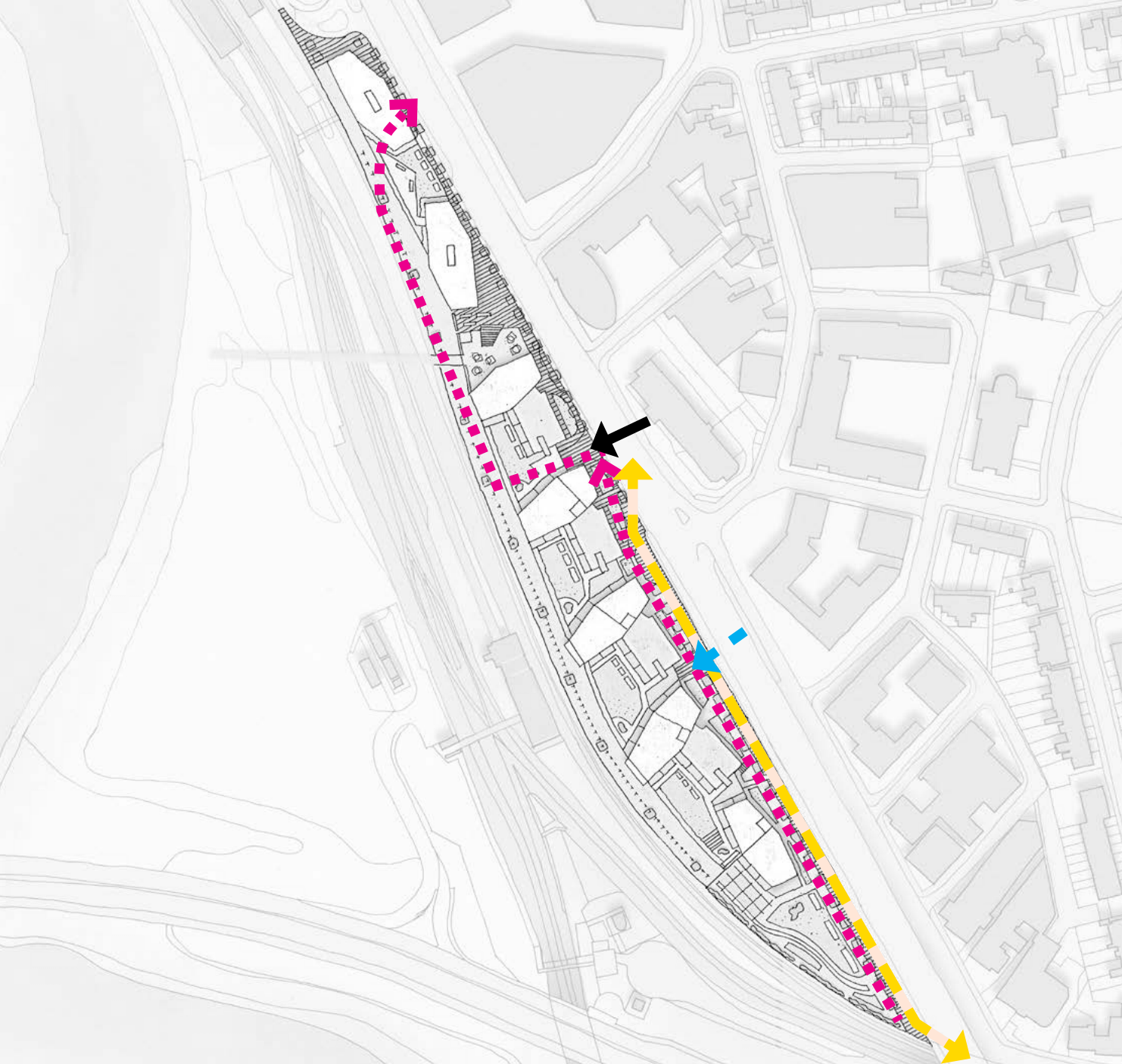
TRANSPORT





ENERGY



EXISTING ACCESS





-  General vehicular circulation along Peto Street
-  Access to parking beneath podium
-  Pedestrian and cycle access from Peto Street
-  Services Access (Delivery, Waste, Emergency)

PROPOSED ACCESS



MASTERPLAN KEY

MOVEMENT AND TRANSPORT

- 21 Potential future pedestrian bridge over railway to Crossrail site and river (by others)
- 22 New pedestrian crossing to George Street
- 23 New shared surface to Peto Street
- 24 Primary vehicular access from Silvertown Way
- 25 Secondary pedestrian and cycle access from Peto Street
- 26 Service access along railway edge
- 27 Potential pedestrian bridge from Silvertown Way onto raised podium
- 28 Parking along railway edge and under podium
- 29 New cycle lane along Silvertown Way



PROPOSED ACCESS

Twice weekly waste collection



Standard applied: Newham Waste Management Guidelines & Information from LBN*

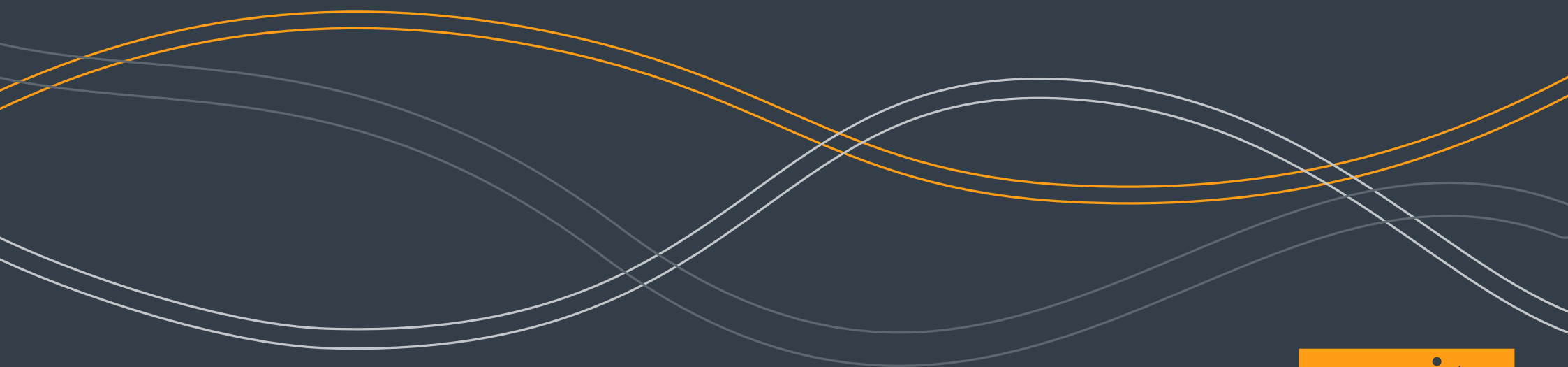
Storage capacity requirement: 125 litres per dwelling

- 1,132 dwellings X 125Lt = 141,500 Lt
- On site **93 bins/ 279 sqm storage space**** required as a total for both refuse and recycling.

N.B.*Assume that 1,100 Lt Eurobin is used. Each requires 3 sqm storage space.

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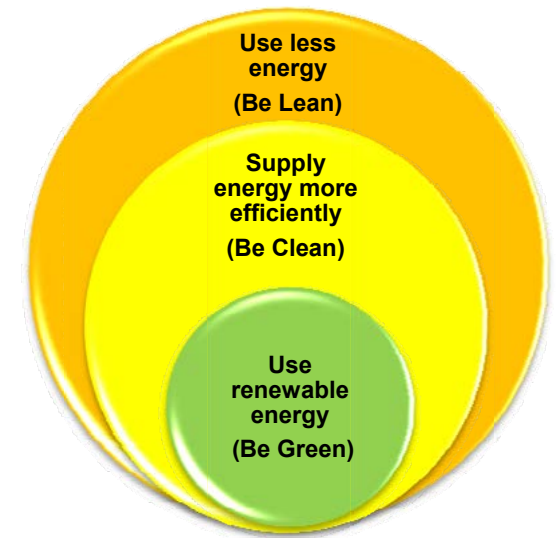


The sustainability strategy will follow the London Plan, London Borough of Newham and Mayor's Energy Hierarchy - 'Be Lean, Be Clean, Be Green.'

Be Lean

Building fabric designed to minimise solar heat gain in the summer and heat loss in the winter.

- Appropriately specified glazing
- Elements of construction with good thermal performance
- Robust detailing to minimise air leakage
- Glazing ratios will provide daylight to occupied spaces to minimise lighting energy and provide bright, healthy space to live in, as well as minimising heat loss.
- Private balconies will provide solar shading to prevent summer overheating.
- Natural ventilation from openable windows to provide cross ventilation where possible, minimising need for mechanical systems for fresh air and cooling.
- Light systems primarily based on high efficacy, LED luminaires, controlled by lighting controlled systems where appropriate



London Mayor's Energy Hierarchy

Be Clean

- A District Heat Network is to be implemented, serving the whole site, primarily supplied by Combined Heat and Power (CHP) units.
- Residential and hotel space usage make up the majority of the development, with a reasonably constant hot water load through the year - an ideal application for a heat-led energy network.
- A fully automatic Building Management System (BMS) will control the mechanical services central plant.
- The design of the BMS will provide flexibility in terms of future integration of new technologies to improve energy performance of the building during its life.
- Energy metering of all utility loads, major load centres and tenant areas will be provided to allow the performance of the buildings to be monitored.
- Dwellings will be provided with individual smart meters so that individual dwellings can take ownership of the energy they consume.

Be Green

- A host of renewable energy sources will be considered for the development.
- The site's London location is likely to restrict the use of certain technologies such as wind power and biomass heating and therefore these have been discounted.
- Consideration will be given to on site electrical generation through CHP fuelled by gas or biofuel together with photovoltaic panels and ground source heat pumps.
- The viability of these technologies will be assessed prior to planning and will be summarised in the Energy Strategy for planning.
- It is likely, given a district CHP system will provide for the majority of heat loads, that photovoltaics will prove the most complementary in terms of potential carbon savings.



