

INTRODUCTION

Welcome 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 neighbouring areas.

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 west 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.

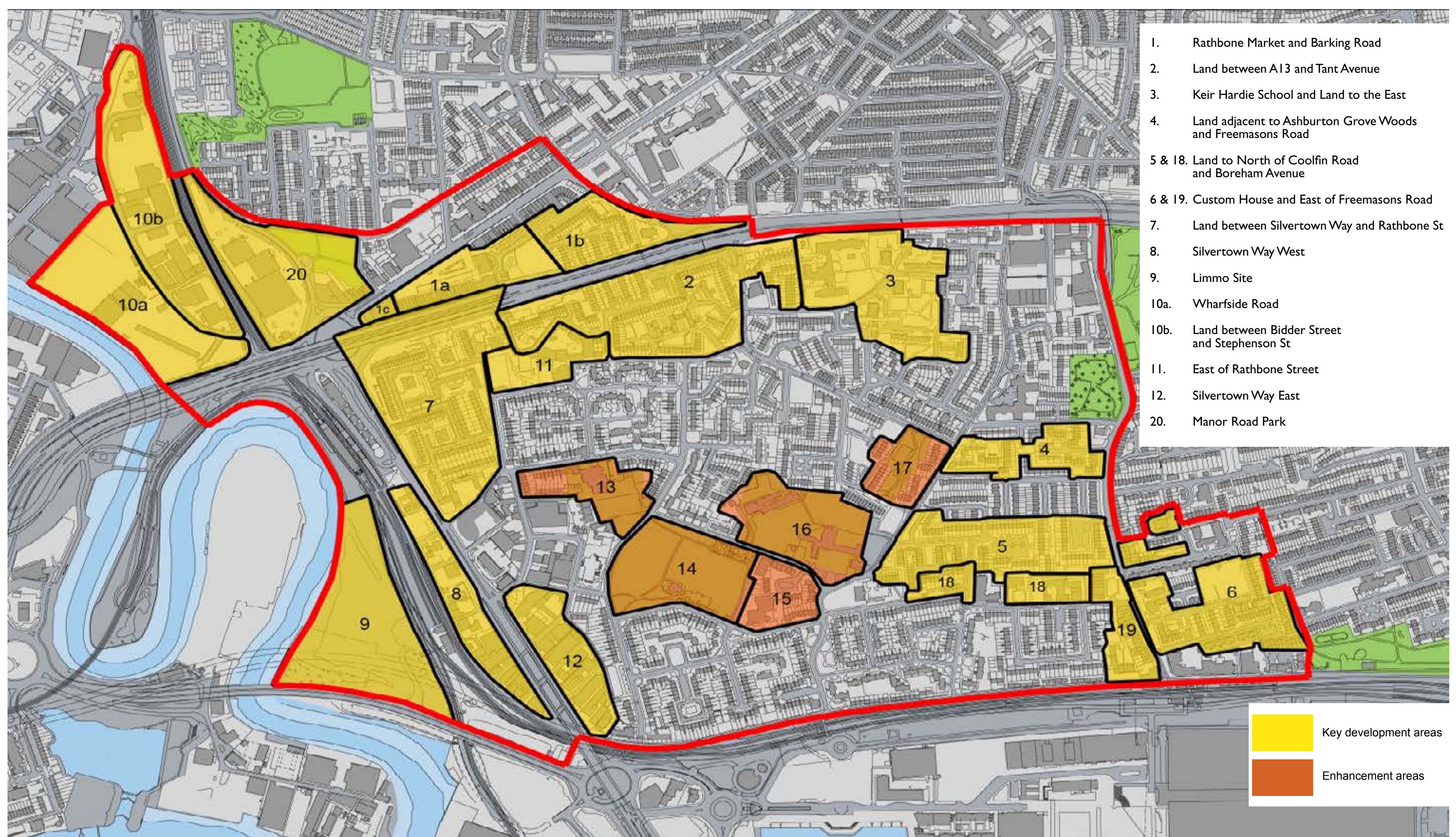
The Community Planning Weekend is an opportunity to share local knowledge and contribute to planning the new neighbourhood through workshops, walkabouts and hands-on planning groups.

This exhibition explains the background of the site.

PLANNING CONTEXT

- The redevelopment will be guided by National Planning Guidance (NPPF), the London Plan and LBN Planning Documents (including the Core Strategy 2012, saved policies within the LBN UDP 2001 and the Canning Town and Custom House SPD 2008).
- Affordable and Family housing will reflect planning policy requirements.
- The site is identified as a strategic site ('Silvertown Way West') within the Newham Core Strategy for:
"Mixed use comprising residential, and business, with commercial units and higher density residential facing the street within the town centre boundary, and business uses extending to face units under arches in Peto Street North. Connectivity to the main town centre and the rest of Canning Town needs to be addressed, together with amenity impacts of traffic. Indicative residential typology - medium density, medium family."
- The site is identified within the Canning Town and Custom House SPD as Area 8 (see map below).
- The northern part of the site is within the Canning Town District Centre & 400m catchment.
- The site is within an Employment Hub.
- The site is within an Archaeological Priority Area.
- Silvertown Way is identified as a key movement corridor (Core Strategy Policy SP7).
- The site is within the Thames Policy Area.

SPD boundary and key areas



RECENT AND PLANNED DEVELOPMENT NEARBY



Site Boundary



London City Island: Ballymore



Royal Gateway: Galliard Homes



The Sphere: Hollybrook



Hallsville Quarter: Bouygues Development



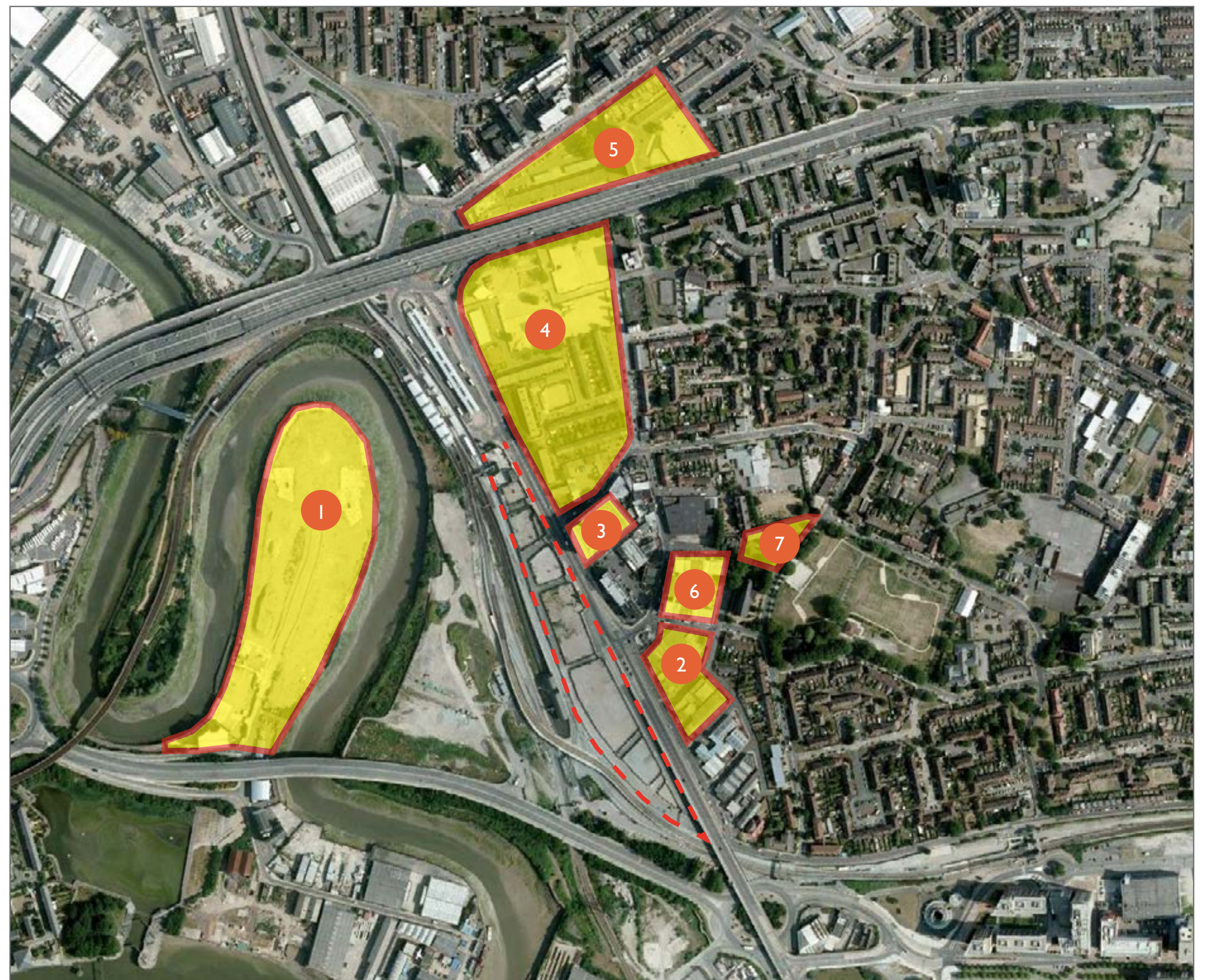
Rathbone Market: English Cities Fund (Muse Developments, the Homes and Communities Agency and Legal & General)



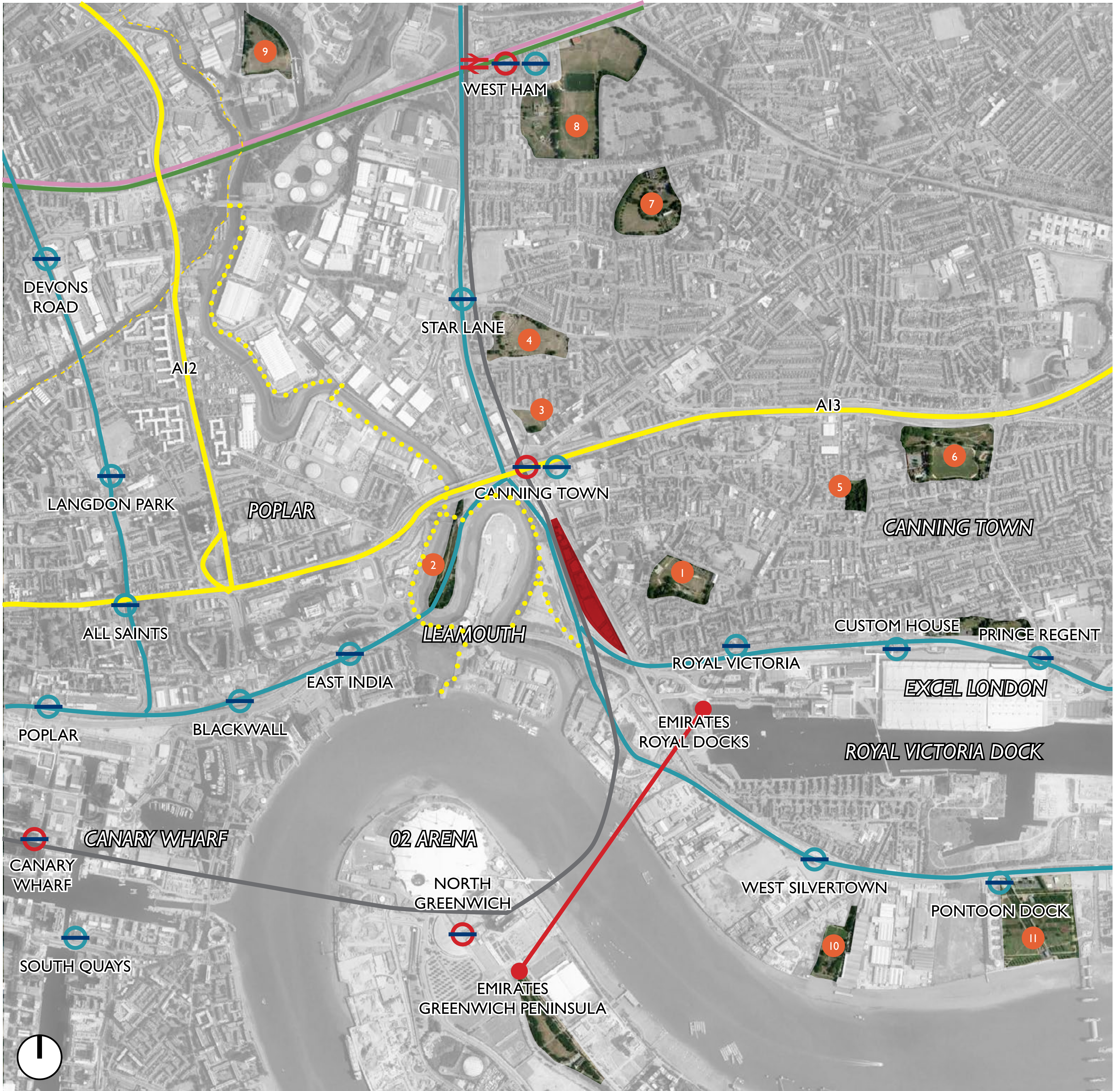
St Luke's Square: Galliard Homes



Tarling Road: Sanctuary Group

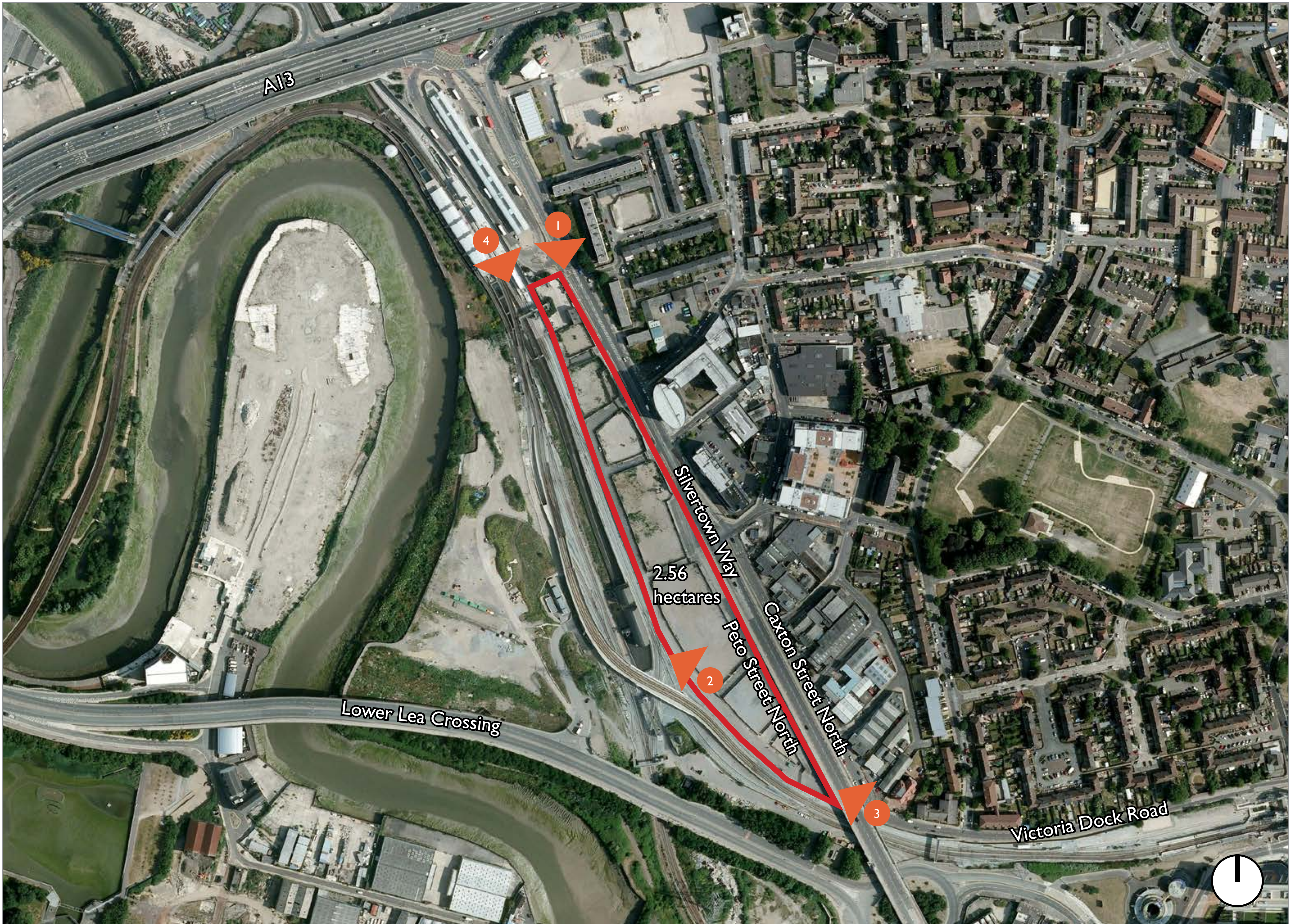


SITE CONTEXT



- | | | | | | | | |
|--|-------------------|---|---------------------|--|--------------------------------|---|-------------------------------|
|  | Site |  | Tube Station |  | Keir Hardie Recreation Ground |  | Hermit Road Recreation Ground |
|  | A Road |  | DLR Station |  | Bow Creek Ecology Park |  | Memorial Recreation Ground |
|  | DLR |  | Rail Station |  | Malmesbury Park |  | Three Mills Green |
|  | Jubilee Line |  | Towpath |  | Star Park |  | Lyle Park |
|  | District Line |  | FAT Walk (Proposed) |  | Ashburton Wood |  | Thames Barrier Park |
|  | Metropolitan Line | | |  | Canning Town Recreation Ground | | |
|  | Emirates Air Line | | | | | | |

SITE LOCATION



Silvertown Way



Victoria Dock Road



Peto Street North



Canning Town Station

SITE HISTORY

PRE-1800

The area now known as Canning Town was a largely empty marshland, separated from London by the River Lea, which could only be crossed by ferry.

1810

An iron bridge was built across the Lea at Bow Creek, over which Barking Road provided a connection to the east.

1840

The railway was constructed from Stratford to a new station at Barking Road (Barking Station, later renamed Canning Town Station) to provide riverside access for the offloading of coal.

1847

Railway extended to North Woolwich and passenger services introduced to serve a growing number of housing developments built in the area to house workers in the burgeoning docks industry east of Bow Creek.

MID 19TH CENTURY

Many residents would have been employed by the Thames Iron Works and Shipbuilding Company, located on the western side of the railway, on a triangular site at the mouth of Bow Creek, directly to the west of the Silvertown Reach site. The firm employed thousands of people, building ships for navies around the world. HMS Warrior, built by the company in 1860, was the world's first iron-clad warship. The company set up a football team for its employees, whose crest was a pair of crossed riveting hammers. This team would later become West Ham United FC, whose club badge retains the crossed hammers and who are known locally as "The Irons".

LATE 19TH CENTURY

The site featured a network of small streets, accommodating mostly worker housing. Along its western edge, Victoria Dock Road ran the full length of the site up to Barking Road and was home to a number of shops, public houses and a music hall. Towards the southern end of the site the White Gates level crossing provided access across the railway line from Victoria Dock Road to the Royal Victoria Dock and Silvertown to the southeast. This crossing was extremely busy and the area suffered from significant traffic congestion.

1934

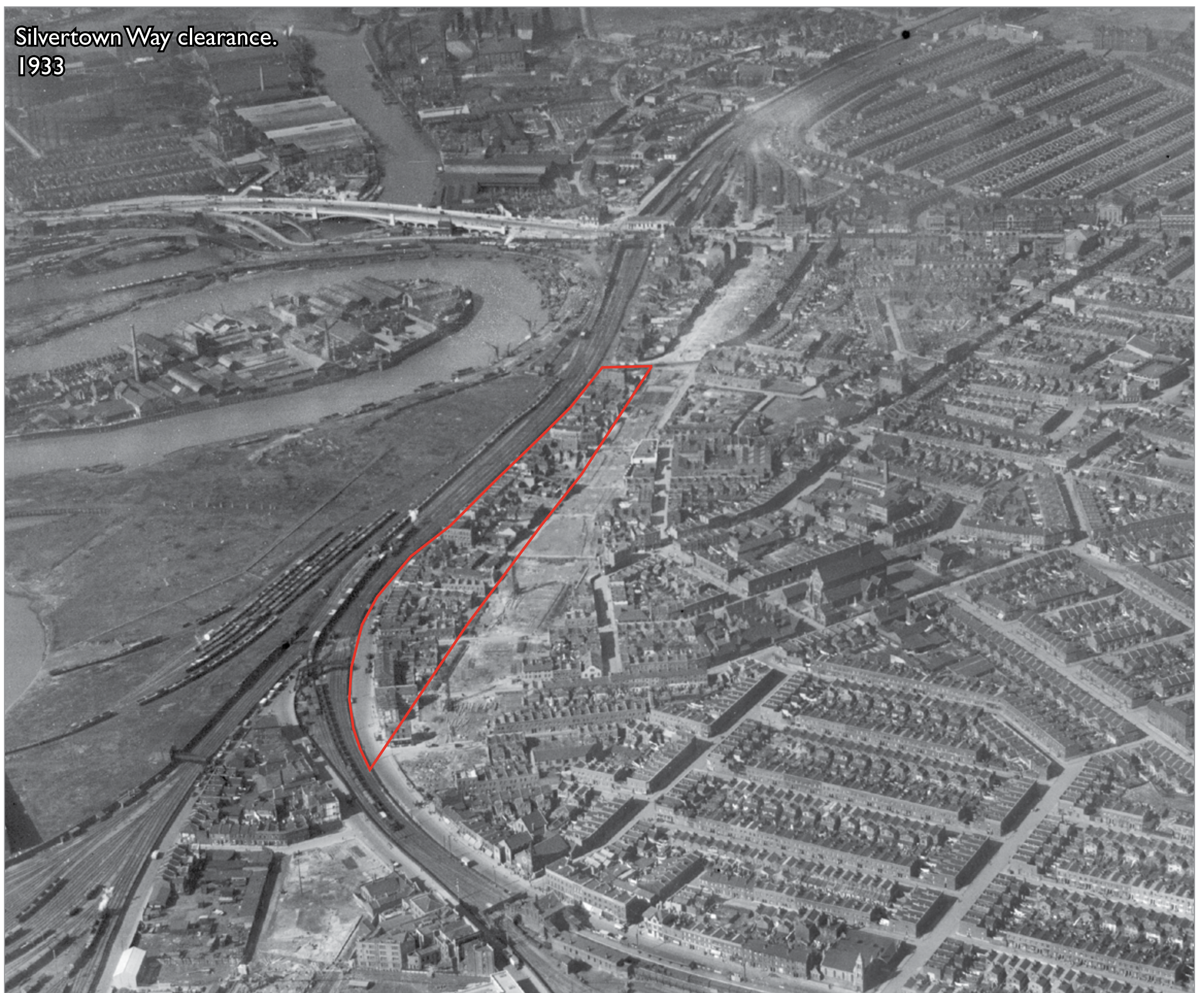
To alleviate congestion and provide better access to Silvertown and North Woolwich, Silvertown Way was constructed, incorporating Britain's first highway flyover and significantly altering the urban fabric of Canning Town. Hundreds of homes were demolished to make way for the new road bringing to an end the previous residential character of the site. Throughout the rest of the 20th century, the site was redeveloped for commercial and light industrial uses. Similar uses were developed along the eastern side of Silvertown Way.

1999

Major works are completed at Canning Town Station creating a significant public transport interchange, providing connection to the DLR network, the Jubilee Line extension and a new bus station.

2008

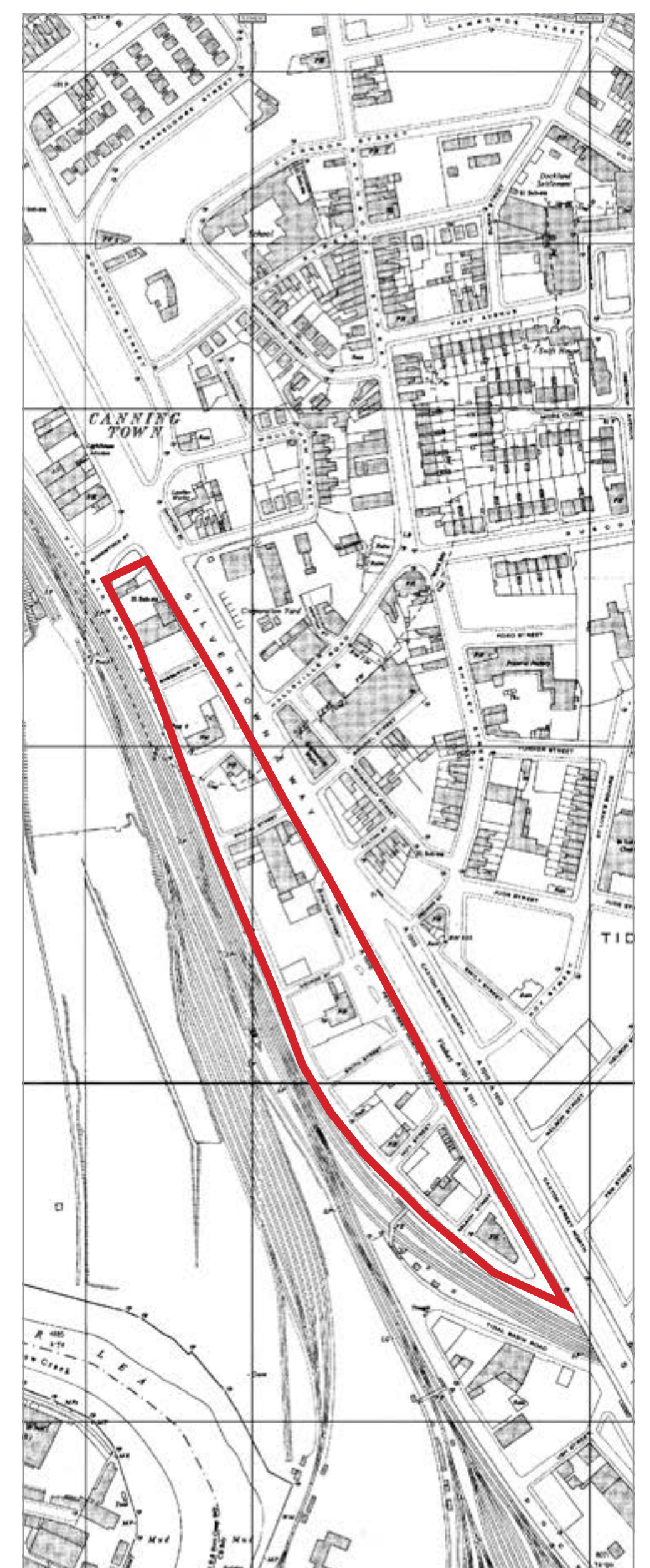
The Canning Town and Custom House SPD was adopted by the London Borough of Newham outlining a regeneration strategy for the area with the Silvertown Reach site located as a key development area.



1869
© Crown copyright and Landmark Information Group Limited 2015.

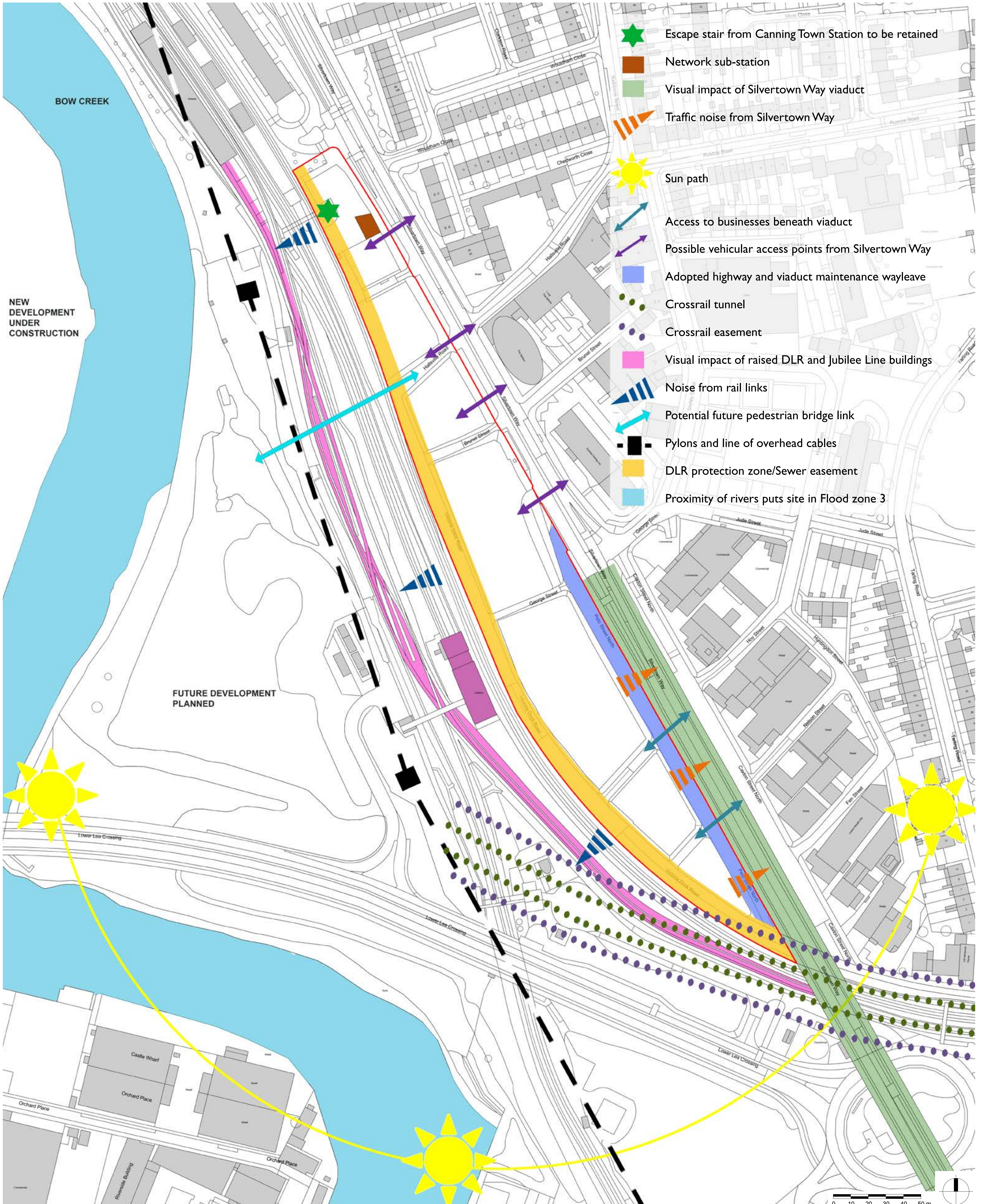


1916-1919
© Crown copyright and Landmark Information Group Limited 2015.



1952-53
© Crown copyright and Landmark Information Group Limited 2015.

CONSTRAINTS



DENSITY AND MASSING

Density is a measure of how many homes there are in a particular area. It is typically measured in Dwellings Per Hectare (DPH)

London-wide planning policy promotes high density development to seek to maximise efficient use of land, with the highest densities located near urban centres and public transport nodes.

The London Borough of Newham's Supplementary Planning Document for Canning Town and Custom House states that:

"Increasing the housing densities in the area enables a significant contribution to be made to meet the housing targets for the London Borough of Newham and achieve the objective of mixed and balanced communities, without a net loss of social rented housing."

Due to its good transport links and proximity to the town centre, The site at Silvertown Way has been identified as a high density development site, in the region of 400DPH.

Approximate densities of nearby developments:

- Royal Gateway: 380 DPH
- London City Island: 360 DPH
- Hallsville Quarter: 190 DPH
- Rathbone Market: 415 DPH

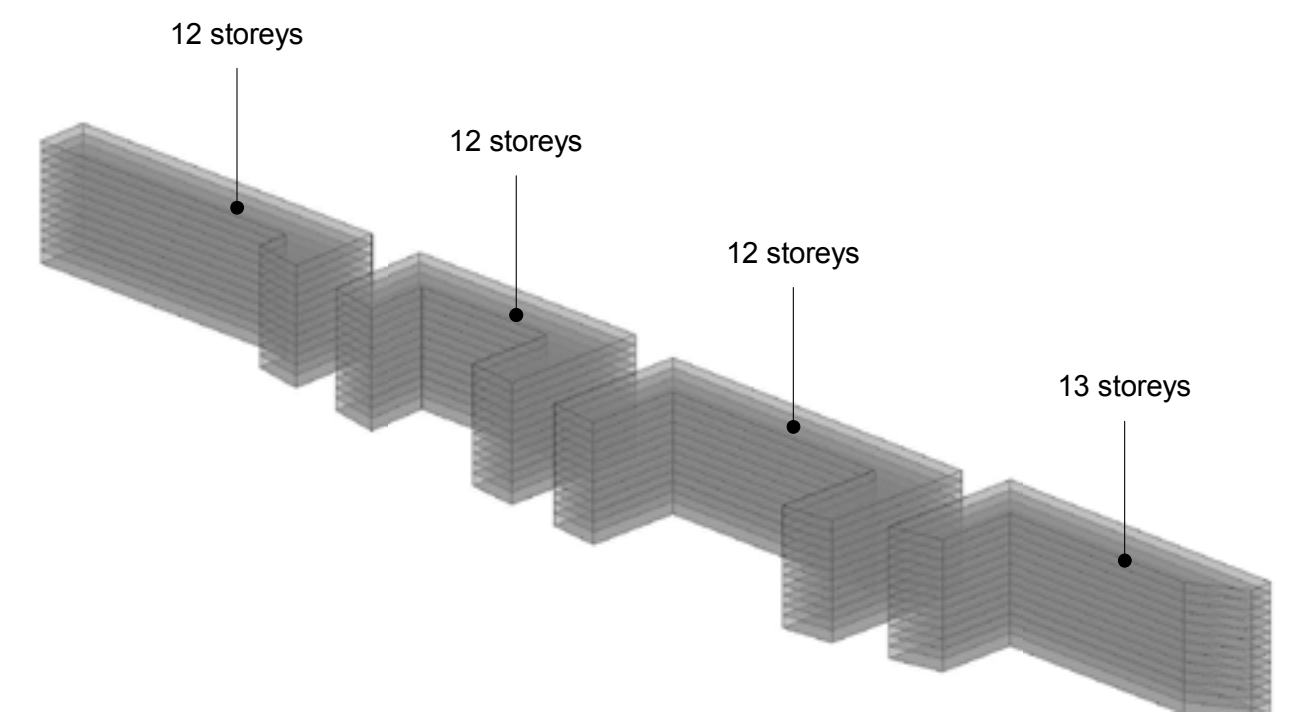
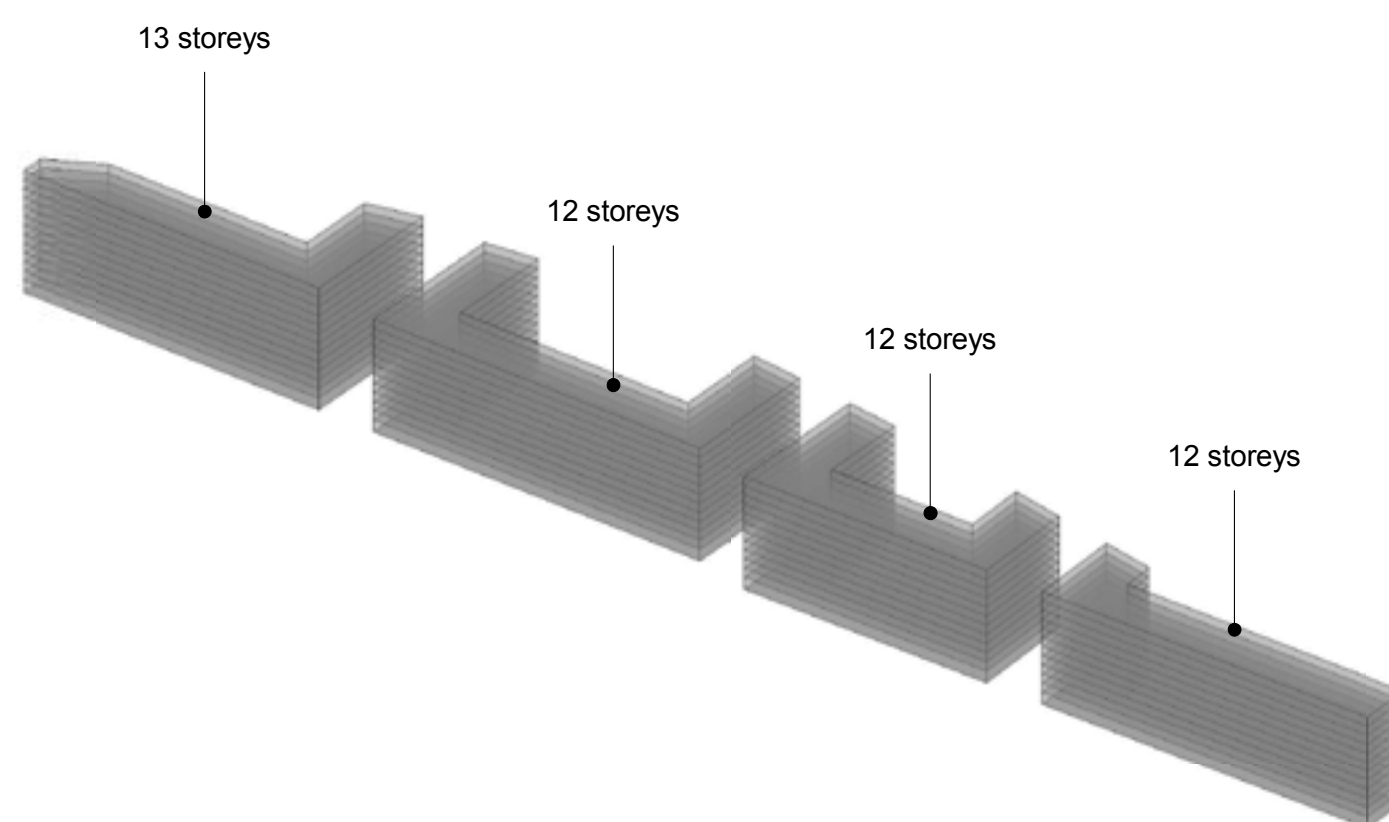
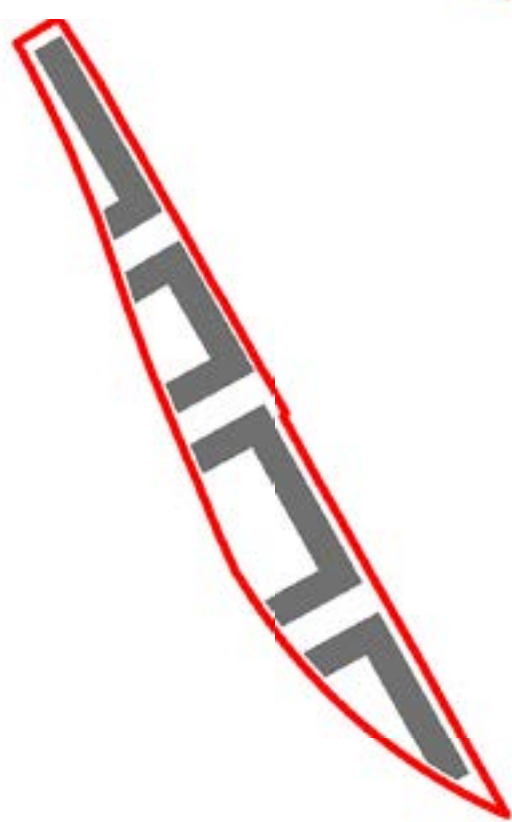


The diagrams below show the approximate volume of development considered suitable and viable for this site.

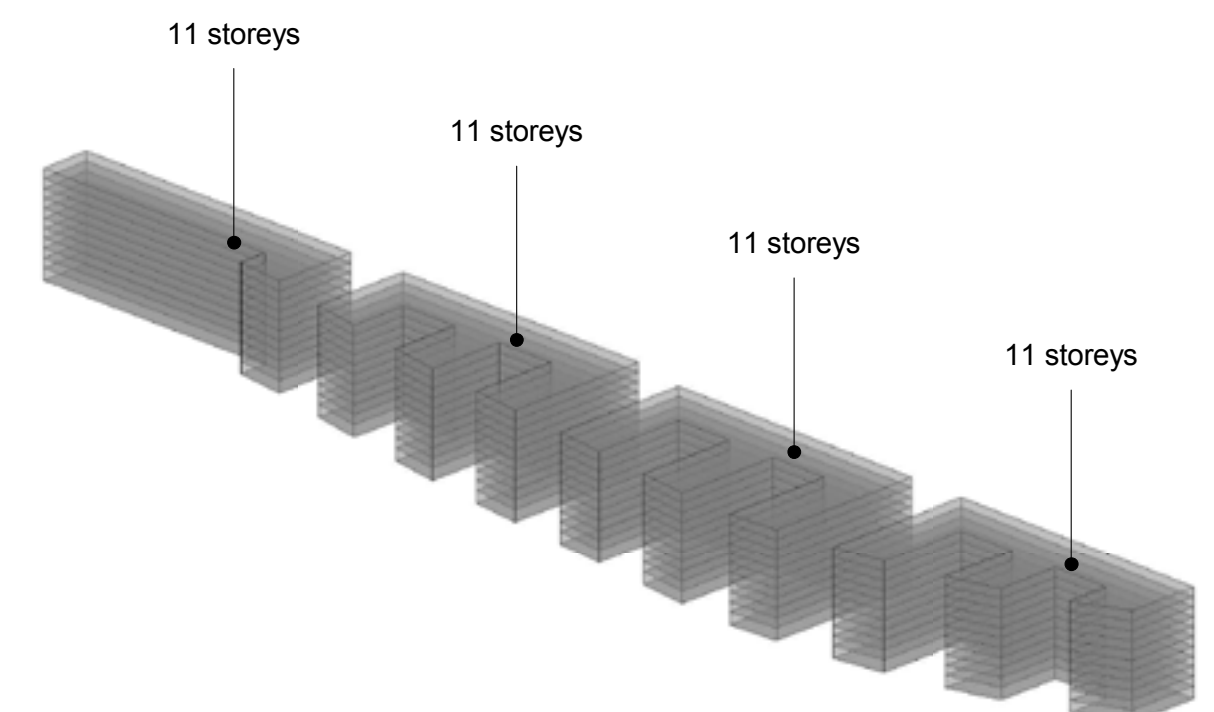
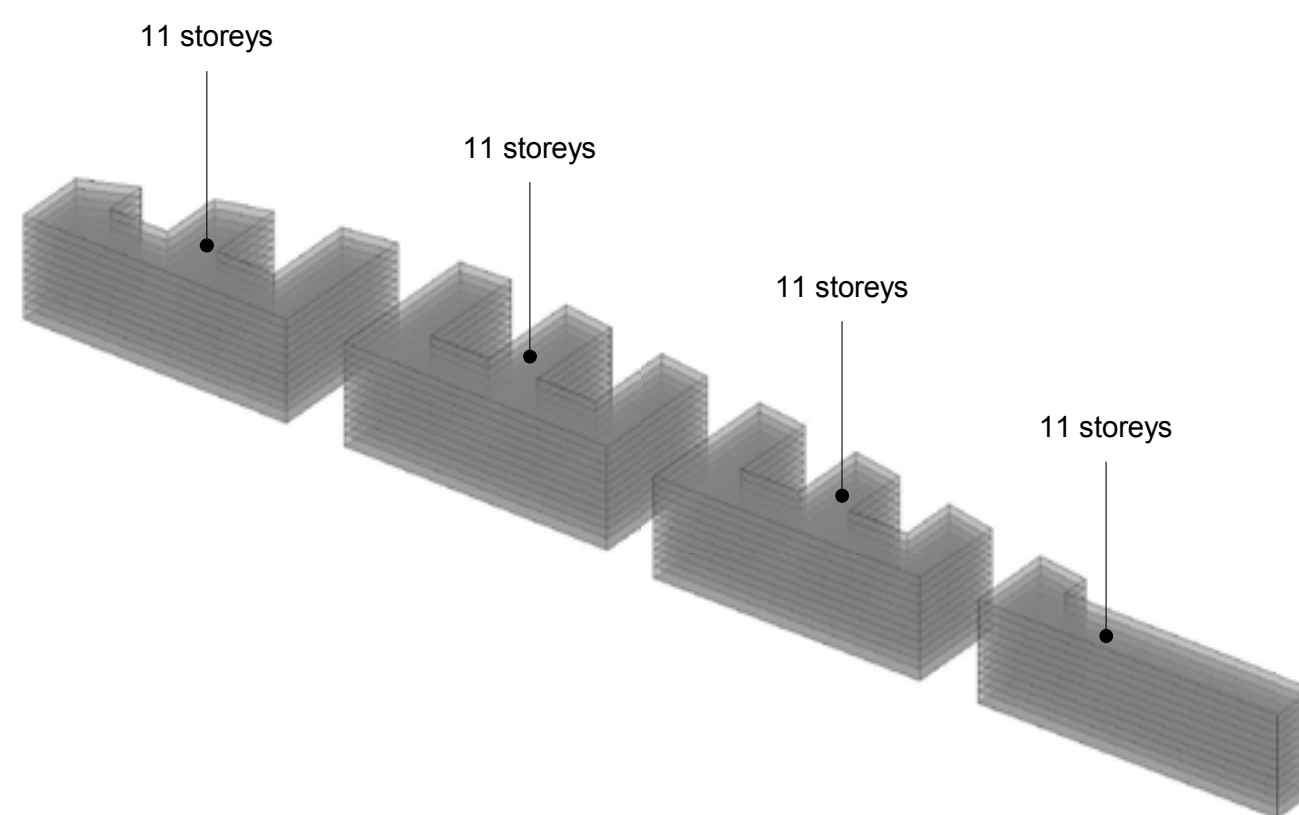
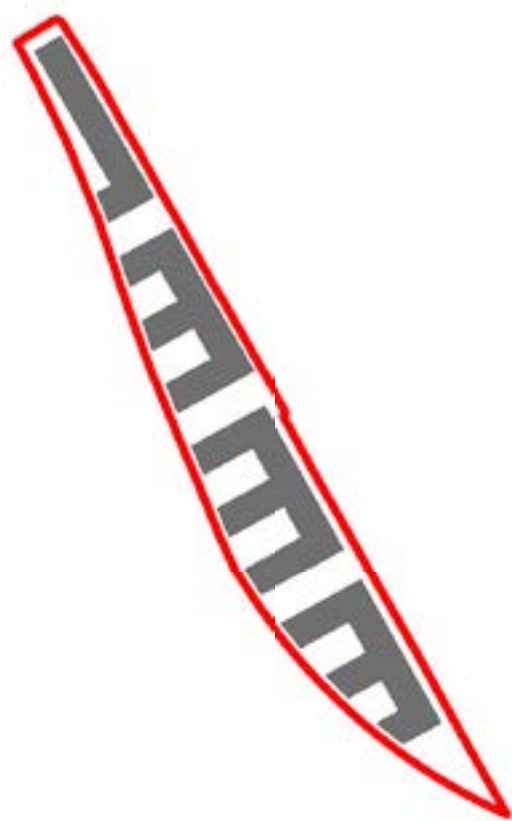
Each diagram provides the same total volume of development at a density of approximately 400DPH.

Whilst diagrammatic, these demonstrate that the proposed development could take on a number of different forms. They also show that high density development does not necessarily mean high rise development.

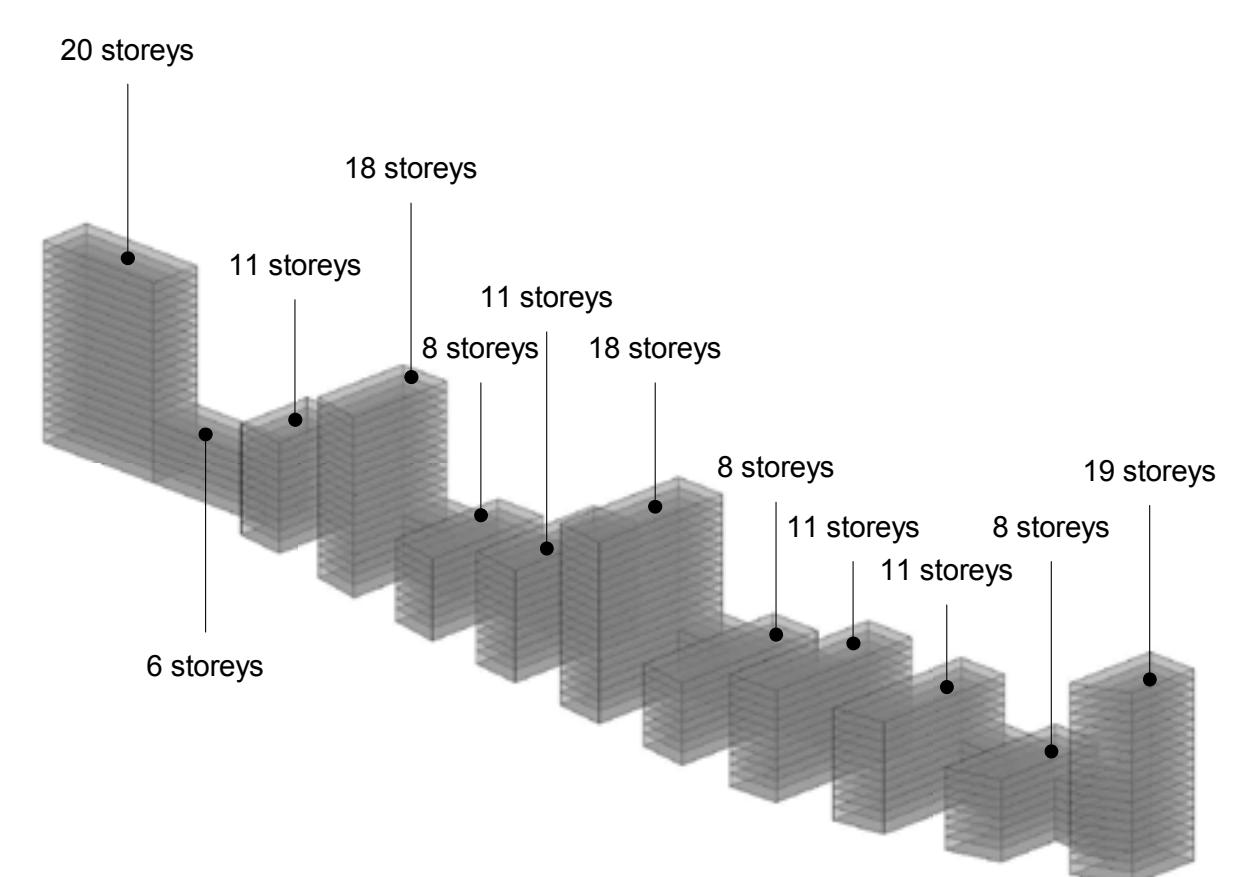
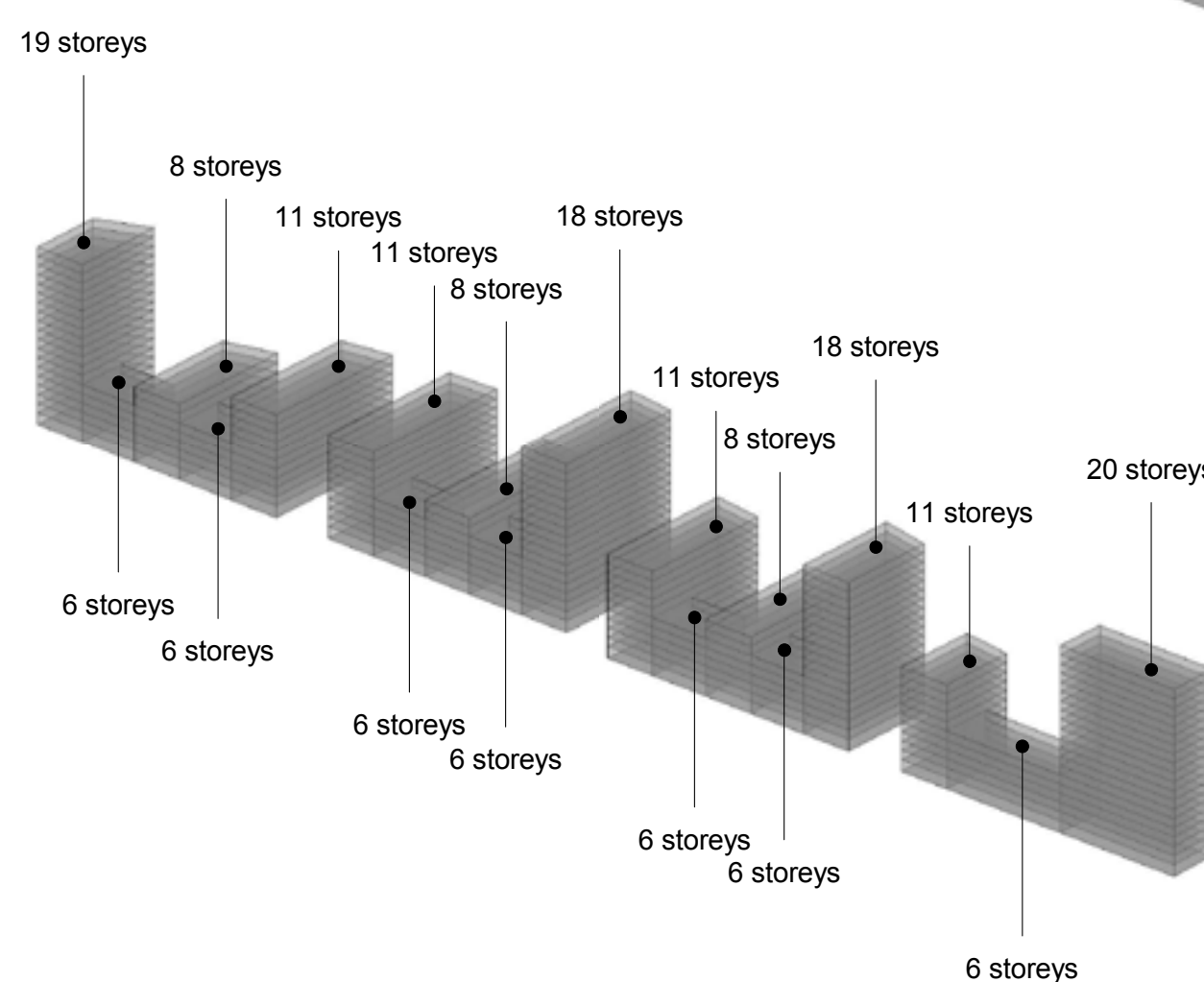
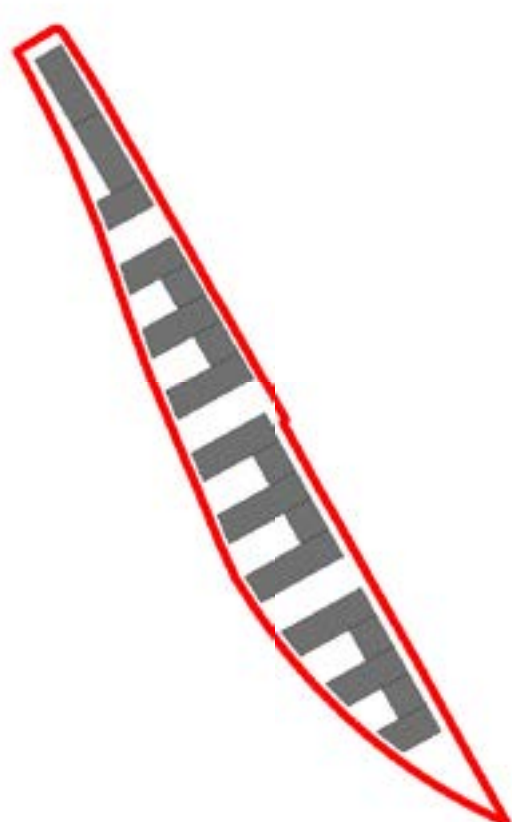
Option 1



Option 2



Option 3



THE TEAM



Galliford Try is one of the leading construction and housebuilding businesses in the UK operating at the forefront of industry best practice. We employ over 4,700 people across more than 38 offices and we are an industry leader in multi-disciplinary team working through our partnering approach that concentrates on building long-term relationships. In addition we employed over 400 graduates and apprentices across the Group including through our supply chain.

The group maintains considerable focus on mixed tenure and mixed use regeneration projects with a number of major schemes currently on site. We have also had considerable success in the Delivery Partner Panel where we have been appointed as preferred developer on four schemes to date. Our success is based on a collaborative culture that creates a unified commitment towards the development of innovative solutions which ensure successful project delivery and end-user satisfaction. We share our clients' commitment to producing exemplary developments, creating communities and public spaces that prove an enduring success commercially and socially for all stakeholders.



In the financial year ending 30 June 2014 we completed 4,607 new homes. We have also maintained a strong construction order book of £3 billion including a number of recent major contract awards.

Linden Homes is Galliford Try's award-winning housebuilding division and is the fifth largest residential developer in the UK, specialising in high quality, individually designed schemes across the country. The company was awarded Housebuilder of the Year at the Ideal Home Show Blue Ribbon Awards 2014, for the second consecutive year. Linden Homes was also named Sustainable Housebuilder of the Year at the What House? Awards 2014.

We have a track record of delivering high quality projects across the country through the following divisions:

- Housebuilding
- Construction
- Infrastructure
- Affordable Housing and Regeneration
- PPP Investments
- Facilities Management
- Partnerships



Thames Valley Housing are a medium-sized housing association based in Twickenham, South West London.

It's vital that we work with the right partners; as a team we can build affordable, sustainable housing, and help to grow the social fabric in local communities.

We own, manage or take care of loans for over 14,500 homes in London, Berkshire, Surrey, Hampshire, Oxfordshire, Buckinghamshire, Wiltshire and Sussex. These include traditional rented housing, shared ownership, key worker and student accommodation.

Winning the 'What House' 2012 Housing Association of the Year Gold award recognised our hard work and achievements.

We bring that experience and expertise to all our projects, and we work with our partners to grow and make a real difference.

In March 2015 we were awarded with the gold Love Your Community quality mark for our work in local communities.

Our homes' tenures include social and affordable rent, shared ownership and intermediate rent.



We're Fizzy!

We reinvent renting 5 ways

1. Fair prices (that won't suddenly go up).
2. A straight-forward, polite, reliable landlord (Us!).
3. Sparkly new, quality accommodation.
4. A range of furniture/media packages to choose from (if you want them).
5. Well-connected locations.

Fizzy offers good-quality rented accommodation, in easy-commutable locations, and a management service that makes life simple.

We believe renters deserve a better deal, by making renting straightforward, easy and painless.

Fizzy is your Landlord, you deal with us directly as each block has its own property manager. You can find out exactly where your money goes and find out exactly where you stand at any time, online.

Fizzy is clear, simple and above-board, always - a landlord you can really trust. Brilliant.



John Thompson & Partners is an international placemaking practice of architects and urbanists with extensive experience of delivering successful projects for both public and private sectors throughout the UK, and internationally. We use participatory techniques pioneered and honed over two decades to build collaborative visions for our projects with the very people who will go on to use them.



Cartwright Pickard is an award-winning research-led architecture practice founded in 1996 by Peter Cartwright and James Pickard. We have a clear philosophy; to produce beautiful buildings that use resources responsibly. We are interested in the way buildings are constructed and how they perform in use. We have an integrated approach to architecture, technology and construction that delivers the best possible results for our clients, building users and wider society.



NLP is one of the UK's leading and longest established independent town planning consultancies. It employs over 190 staff in 7 offices with substantial expertise in urban design, conservation, development planning and economics.



Ardent Consulting Engineers was formed in 2005 to provide transport, infrastructure planning/engineering and flood risk management advice to our private and public sector clients. We have particular expertise in residential developments, on both Greenfield and Brownfield sites, together with understanding the broader flood risk management issues.



The London Borough of Newham



Long and Partners, a professional design management and consultancy practice situated in the City of London close to Liverpool Street and Bank Stations. We have a wide degree of experience over a varied range of business sectors. Our self-motivated staff provide a professional service offering a choice of solutions compatible with today's complex environmental issues.