

# SILVERTOWN WAY COMMUNITY PLANNING WEEKEND REPORT BACK

29 APRIL 2015  
ST. LUKE'S COMMUNITY CENTRE

# INTRODUCTION

COMMUNITY PLANNING WEEKEND

KEY THEMES

CONTEXT

SITE

DESIGN PRINCIPLES

CONSENSUS MASTERPLAN

NEXT STEPS



## Galliford Try

- A leading construction and housebuilding businesses in the UK
- Maintains considerable focus on mixed tenure and mixed use regeneration projects with a number of major schemes currently on site.



## Linden Homes

- Galliford Try's award-winning housebuilding division and 5th largest residential developer in UK



## Thames Valley Housing

- Housing Association which owns, manages or takes care of loans for over 14,500 homes
- Portfolio includes traditional rented housing, shared ownership, key worker and student accommodation



## Fizzy Living

- Manages and oversees lettings of PRS properties
- Commercial subsidiary of TVH





## John Thompson & Partners

Masterplanners and architects (affordable and private)



## Cartwright Pickard Architects

Architects (PRS)



## Nathaniel Lichfield & Partners

Planning

# ARDENT

## Ardent

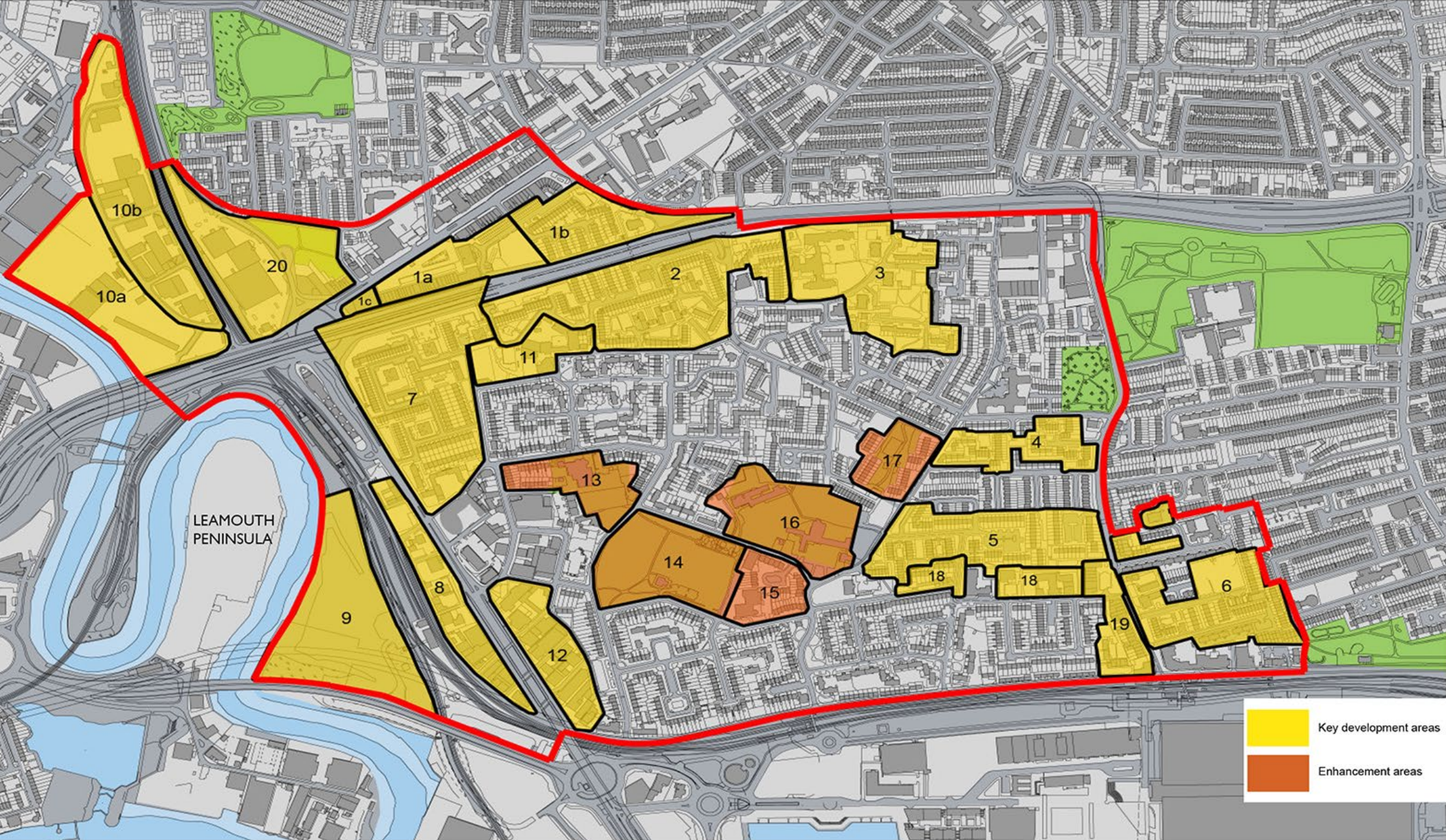
Transport and civil engineering



## Long & Partners

Sustainability





Source: LB Newham, 2008

# SPD BOUNDARY AND KEY AREAS





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



Site Boundary

1 London City Island: Ballymore

2 Royal Gateway: Galliard Homes

3 The Sphere: Hollybrook

4 Hallsville Quarter: Bouygues Development

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

6 St Luke's Square: Galliard Homes

7 Tarling Road: Sanctuary Group



## Approximately 1100 units:

- 35% affordable (17.5% social rent, 17.5% shared ownership)
- 32% private sale
- 33% private rented sector (through Fizzy Living)

## 30% family housing (3+ bedrooms)

## 8000 square metres of non-residential use, including:

- Hotel
- Gym
- Food store

## 0.4 parking spaces per dwelling

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

## CSH level 4 and BREEAM v good for mixed uses

**June 2014**

GLA  
competition



**June 2014**

GLA  
competition

**Sept 2014**

Awarded to  
design team





# SILVERTOWN WAY COMMUNITY PLANNING WEEKEND REPORT BACK

29 APRIL 2015  
ST. LUKE'S COMMUNITY CENTRE

INTRODUCTION

# COMMUNITY PLANNING WEEKEND

KEY THEMES

CONTEXT

SITE

DESIGN PRINCIPLES

CONSENSUS MASTERPLAN

NEXT STEPS



**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](http://www.jtp.co.uk) or contact Jennifer Johnson at [jj@jtp.co.uk](mailto: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.

**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](http://www.jtp.co.uk) or contact Jennifer Johnson at [jj@jtp.co.uk](mailto:jj@jtp.co.uk) or on Freephone 0800 0126730.



**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



PUBLICITY

jtp



MEETINGS: CORE LANDSCAPES

jtp







MEETINGS: CARAVANSERAI

jtp









MEETINGS: PEPENERO

jtp









LOCAL AREA TOUR

jtp





LOCAL AREA TOUR

jtp









LOCAL AREA TOUR

jtp









**SILVERTOWN WAY  
COMMUNITY PLANNING WEEK**  
Friday 17 April, 1.45PM - 5.30PM + Saturday 18 April, 10.15AM  
Venue: St. Luke's Community Centre, 89 Tarkenton Street, London  
Report Back: Wednesday 29 April, 7.00PM - 8.45PM  
EVERYBODY IS WELCOME!  
#silvertownway @jtp\_placemaking

#SILVERTOWNWAY  
@JTP-PLACEMAKING





JTP\_PLACEMAKING

LONDON

TH



ISSUES

COMMUNITY PLANNING WEEKEND  
APRIL 2015

SITE LOCATION





COMMUNITY PLANNING WEEKEND: FRIDAY

jtp





FRIDAY: EXHIBITION

jtp



# SILVERTOWN WAY COMMUNITY PLANNING WEEKEND

Friday 17 April, 1.45PM – 5.30PM • Saturday 18 April, 10.15AM – 3.00PM  
Venue: St. Luke's Community Centre, 89 Tavling Street, London, E16 1HN  
Report Back: Wednesday 29 April, 7.00PM – 8.45PM

EVERYBODY IS WELCOME!  
#silvertownway @jtp\_placemaking

#SILVERTOWNWAY  
@JTP PLACEMAKING

THE AREA TODAY

ISSUES

OPPORTUNITIES

PLANNING



FRIDAY: WORKSHOP

jtp

links including a new Crossrail station  
at Custom House



FRIDAY: WORKSHOP

jtp





# ISSUES

- Canning Town's character and population is changing
- Impact of foreign investment
- Lack of community cohesion in the area
- Desire for truly affordable houses for current residents
- Many local people feel vulnerable
- The site is disconnected
- The site lies within a car-dominated environment: polluted, noisy, unhealthy
- Lack of shops and banks
- Need for recreation facilities
- Need for more green space and trees
- Need for sufficient school places
- Core Landscapes need a new site

# ACTIONS

- More local facilities: green areas, parks, shops, banks, places where people can meet, both young and old
- Provide crèche, activities for young people
- Improve connections across Silvertown Way, cycling routes, public access to river
- Develop existing workshops for heritage / community / specialist SME use
- Improve community cohesion
- People who were born & bred in the area need support, as do those in different language groups; incomers should be encouraged to put down roots
- Improve public realm and lighting
- Create public space on the site to bring community together
- Provide a place for Core Landscapes within new development



WALK-ABLE



FRIDAY: HANDS-ON PLANNING

jtp





FRIDAY: HANDS-ON PLANNING

jtp



SILVERTOWNWAY  
JTP\_PLACEMAKING

Report Back. Wednesday  
**EVERYBODY IS WELCOME!**  
#silvertownway @jtp\_placemaking  
Linden HOMES  
jtp.co

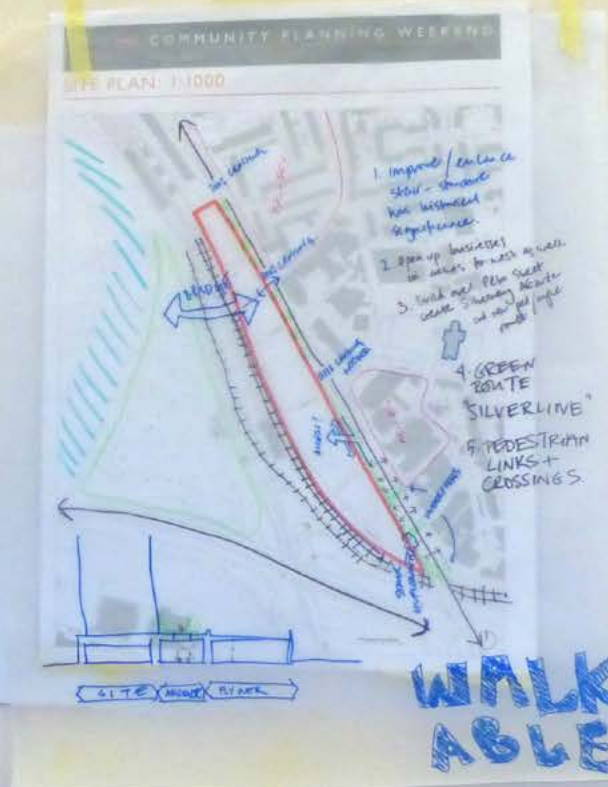
**HANDS-ON PLANNING**

**REPORT BACK**



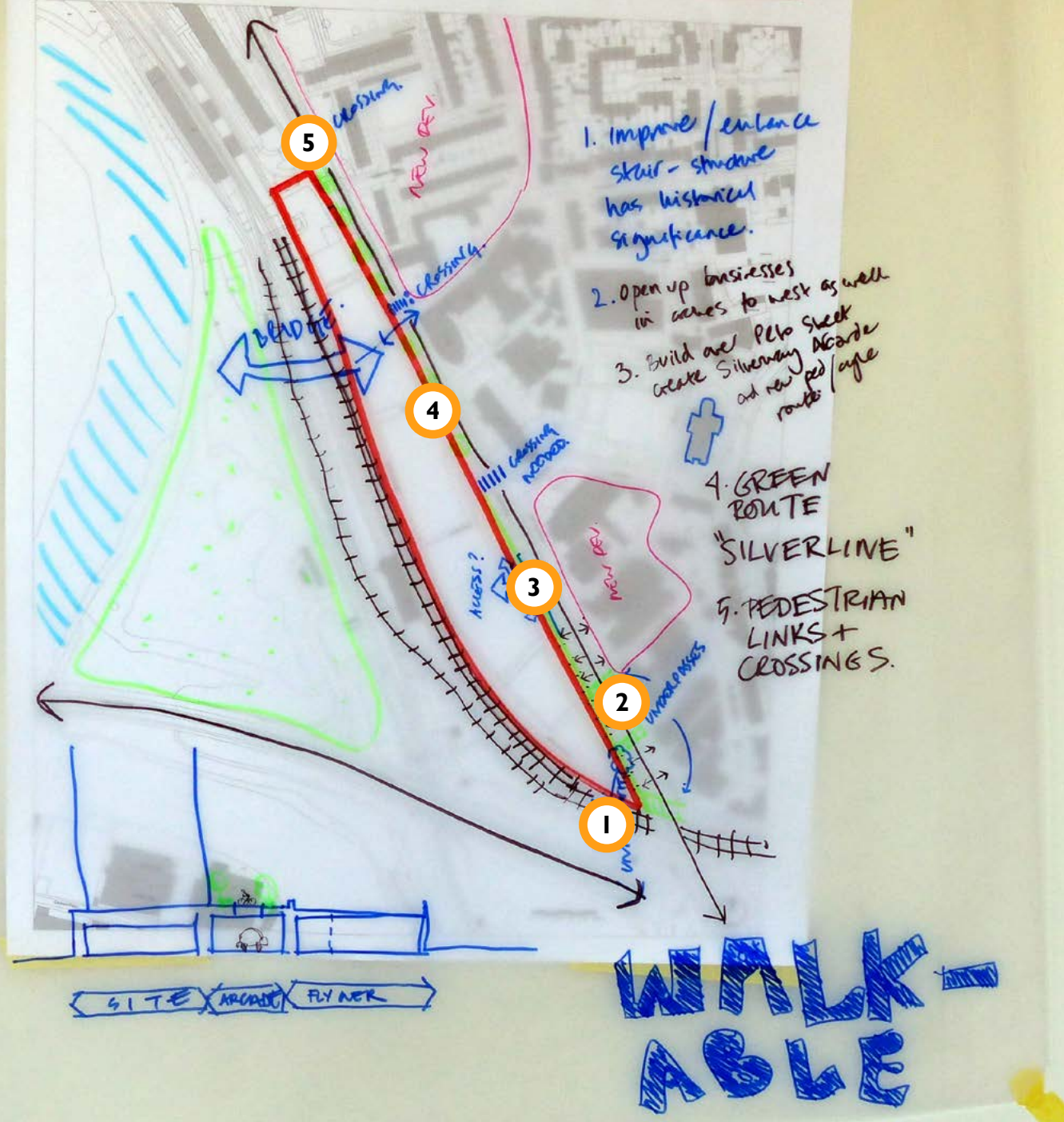
**OPPORTUNITIES**

ACTIVITY  
CAR DOMINATION/  
TRAFFIC  
FOREIGN  
INVESTMENT



17.04.15  
Opportunities  
SILVERTOWN TUNNEL  
LOCAL FACILITIES / MIXED USES  
CONNECTIVITY & ACCESS  
WORKSHOP SMALL BUS  
SPACE EVEN  
GO VIT





## Walk-able

- 1 Improve/enhance stair – structure has historical significance
- 2 Open up businesses in arches to west as well
- 3 Build over Peto Street, creating Silverway Arcade and new pedestrian/cycle route
- 4 Green Route, the “Silverline”
- 5 Pedestrian links and crossings



ART + ABOUT



FRIDAY: HANDS-ON PLANNING

jtp





FRIDAY: HANDS-ON PLANNING

jtp



# SESSION ON PLANNING

# REPORT BACK

EAST BANK  
ART TRAIL -  
2011 - LOWEST BRINGS  
IN ARTS ENGAGEMENT

APPROXIMATE  
HOUSING ART  
GENEVALE DOCK -  
CONSTRUCTION & GOOD  
OPPORTUNITY FOR THE WIDE MEDIA-PORTAL

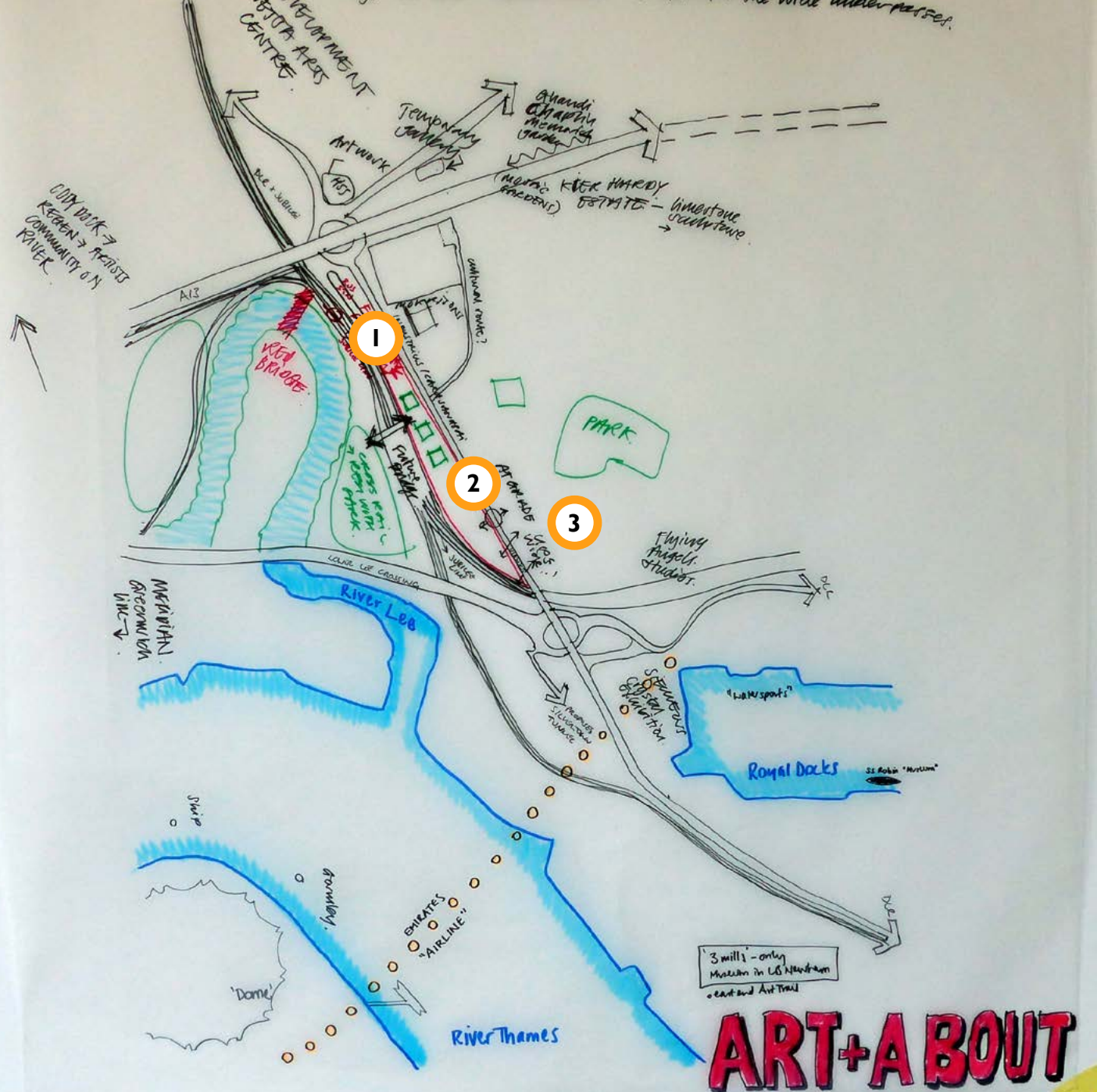
17.04.15

SILVERTOWN  
TUNNEL

LOCAL FACILITY  
MIXED USE

CONNECT  
& ACCESS

ART+A BOUT



## Art + About

- 1 "Front door" to development next to Canning Town station
- 2 Activate arches on Peto Street North
- 3 Create links to surrounding areas
  - Integrate art into design at an early stage



# WAY FORWARD FOR THE LOCAL COMMUNITY



FRIDAY: HANDS-ON PLANNING

jtp



#SILVERTOWNWAY

@JTP\_PLACEMAKING

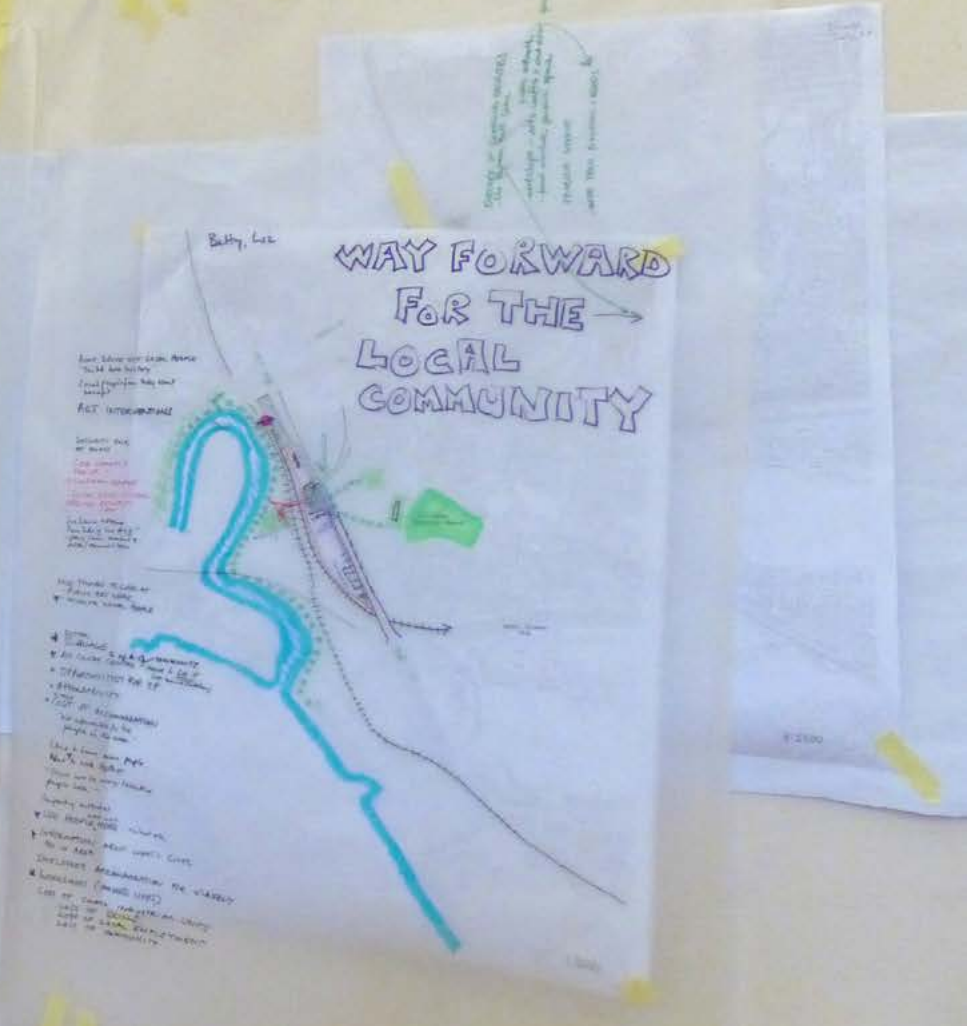
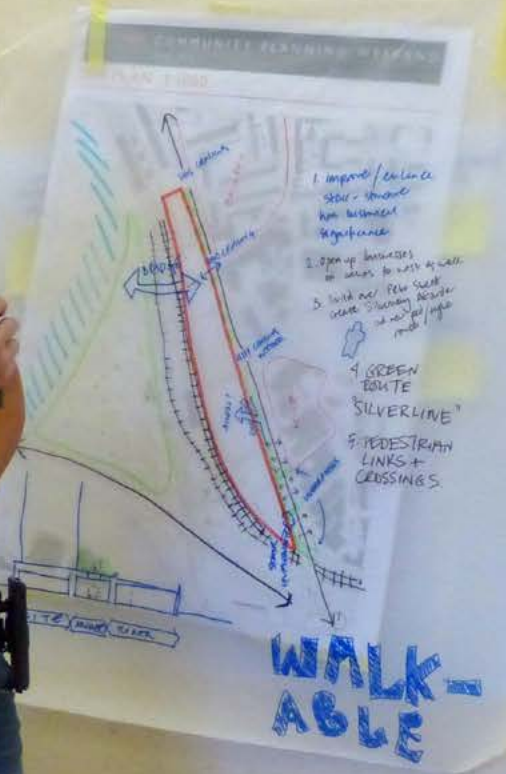


EVERYBODY IS WELCOME

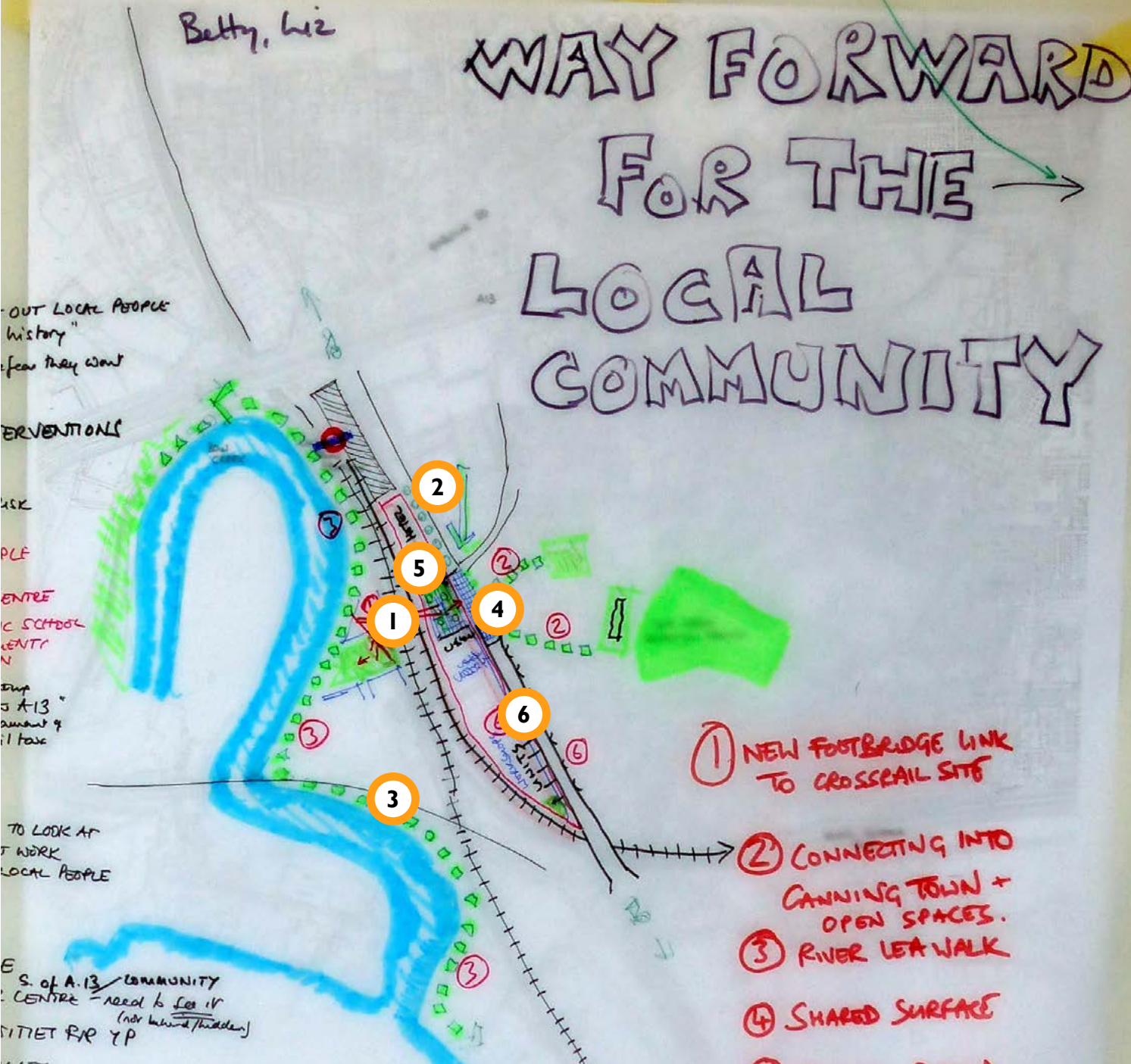
#silvertownway @jtp\_placemaking

HANDS-ON PLANNING

REPORT BACK







## Way Forward For The Local Community

- ① New footbridge link to Cross Rail site
- ② Connect to Canning Town and parks and spaces
- ③ River Lea walk
- ④ Shared space on Silvertown Way to create good connections to new development
- ⑤ New piazza in pivotal location for regeneration area, even more so when Cross Rail site developed
- ⑥ Arches units for workshops, art, craft and cultural uses

## Way Forward For The Local Community

- Local people don't feel involved, and fear they won't benefit from regeneration
- High cost of homes which locals cannot afford
- Loss of small industrial units, leading to loss of skills, local employment and sense of community
- No clear centre for community south of A13 – any new space needs to be visible, not hidden away
- Opportunities for young people are needed
- Sheltered accommodation for the elderly
- Better information about what is going on in area, eg local community facilities, such as Shipman Youth Centre
- Improve signage
- Other ideas: workshops for arts and crafts; food market, outdoor space; public artwork



# SUSTAINABLE PRINCIPLES AND PUBLIC ART



FRIDAY: HANDS-ON PLANNING

jtp

SILVERTOWNWAY  
PLACEMAKING

SILVERTOWN REACH  
#silvertownway @jtp\_placemaking

HANDS-ON PLANNING

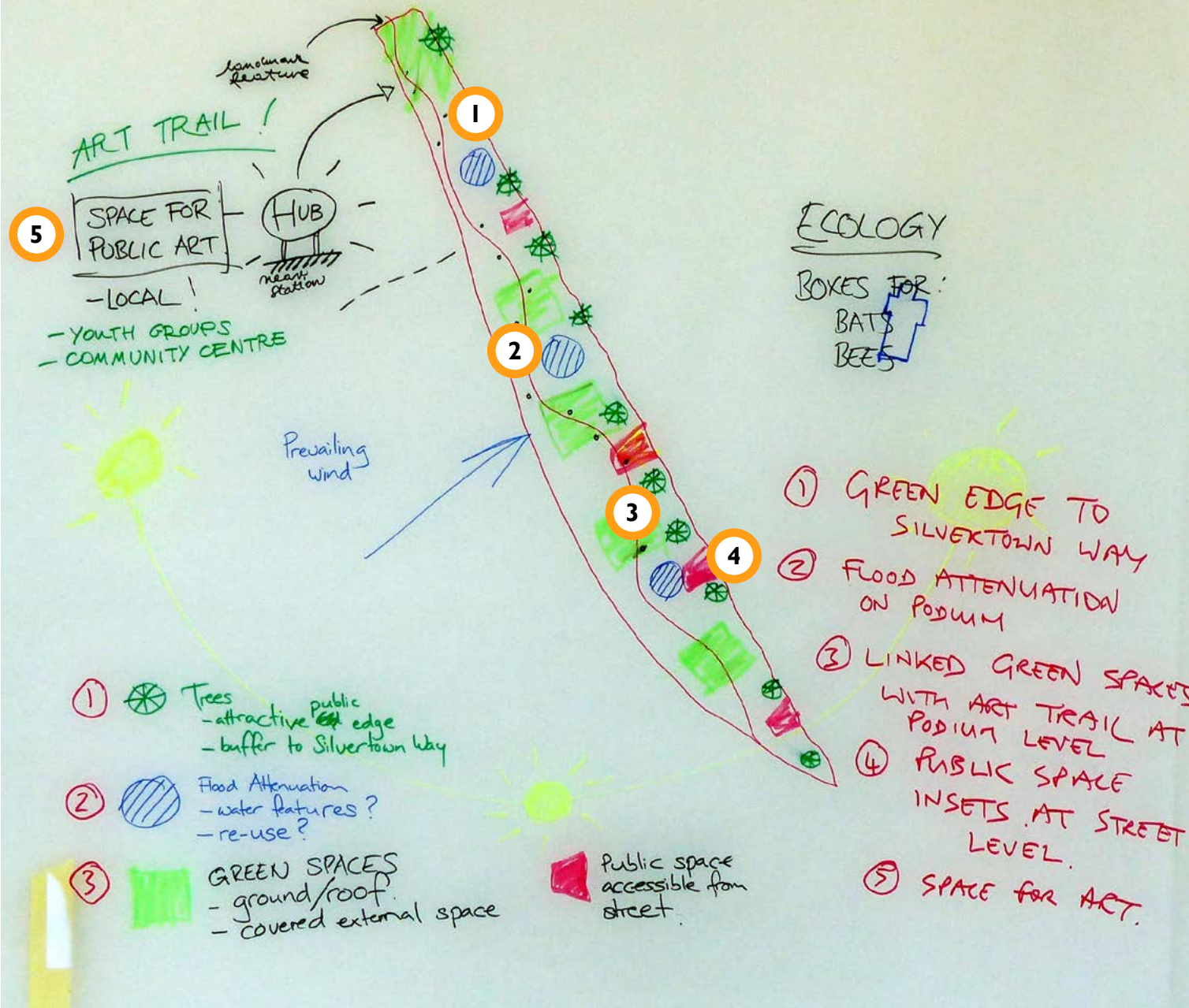
REPORT





## Sustainable Principles + Public Art

- ① Green edge to Silvertown Way
- ② Flood attenuation dry ponds on podium
- ③ Linked green spaces at podium level with Art Trail
- ④ Public space insets at street level
- ⑤ Space for art



# SILVERTOWN WAY COMMUNITY PLANNING WEEKEND

Friday 17 April, 1.45PM – 5.30PM + Saturday 18 April, 10.15AM – 3.00PM  
 Venue: St. Luke's Community Centre, 89 Tarling Road, London, E16 1HN  
 Report Back: Wednesday 29 April, 7.00PM – 8.45PM

EVERYBODY IS WELCOME!  
 #silvertownway @jtp\_placemaking

Photographs including flash will be taken  
 Any images taken from today will be used in future-related publications and for ongoing marketing purposes.  
 Please indicate if you wish not to be photographed.

## SILVERTOWN WAY TOMORROW

### ISSUES

### OPPORTUNITIES

**ISSUES**

- Access
- Public Transport
- Green Spaces
- Local Amenities
- Local Services
- Local Shops
- Local Employment
- Local Housing
- Local Transport
- Local Safety
- Local Security
- Local Environment
- Local Community
- Local Culture
- Local History
- Local Identity
- Local Character
- Local Heritage
- Local Landmarks
- Local Landmarks
- Local Landmarks

**OPPORTUNITIES**

Large sheets of paper with handwritten notes and diagrams, including a map of the Silvertown Way area.

**COMMUNITY PLANNING WEEKEND**

Friday 17 April, 1.45PM – 5.30PM + Saturday 18 April, 10.15AM – 3.00PM  
 Venue: St. Luke's Community Centre, 89 Tarling Road, London, E16 1HN  
 Report Back: Wednesday 29 April, 7.00PM – 8.45PM

CONNECTIONS

#SILVERTOWNWAY

@JTP\_PLACEMAKING



GETTING ABOUT







SATURDAY: EXHIBITION

jtp



SATURDAY: WORKSHOP

jtp









SATURDAY: WORKSHOP

jtp



# ISSUES

- Impact of change on the local community
- Scepticism: is new development driven by profit rather than to help community
- Nature of development design: gated communities promote exclusion
- Affordability of homes for local people: what does “affordable” really mean?
- Lack of sheltered accommodation for the elderly
- Lack of parking for existing local shops
- Poor quality of public realm - fly tipping and litter
- Image and identity: perception of area, including north/south divide
- Shops – should they be independents or chains?
- Lack of local facilities, shops and banks
- More jobs are needed
- Lack of fibre optic broadband
- Lack of facilities for younger people and the elderly
- Relationship of site with local community
- Size of proposed flats / houses

## ACTIONS

- Improve integration by working with local charities & arts organisations
- Develop structured process that supports and encourages the wider local community to be involved - set up a cultural integration team
- Make Canning Town a destination – provide something to attract people here
- Improve facilities: medical, recreational, cultural
- Attract families to put down roots by suitably sized accommodation
- Provide ‘sit and relax’ spaces – café, restaurant, bar, pub
- Create a cultural quarter – art / music venue, space for installations
- Create live/work space under the arches
- Promote cycling and walking for healthy living
- Encourage car-share or car clubs
- Provide electric car point parking
- Provide flexible space on site for the local community to use as needed
- Keep and add more green space on the site, to be shared with community
- Improve communication to disseminate information about regeneration
- Set up Silvertown Way Forum to keep community involved, eg decisions of materials / colours





SATURDAY: HANDS-ON PLANNING

jtp



# CELEBRATE CANNING TOWN



SATURDAY: HANDS-ON PLANNING



# SILVERTOWN WAY TOMORROW

## REPORT BACK

## OPPORTUNITIES



**CELEBRATE!**

**ACHIEVEMENTS**

- LOCAL AMENITIES
- PLACEMENTS & BUILDINGS
- COLLECTIVE SHARED MINDSET
- LEARN FROM
- RESEARCHING
- CONSIDERATION OF DEVELOPMENT
- IN LOCAL AREAS TO LEARN FROM
- THE HIGH QUALITY CENTRE

**RECOMMENDATIONS**

- RESEARCHING
- CONSIDERATION OF DEVELOPMENT
- IN LOCAL AREAS TO LEARN FROM
- THE HIGH QUALITY CENTRE

**RECOMMENDATIONS**

- RESEARCHING
- CONSIDERATION OF DEVELOPMENT
- IN LOCAL AREAS TO LEARN FROM
- THE HIGH QUALITY CENTRE

**Arts & Culture**

**Open Space**

**Water Resilience**

**Local Amenities**

**Utilities**

**Employment**

**Community groups**

**SILVERTOWN WAY COMMUNITY PLANNING WEEK**

Friday 17 April, 1:45PM – 5:30PM + Saturday 18 April, 10:15AM – 4:15PM

Venue: St. Luke's Community Centre, 89 Tarling Road, London E16 3JN

Report Back: Wednesday 29 April, 7:00PM – 8:45PM

**EVERYBODY IS WELCOME!**

#silvertownway @jtp\_placemaking







# Celebrate! Principles of Sustainability

- Maintain & enhance local residents' quality of life
- Support & develop community cohesion
- Enhance local economic vitality
- Maintain and enhance quality of environment
- Sustainability in design
- Use a participatory approach to decision-making



BIG SKIES



SATURDAY: HANDS-ON PLANNING

jtp





SATURDAY: HANDS-ON PLANNING

jtp



# SILVERTOWN WAY TOMORROW

## REPORT BACK



AMENITY

HOMES

**BIG SKIES**

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



# BIG SKIES



## Big Skies

- 1 Lower buildings to north, taller to south
  - 2 Mixed uses near station and along Silvertown Way
  - 3 Create crossings over Silvertown Way
  - 4 "Big skies" are important
  - 5 Green edge along Silvertown Way
- Nursery needed
  - Enhance pedestrian routes
  - Create "hang-out" space with a fountain



# CANNING CONNECTIONS



SATURDAY: HANDS-ON PLANNING

jtp





SATURDAY: HANDS-ON PLANNING

jtp



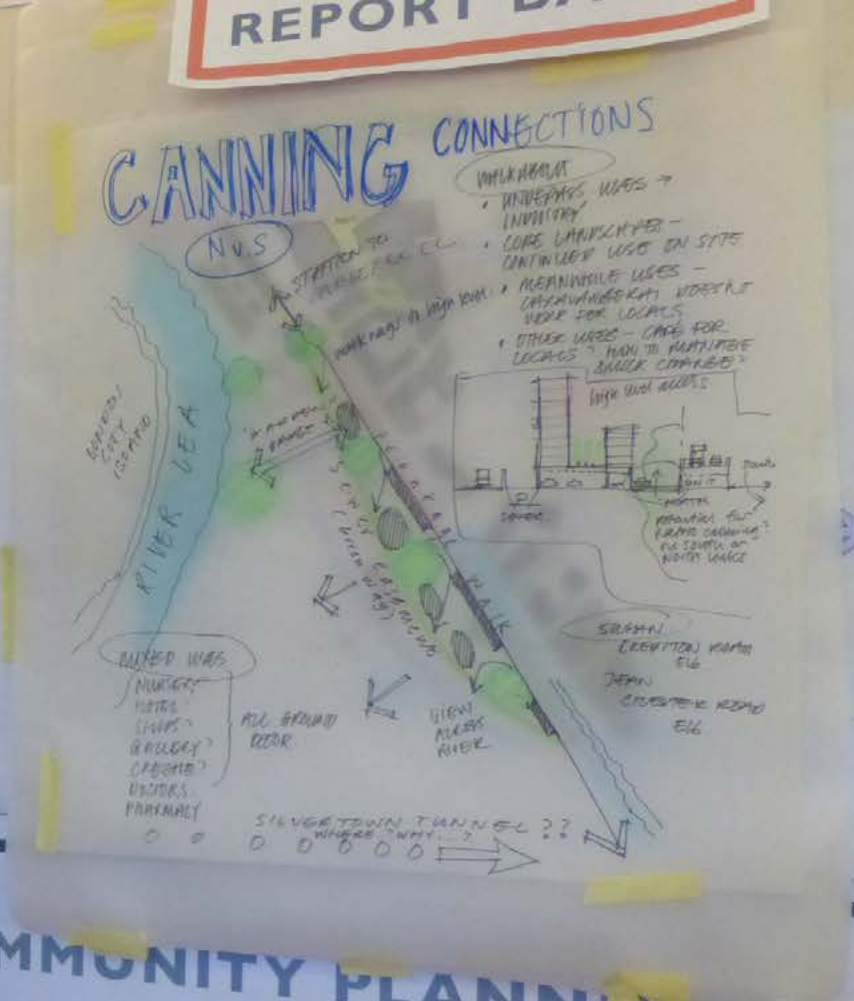
#SILVERTOWNWAY  
PLACEMAKING

SILVERTOWN REACH  
EVERYONE  
#silvertownway @jtp\_planning  
SILVERTOWN WAY TOMORROW  
REPORT BACK

SILVERTOWN WAY  
CONNECTING CA  
L, DAVE  
ANNING  
M.I. BLOOM  
SPECIALS  
GASING  
NB

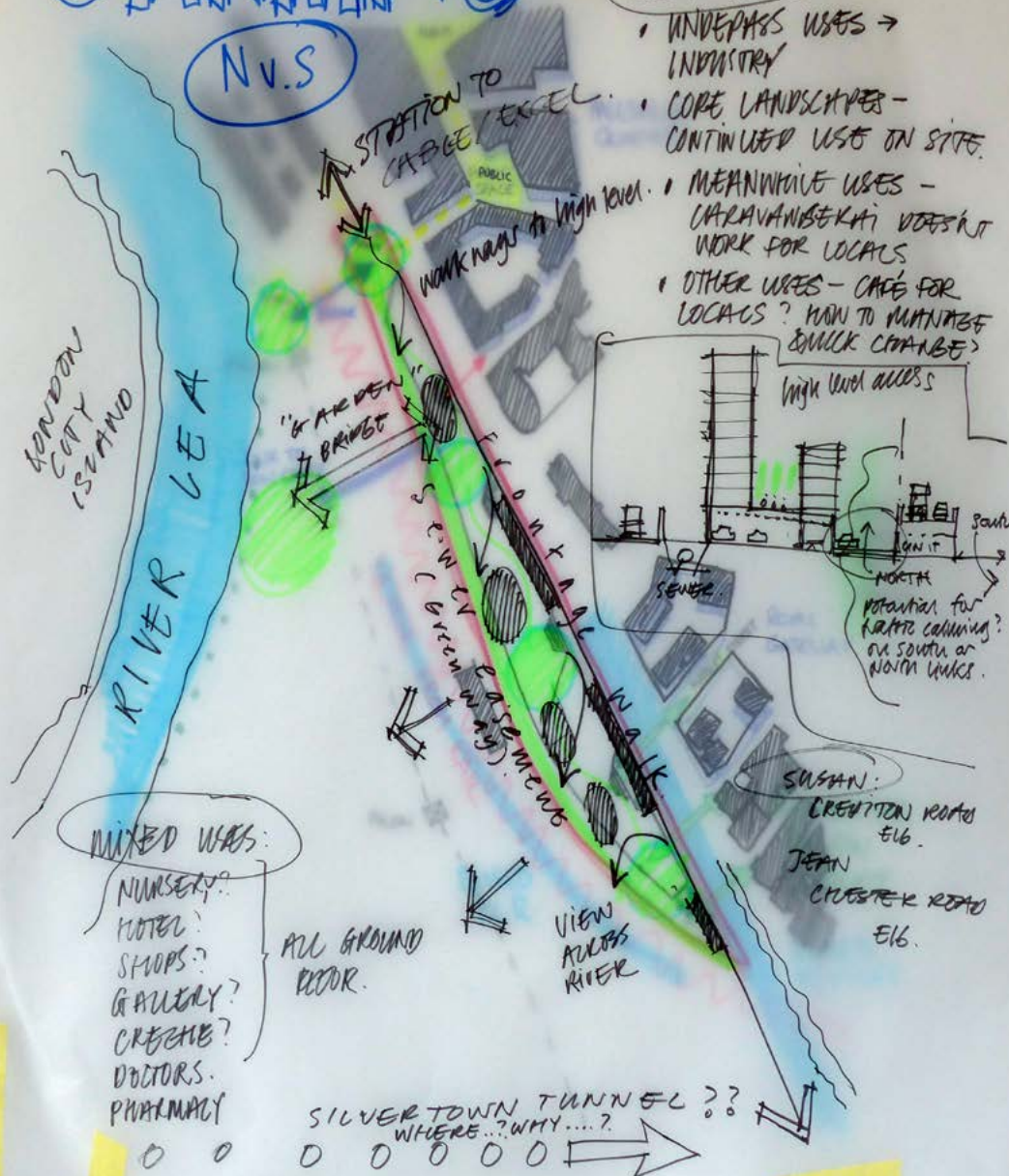


ISSUES  
AMENITY  
HOMES



COMMUNITY PLANNING WEEK  
Friday 17 April, 1.45PM - 5.30PM + 6  
Venue: St. Luke's

# CANNING CONNECTIONS



- WALKWAY TO
- UNDERPASS USES → INDUSTRY
  - CORE LANDSCAPES - CONTINUED USE ON SITE
  - MEANWHILE USES - CARAVANSERAI DOESN'T WORK FOR LOCALS
  - OTHER USES - CAFÉ FOR LOCALS? HOW TO MANAGE & QUICK CHANGE?

- MIXED USES:
- NURSERY?
  - HOTEL?
  - STOPS?
  - GRAVELLY?
  - CRÈCHE?
  - DOCTORS.
  - PHARMACY

## Canning Connections

- Underpass uses are industrial
- Incorporate Core Landscapes
- Caravanserai
- Other potential uses, such as cafes for locals
- How to manage rapid change?
- Potential for traffic calming north-south links



# EDGES

## SILVERTOWN WAY PLANNING WEEKEND

Friday 17 April 5:30PM - 8:30PM + Saturday 18 April, 10:15AM - 3:00PM  
London's Community Centre, 89 Tarling Road, London, E16 1HN  
Report Back: Wednesday 29 April, 7:00PM - 8:45PM

EVERYBODY IS WELCOME!  
#silvertownway @jtp\_placemaking

### SILVERTOWN WAY TOMORROW

#### ISSUES

#### REPORT BACK

#### OPPORTUNITIES

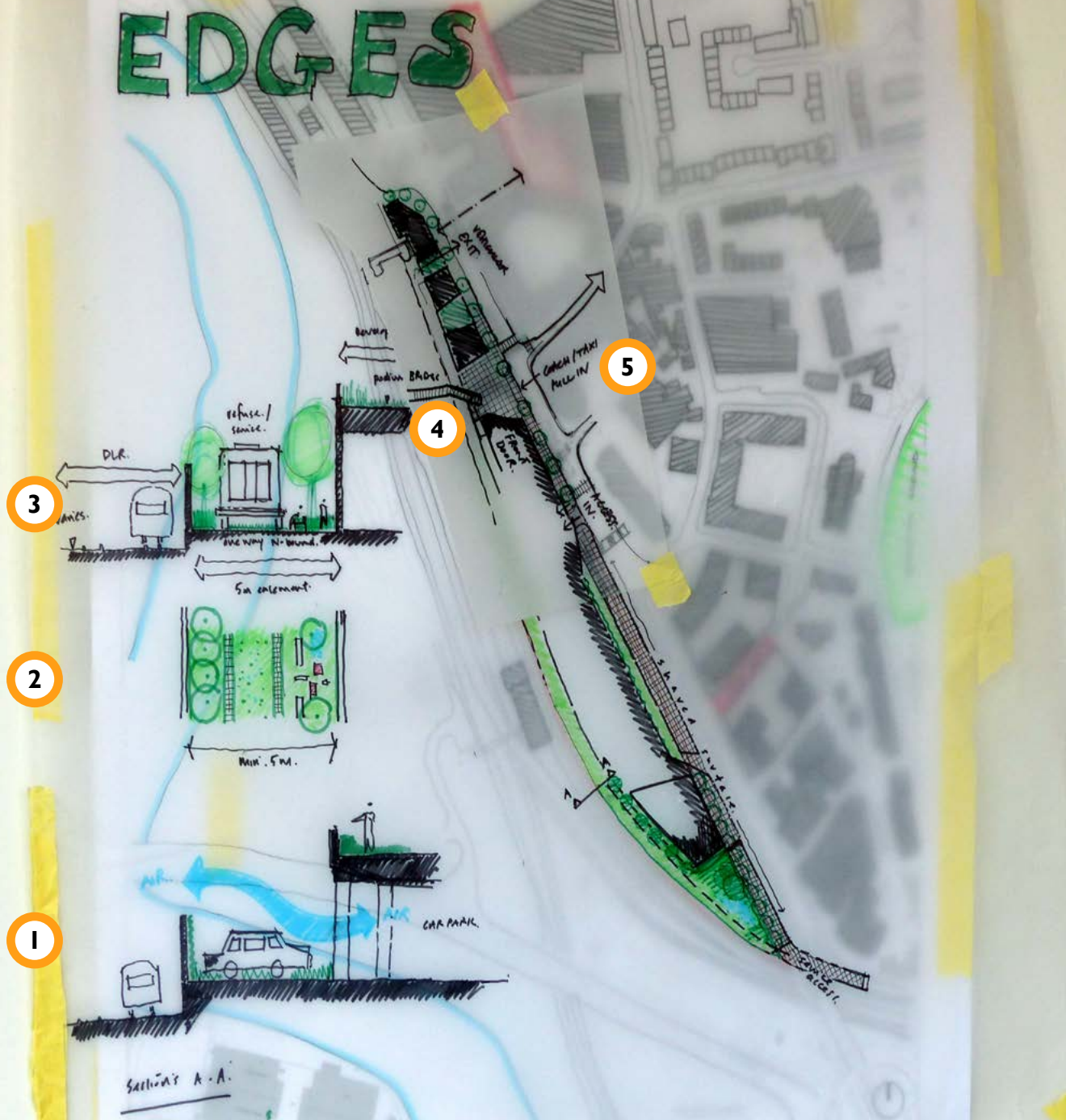
Whiteboard with sticky notes under 'ISSUES' and 'REPORT BACK' sections. Includes a map of the Silvertown Way area.

Whiteboard with sticky notes under 'OPPORTUNITIES' section.

Whiteboard with handwritten notes and a checklist.

Vertical banner for 'Canning and Custom House' with bullet points:  
→ Up to 10,000 new jobs  
→ Brand new primary school  
→ New and improved leisure facilities  
→ New shops, supermarkets, commercial spaces  
→ Improved pedestrian links including a new bridge at Custom House

# EDGES



## Edges

- 1 Section shows parking up against railway edge
- 2 Plan of park along railway edge
- 3 Section of service access along railway edge
- 4 Service access under raised square
- 5 Coach pull-in for hotel, integrated into square





TEAM DINNER

jtp





TEAM WORKING

jtp



INTRODUCTION  
COMMUNITY PLANNING WEEKEND

## KEY THEMES

CONTEXT

SITE

DESIGN PRINCIPLES

CONSENSUS MASTERPLAN

NEXT STEPS

# SUPPORT FOR REGENERATION WITH COMMUNITY BENEFITS

Regeneration can be a long process and have a major impact on people's lives. Many local residents find it difficult to adjust to the scale of the transformation within their community and are concerned about the impact on community services and cohesion. Participants wanted to ensure that the regeneration brings benefits to existing residents as well as new people who will move into the area. There was support for regeneration at Silvertown Way that includes the local community in the process and provides community benefits when built out.

“ You can't stop progress and change but it doesn't have to be a negative experience! ”



# IMAGE AND IDENTITY

South Canning Town is transforming from a largely industrial area to a residential and mixed use neighbourhood and its image too is in flux. External and internal perceptions are changing and the new development has the potential to influence a new sense of identity for south Canning Town, with key design elements at either end of the site contributing to a sense of 'arrival'.

“ If Shoreditch equals 'hipster' what does south Canning Town mean? ”

# CREATING COMMUNITY COHESION

It is important to work at integrating existing and new residents and the Silvertown Way development has the potential to play a key role. The energies and resources of local individuals, community projects and arts groups should be harnessed to develop projects to enrich the development process and integrate the final built scheme into the Canning Town community.

“ Integration is a two way street: the existing community needs to be welcoming and people moving in need to want to integrate. ”



# MAKING THE FLYOVER A POSITIVE

The workshop spaces under the Silvertown Way flyover prompted suggestions for additional small business, cultural and artisan space to enliven Peto Street North. 'Local' enterprise in this area, could generate employment, create vibrancy, and help make the neighbourhood a popular destination for all.



Live/work places under the arches would give the place some character.



# LOCAL FACILITIES

Many participants mentioned the current lack of local facilities in the area, such as supermarkets, banks and coffee shops. The development of an extension to the town centre south of the A13, including the imminent opening of Morrisons and the provision of amenities at Silvertown Way will help redress this. However, discussion highlighted people's differing aspirations: for example some wanted Starbucks or Costa whilst others wanted independent cafés.

“ We've all got our preferences but there must be a balance. When a chain shop comes it's a symbol of confidence in the area. ”



# PUBLIC REALM AND GREEN SPACE

The site currently lies in a harsh, car-dominated urban environment and the “meanwhile” activities of Core Landscapes and Caravanserai has benefitted the area and the community. The incorporation of planting, green roofs and water into the new development was strongly supported and participants wanted to explore the potential future role of community based landscape projects.

“ It’s very hostile when you walk up Silvertown Way. We should create a pedestrian street, with trees. ”

# CONNECTING NEIGHBOURHOODS

The site's "isolated" location between the railway and Silvertown Way must be overcome by improved physical linkages, including safe crossings and good signage, to integrate it successfully into wider area. A 'landing' space for a possible future footbridge over the DLR to the Cross Rail site must be provided and the future delivery of the footbridge will connect to the River Lea and beyond.

“ It's a long thin north-south site but it could be a stepping stone from east to west in the future. ”



# ENVIRONMENTAL SUSTAINABILITY

Participants expressed a keen interest in environmental sustainability and including incorporating alternative energy, habitat planting and water attenuation. It was felt important to learn from other successful ventures in the area, such as The Hub at Star Lane, Grassroots Community Centre (Memorial Park), Bromley by Bow Centre, Departure (Limehouse), Discover (Stratford) and Cody Dock and the Gasworks Dock Partnership.

“ We need to be a lot more ecological and make use of alternative power. It could be a great example for sustainability if it's done right. ”

# ONGOING COMMUNITY PARTICIPATION

The opportunity to participate in creating a Vision for Silvertown Way was appreciated by those who attended the Community Planning Weekend. It brought people together and generated discussion and ideas. The development at Silvertown Way provides the opportunity for an ongoing dialogue process and participants were keen to continue their involvement through the creation of the Silvertown Way Community Forum.



A vibrant community needs a structured process that supports and encourages the wider local community to be involved.

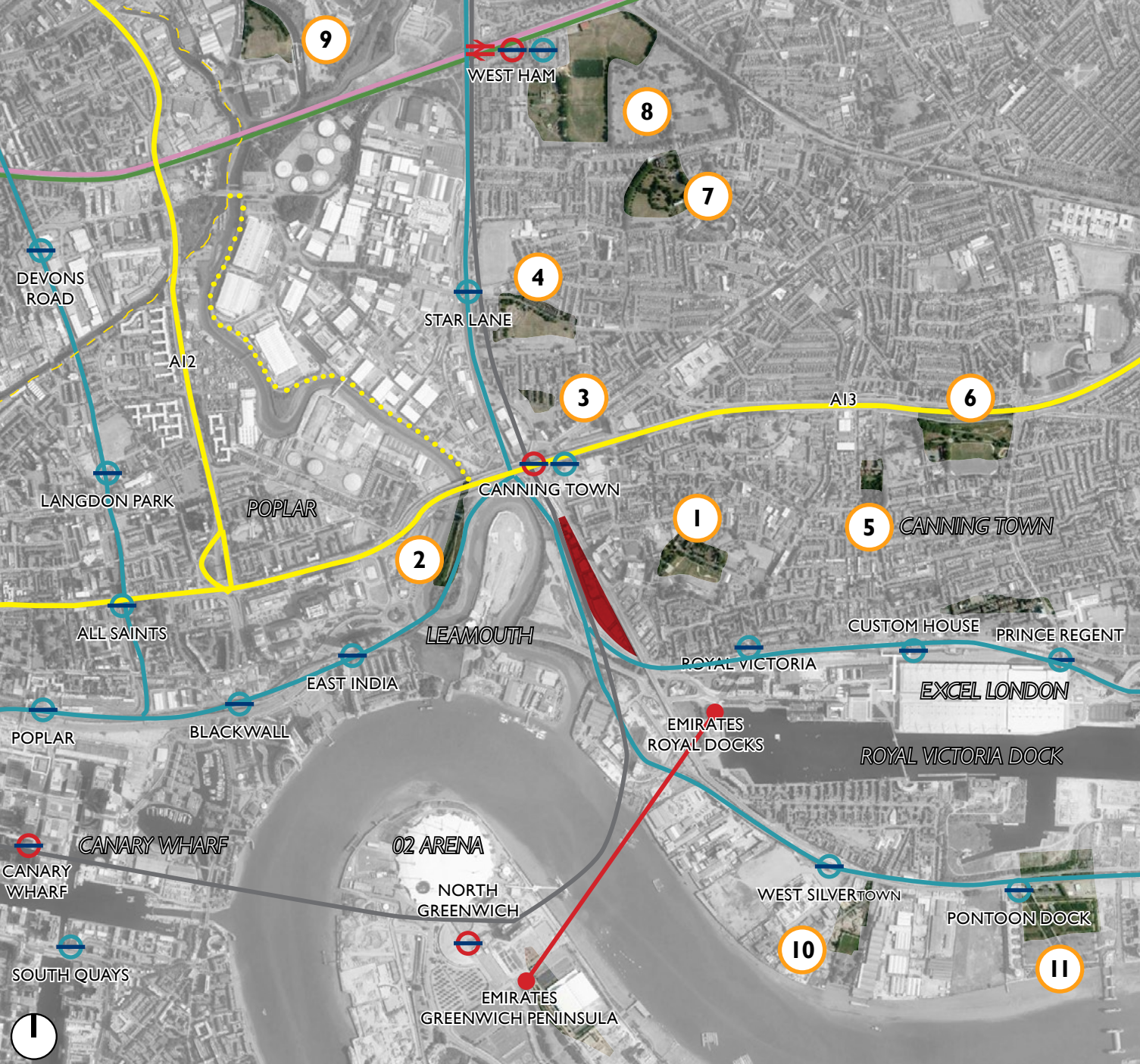















INTRODUCTION  
COMMUNITY PLANNING WEEKEND  
KEY THEMES

# CONTEXT

SITE  
DESIGN PRINCIPLES  
CONSENSUS MASTERPLAN  
NEXT STEPS



-  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 CONTEXT



Silvertown Way clearance  
1933



## SITE HERITAGE

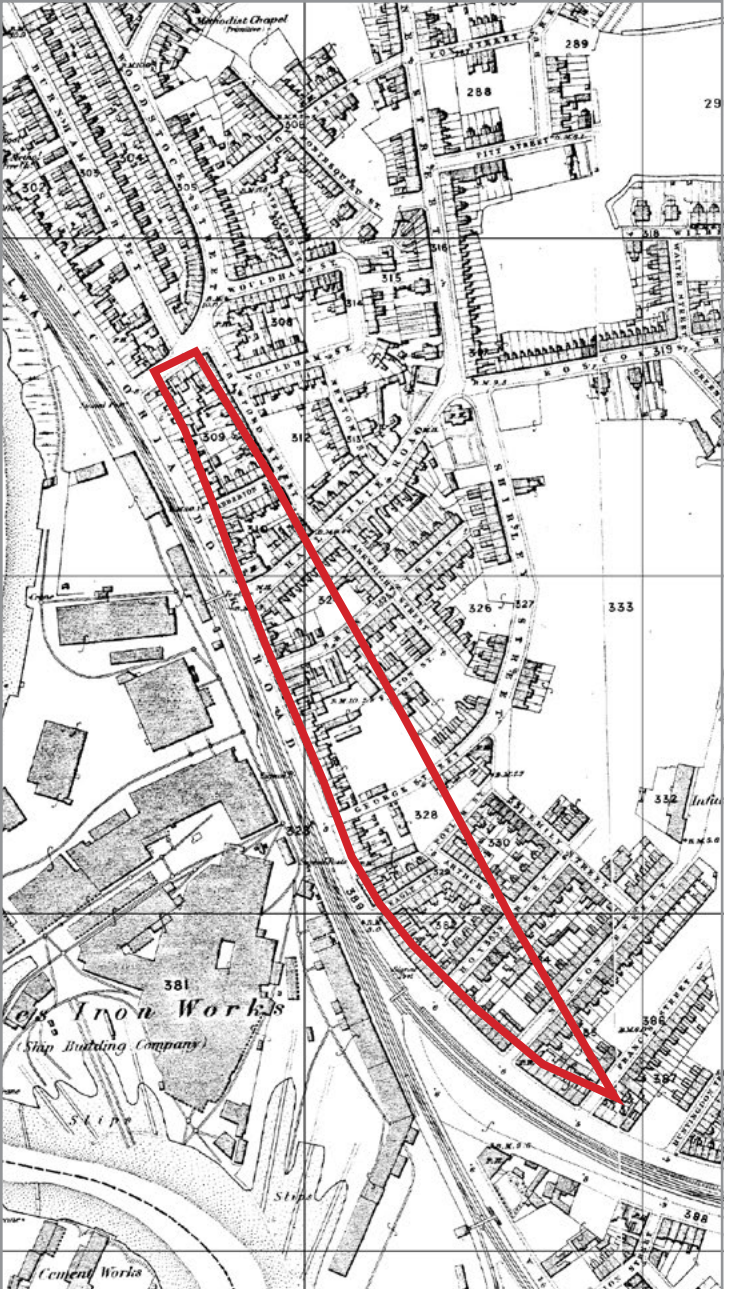
### THAMES IRON WORKS AND SHIPBUILDING COMPANY:

- located on the western side of the railway from the site, the site provided key access to the iron works
- Iron works football club was later to become West Ham United

### SILVERTOWN WAY:

- Was constructed to alleviate traffic congestion in 1934
- It incorporated Britain's first highway flyover
- It significantly altered the street pattern of Canning Town





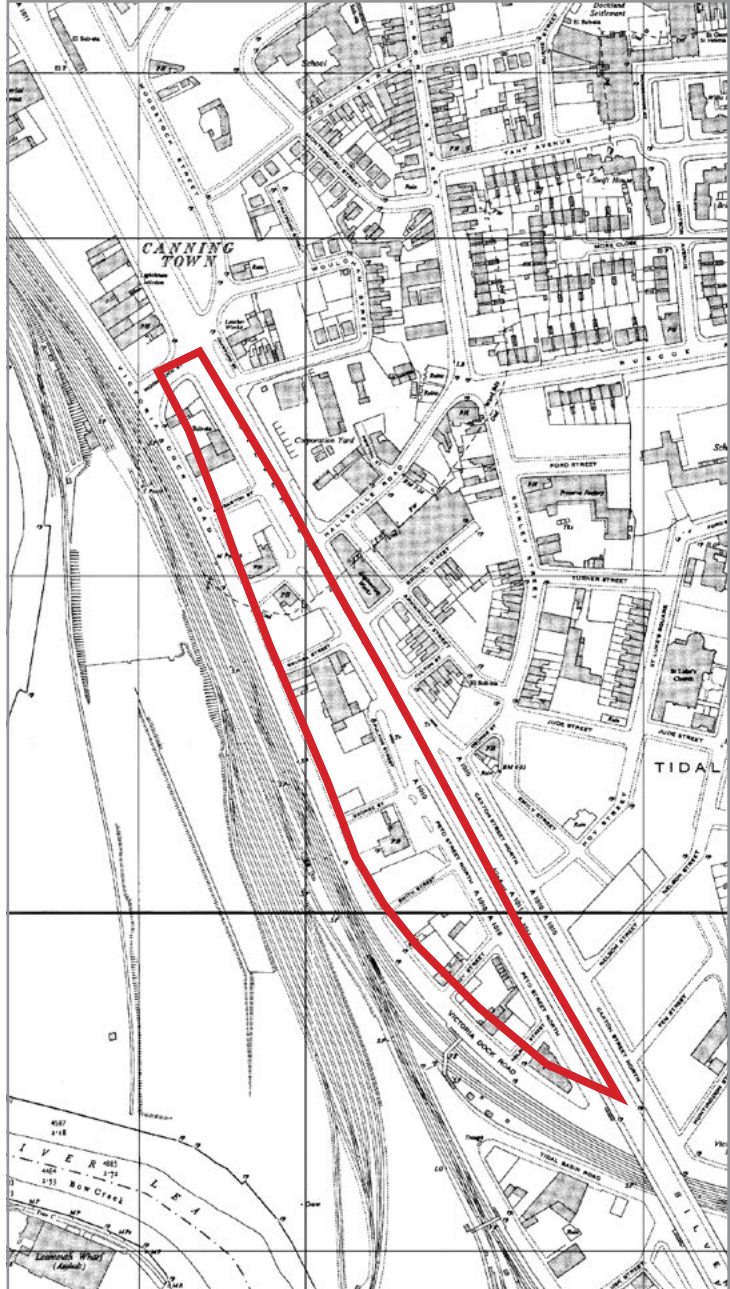
1869

© 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.





- Commercial/Industrial
- Retail/Food
- Community/Education/Leisure
- Hotel
- Transport



- Commercial/Industrial
- Retail/Food
- Community/Education/Leisure
- Hotel
- Transport





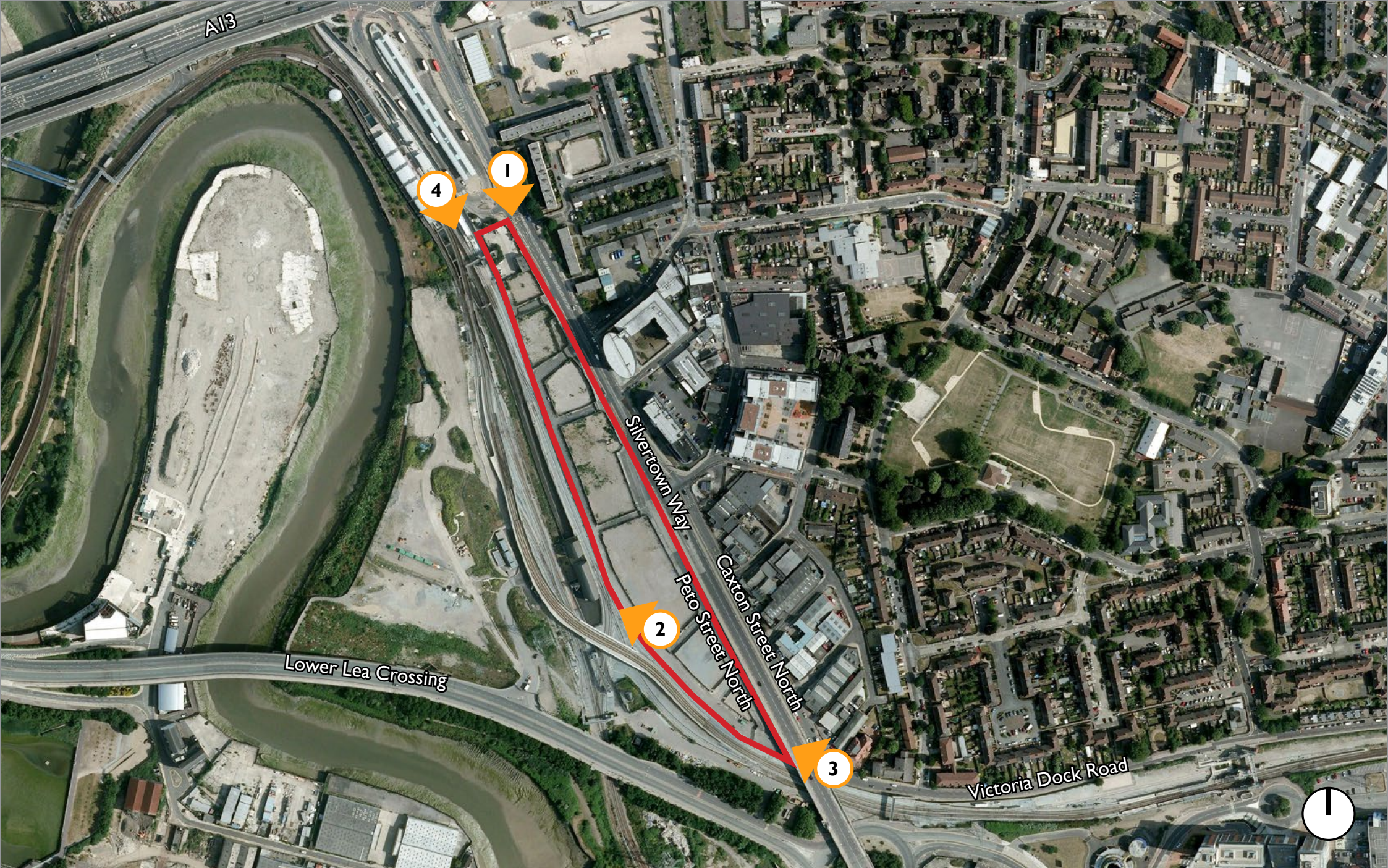
- Key public realm - existing
- Key public realm- proposed
- Green space - existing
- Green space - proposed

INTRODUCTION  
COMMUNITY PLANNING WEEKEND  
KEY THEMES  
CONTEXT

## SITE

DESIGN PRINCIPLES  
CONSENSUS MASTERPLAN  
NEXT STEPS





A13

Lower Lea Crossing

Silvertown Way

Peto Street North

Caxton Street North

Victoria Dock Road

4

1

2

3

1

SITE PHOTOS

jtp



I Silvertown Way





2 Victoria Dock Road





3 Peto Street North

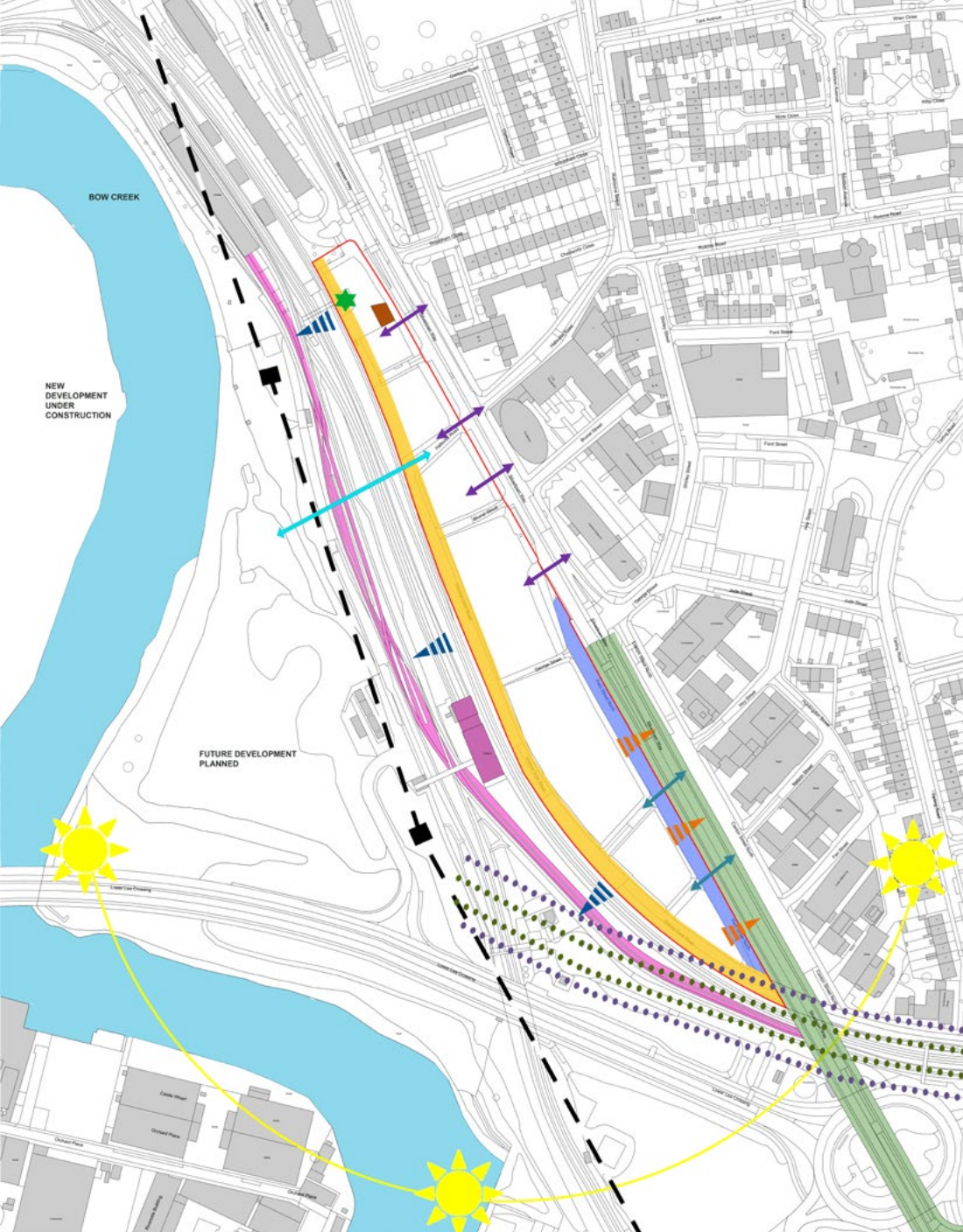




















4 Canning Town Station

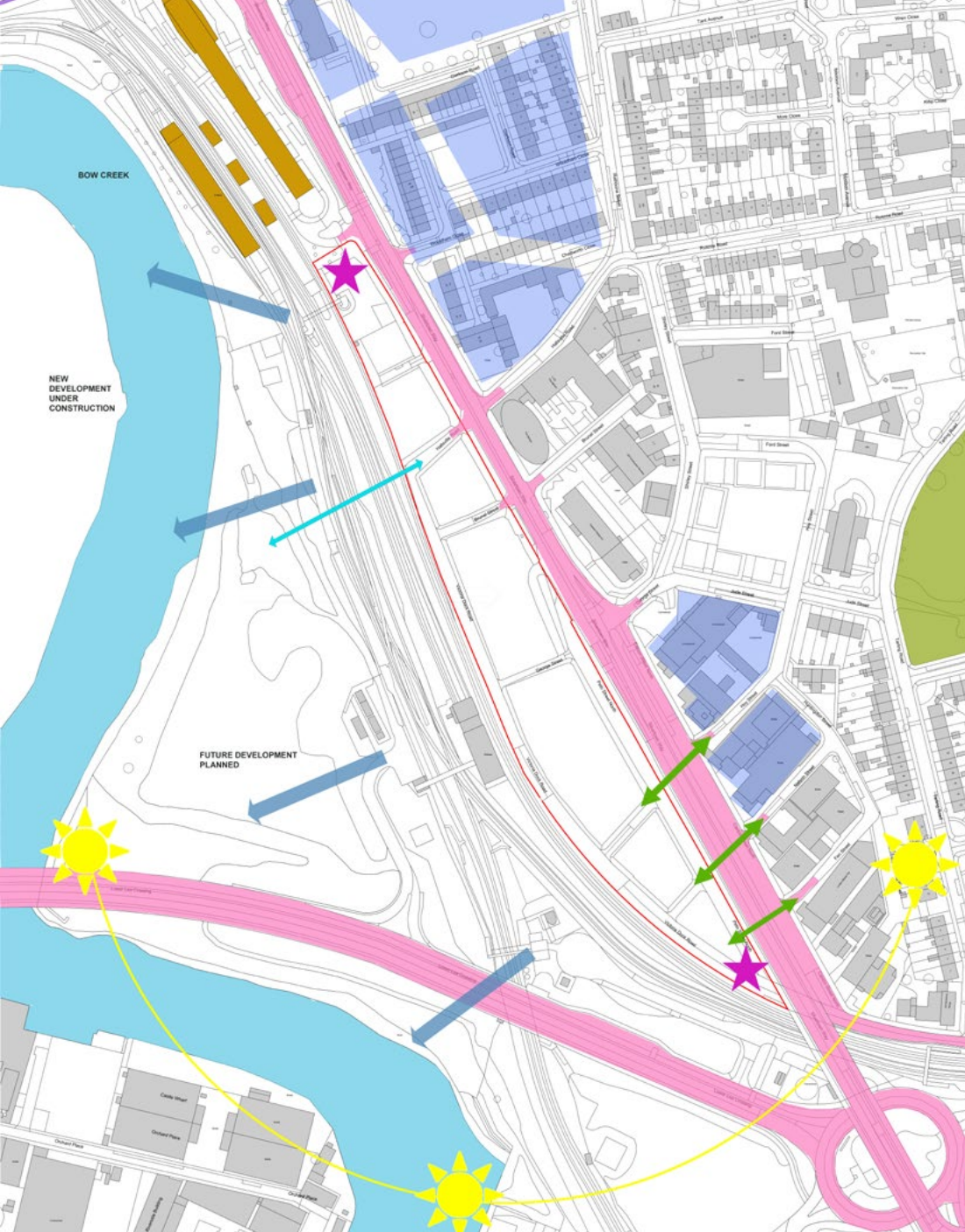















-  Escape stair from Canning Town Station to be retained
-  Network sub-station
-  Visual impact of Silvertown Way viaduct
-  Traffic noise from Silvertown Way
-  Sun path
-  Potential tunnel effect through openings below viaduct
-  Possible access points from Silvertown Way
-  Adopted highway and viaduct maintenance way leave
-  Crossrail tunnel
-  Crossrail easement
-  Visual impact of raised DLR route
-  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





-  Good road links
-  Public transport hub
-  Keir Hardie Recreation Ground
-  New developments
-  Connections below viaduct to neighbouring development
-  Sun path
-  Views across Bow Creek and Thames at elevated level
-  Potential future pedestrian bridge link
-  Potential gateway building location

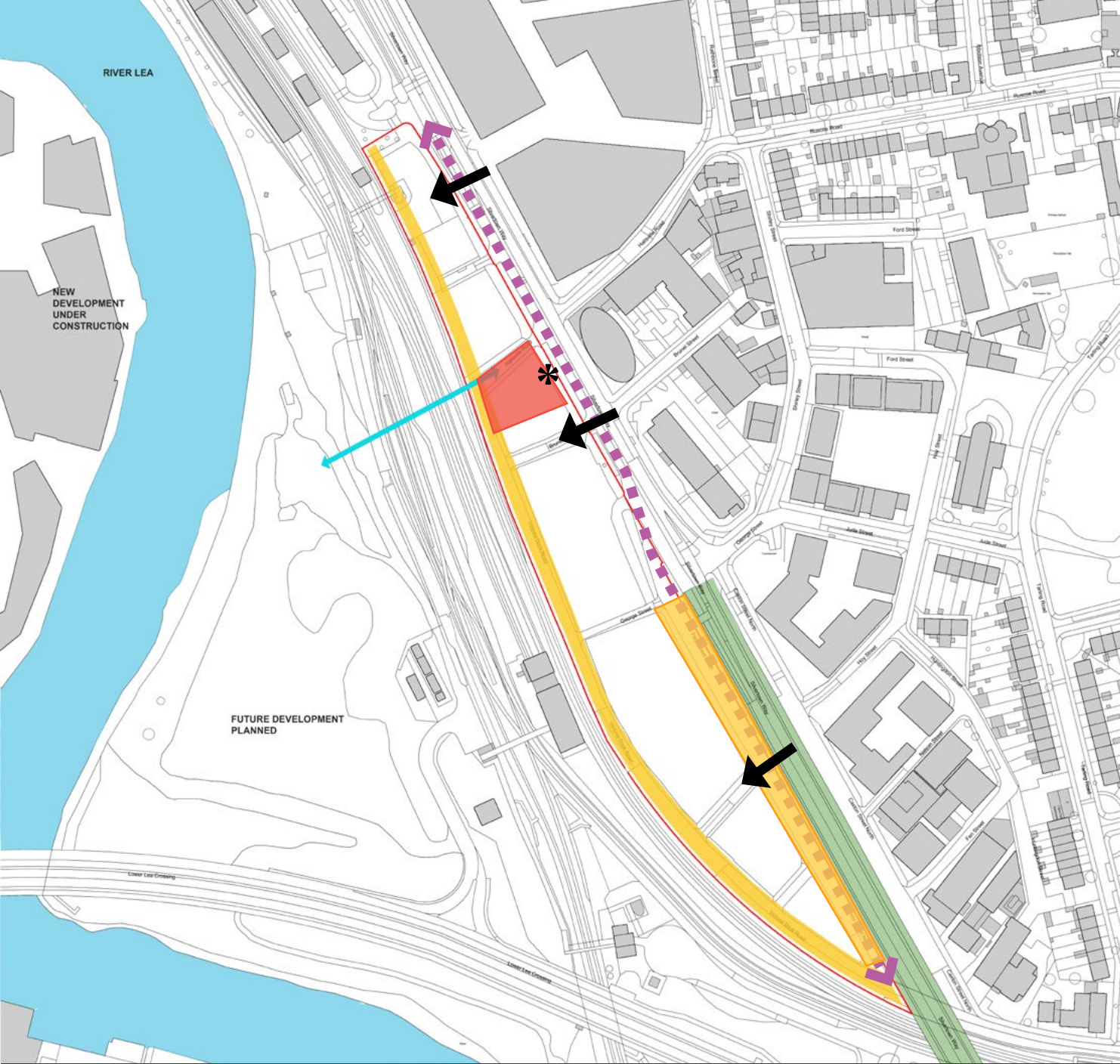
# SITE OPPORTUNITIES

INTRODUCTION  
COMMUNITY PLANNING WEEKEND  
KEY THEMES  
CONTEXT  
SITE

# DESIGN PRINCIPLES

CONSENSUS MASTERPLAN  
NEXT STEPS

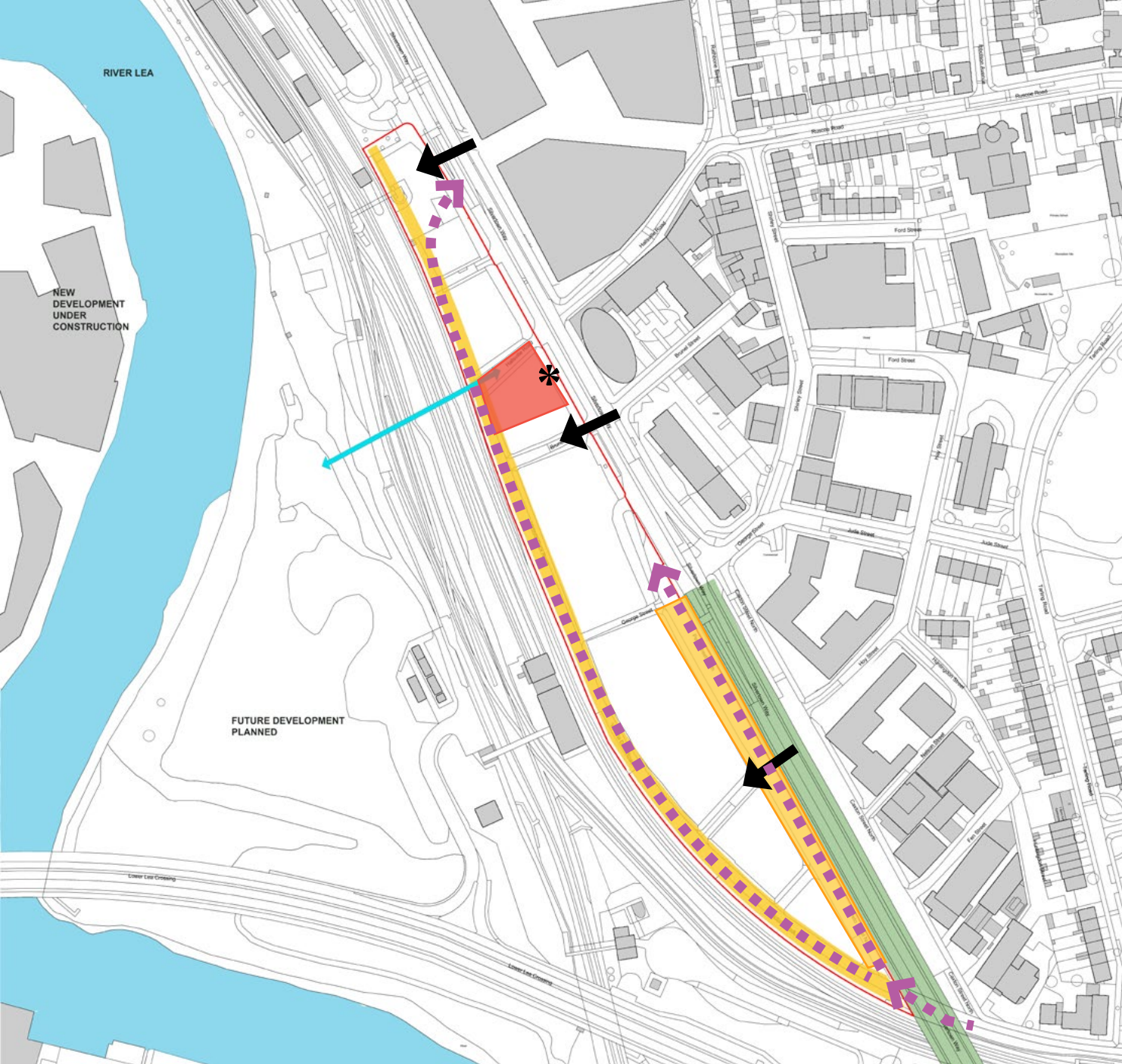




# ACCESS OPTION A

- Silvertown Way Viaduct
- Potential Future bridge link (by others)
- DLR protection zone/Sewer drainage easement
- Vehicular Access
- Services Access (Delivery, Waste, Emergency)
- Drop-off
- Shared Surface
- Square

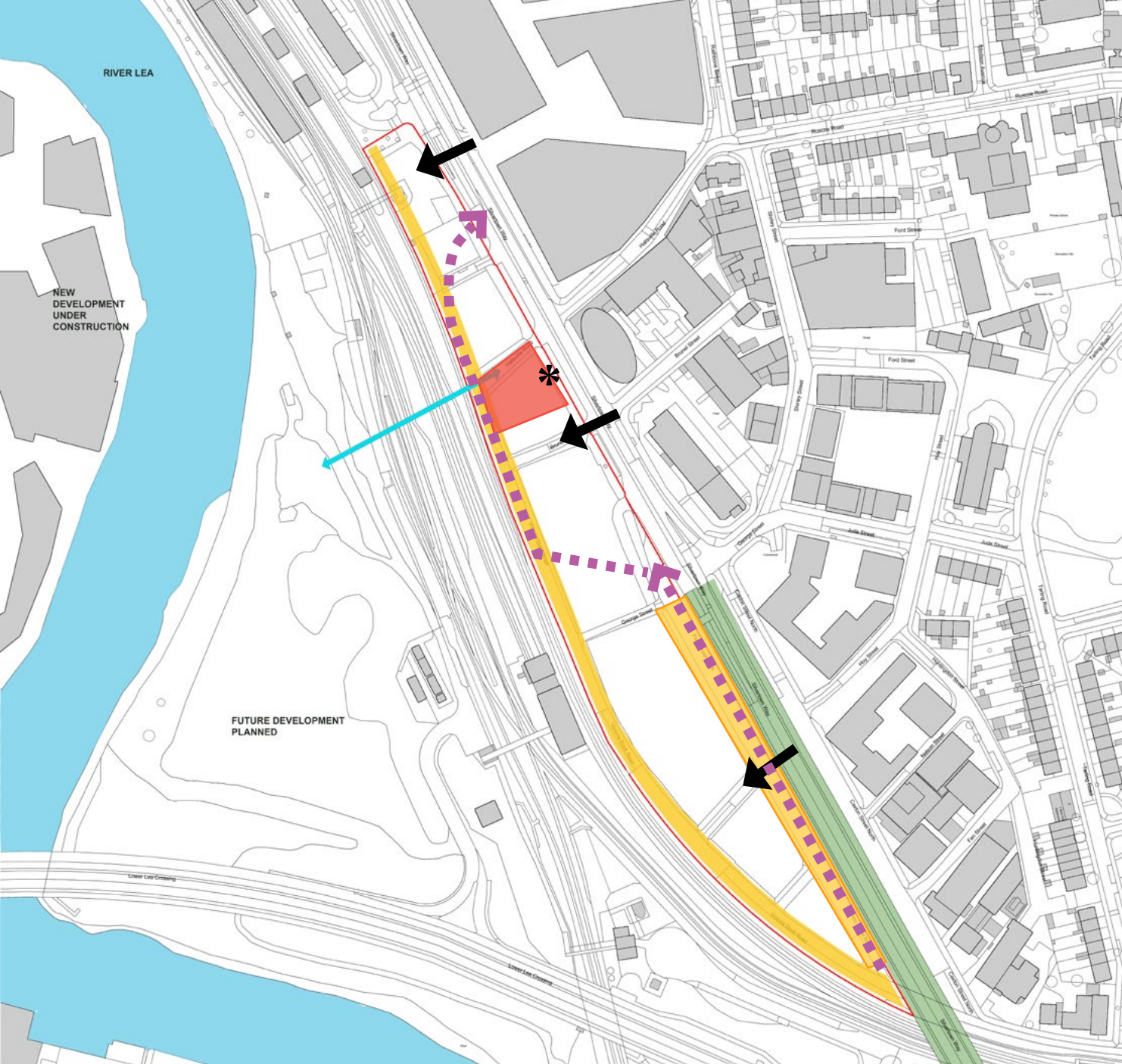












# ACCESS OPTION B

- Silvertown Way Viaduct
- Potential future bridge link (by others)
- DLR protection zone/Sewer drainage easement
- Vehicular Access
- Services Access (Delivery, Waste, Emergency)
- Drop-off
- Shared Surface
- Square





# ACCESS OPTION C

-  Silvertown Way Viaduct
-  Potential future bridge link (by others)
-  DLR protection zone/Sewer drainage easement
-  Vehicular Access
-  Services Access (Delivery, Waste, Emergency)
-  Drop-off
-  Shared Surface
-  Square



## DESIGN PRINCIPLES





## I. PUBLIC SPACE

- Potential future pedestrian bridge (by others) providing river access
- Raised square optimising views and providing landing to bridge
- Public space connecting to Canning Town
- Coach and taxi drop-off



## 2. STATION ARRIVAL

- New frontage addressing Canning Town station
- Sense of arrival and landmark building with hotel
- View south along newly landscaped Silvertown Way
- New pedestrian crossing to George Street and park beyond





### 3. MIXED USES

- Gym facility and cafe fronting square with outdoor seating



## 4. ARCHES QUARTER

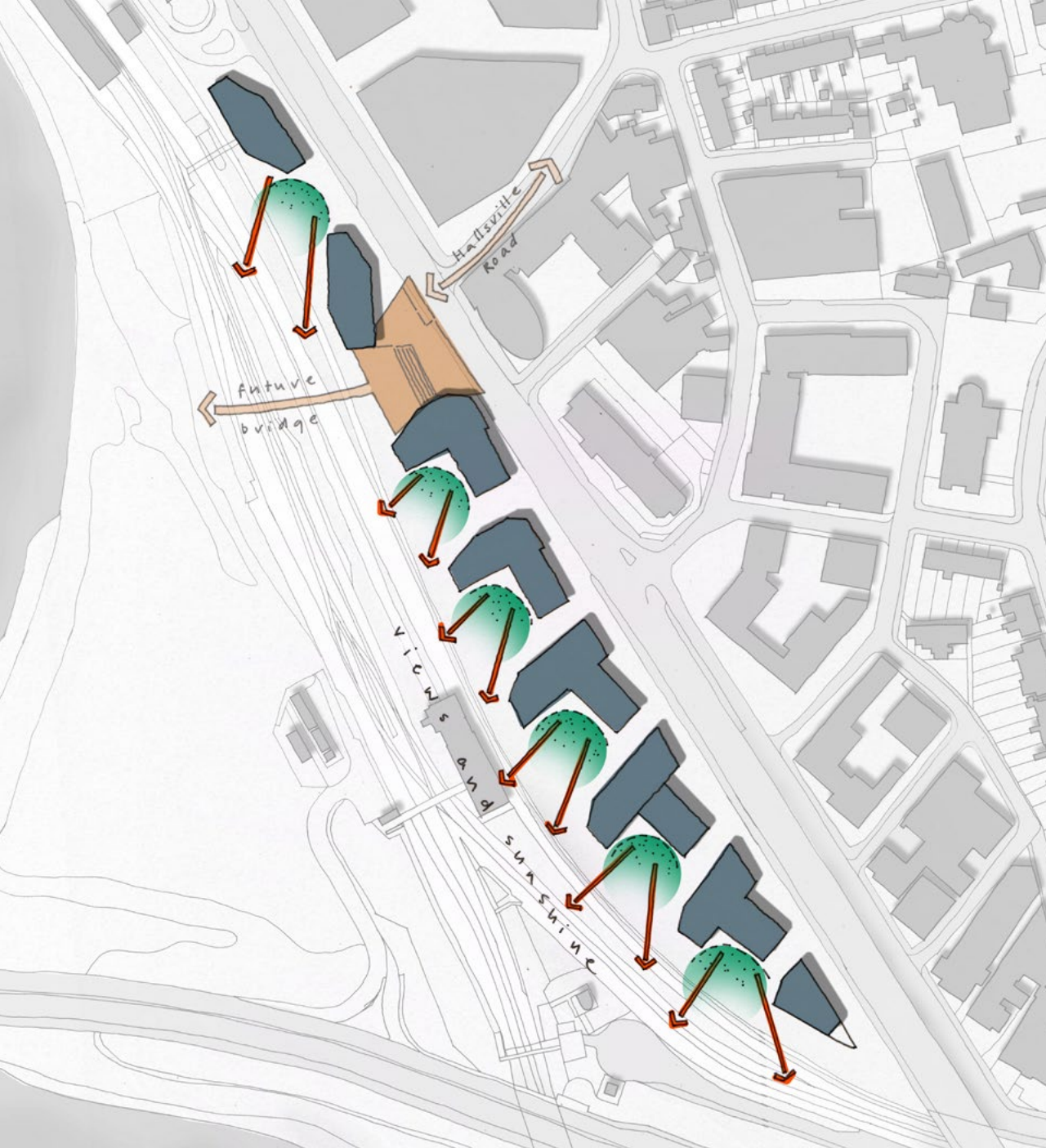
- Food store fronting Silvertown Way
- Create new Arches Quarter
- Open up arches and utilise collonade
- New park and growing area
- Shared surface to Peto Street and articulated frontage responding to other side of Silvertown Way





## 5. RAILWAY EDGE

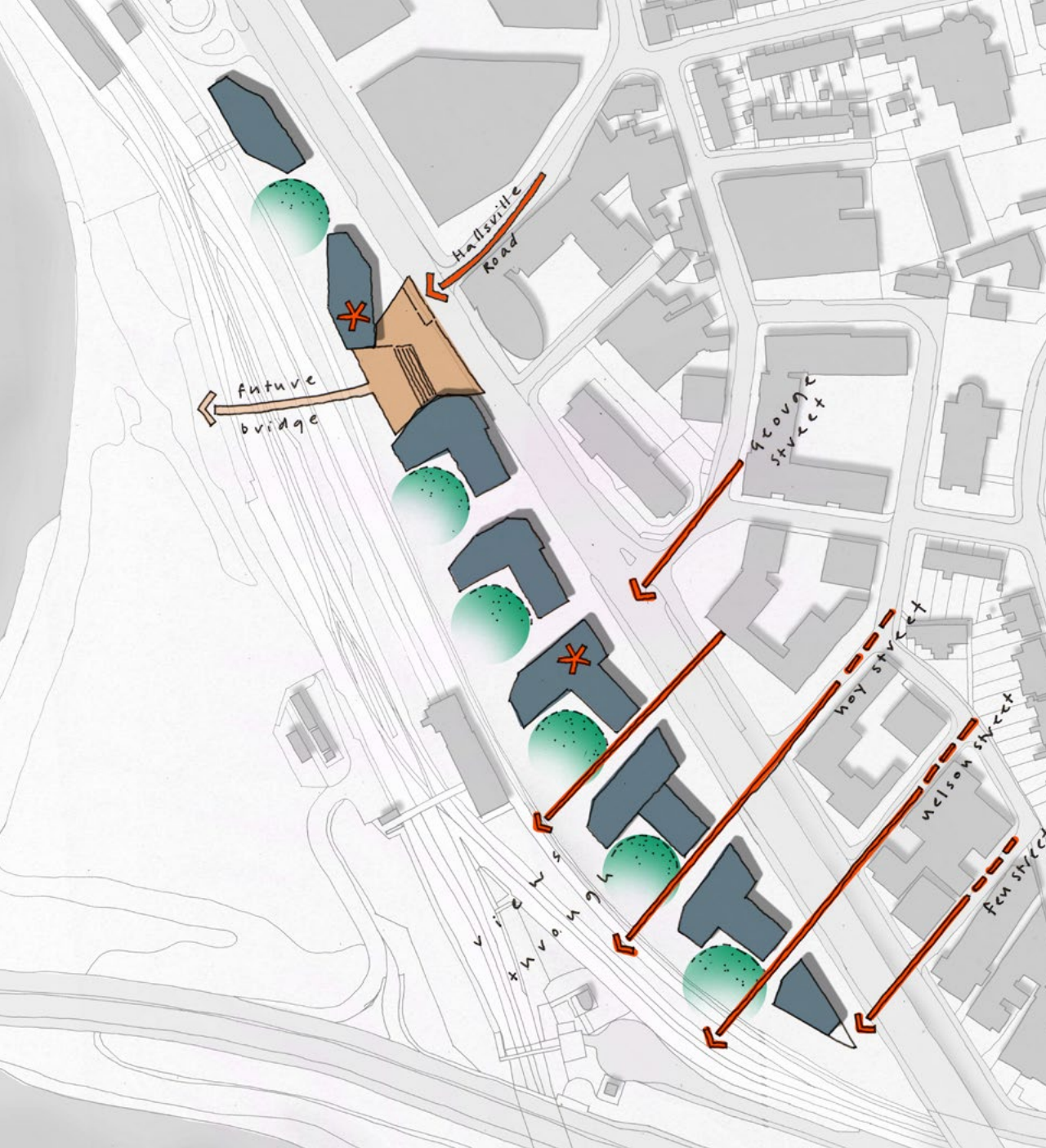
- Conceal parking in ground floor podium
- Establish service zone along railway edge
- Conceal parking along railway edge



## 6. RESIDENTIAL COURTYARDS

- New residential buildings with series of south-west facing courtyards, maximising views and sunlight





## 7. BIG SKIES

- Views through development aligned with neighbouring streets
- Big sky views
- Landmark building marking end of George Street and Hallsville Road

INTRODUCTION

COMMUNITY PLANNING WEEKEND

KEY THEMES

CONTEXT

SITE

DESIGN PRINCIPLES

# CONSENSUS MASTERPLAN

NEXT STEPS





## 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

In total, it is hoped that an area equal to approximately 50% of the site footprint will be provided for public and private amenity space.





## MASTERPLAN KEY

### RESIDENTIAL BUILDINGS

New homes comprising:

- Private homes (32%)
- Private Rented Sector (33%)
- Affordable: mixture of shared ownership and social rent (35%)
- 30% of new homes to be family dwellings (3 bed or more)

- 17 Landmark residential buildings facing Canning Town for Private Rented Homes
- 18 Duplex units fronting Peto Street
- 19 Residential buildings facing Peto Street on raised podium
- 20 Residential wings facing courtyard gardens with family dwellings at podium level with private garden areas





## 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 vehicular access from Peto Street
- 26 Service access along railway edge
- 27 Coach pull-in and taxi drop-off
- 28 Potential pedestrian bridge from Silvertown Way onto raised podium
- 29 Parking along railway edge and under podium
- 30 New cycle lane along Silvertown Way







FRONTAGES

jtp







FRONTAGES

jtp





FRONTAGES

jtp



## ARRIVAL/GATEWAY

- Potential future pedestrian bridge providing river access (by others)
- Raised square optimising views and providing landing to bridge
- Public space connecting to Canning Town
- Coach and taxi drop-off

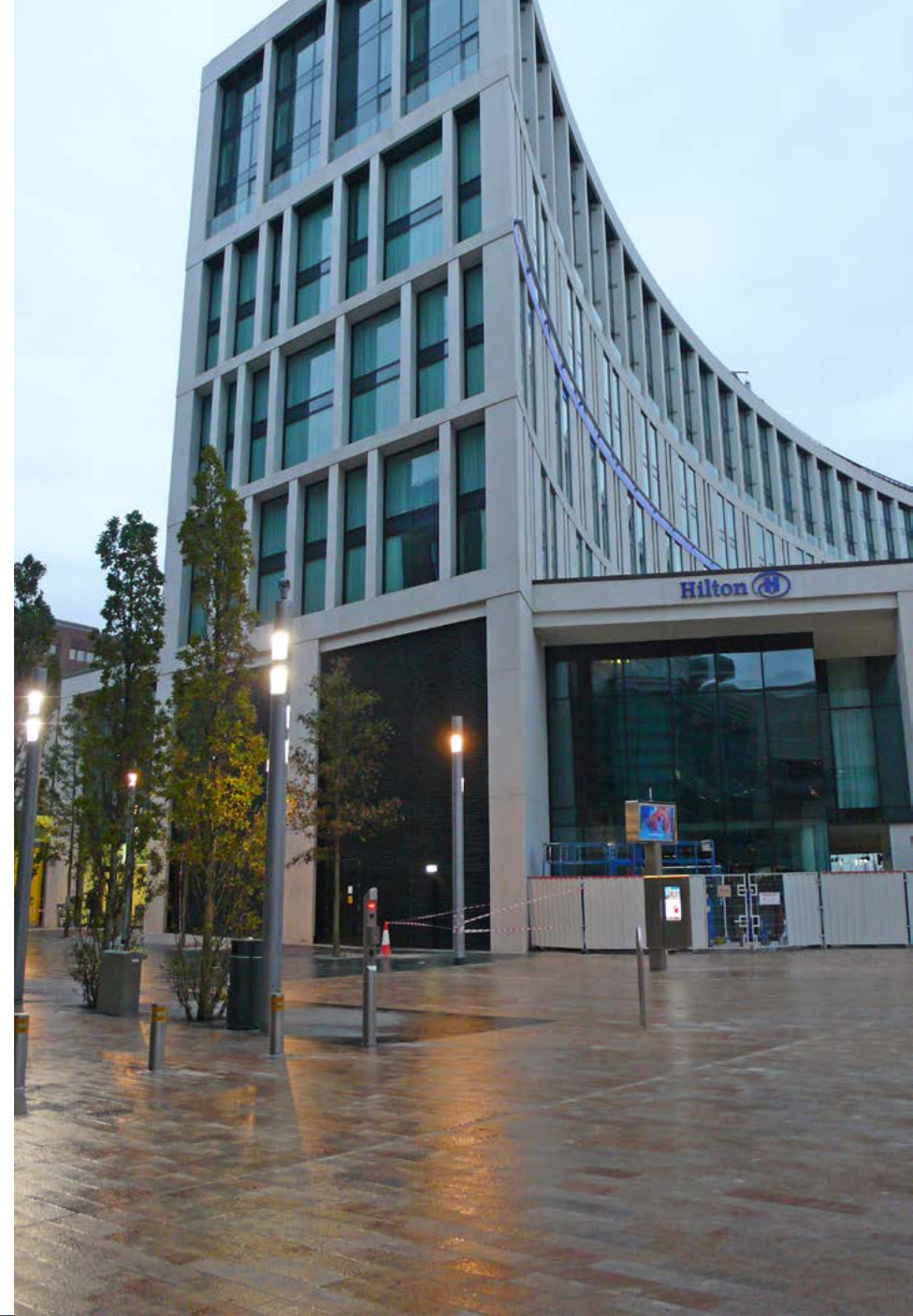




ARRIVAL/GATEWAY

jtp





ARRIVAL/GATEWAY

jtp





## PUBLIC SQUARE

- Potential future pedestrian bridge providing river access (by others)
- Raised square optimising views and providing landing to bridge
- Public space connecting to Canning Town
- Coach and taxi drop-off





PUBLIC SQUARE

jtp





PUBLIC SQUARE

jtp





## PETO STREET

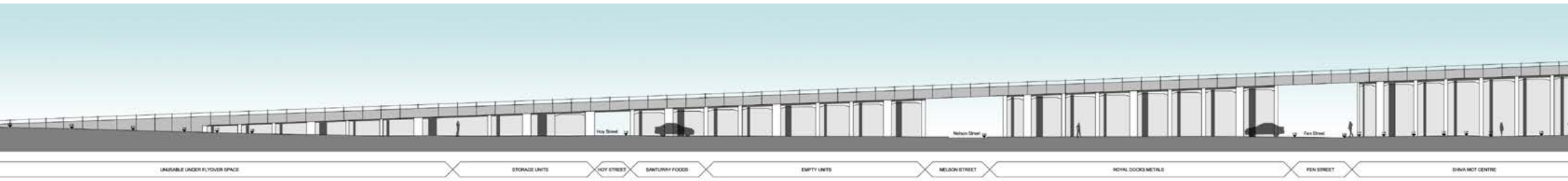
- Create new Arches Quarter
- Open up arches and utilise collonade
- Shared surface to Peto Street





# PETO STREET REVITALISATION





UNUSABLE UNDER FLYOVER SPACE

STORAGE UNITS

HOV STREET

BANTUWAY FOODS

EMPTY UNITS

NELSON STREET

ROYAL DOCKS METALS

FEN STREET

SHAW MOT CENTRE



UNUSABLE UNDER FLYOVER SPACE

STORAGE UNITS

HOV STREET

BANTUWAY FOODS

EMPTY UNITS

NELSON STREET

ROYAL DOCKS METALS

FEN STREET

SHAW MOT CENTRE



STORAGE UNITS

HOV STREET

BANTUWAY FOODS

DS

EMPTY UNITS

NELSON STREET

ROYAL DOCKS METALS

FEN STREET

SHAW MOT CENTRE

WORKSHOP

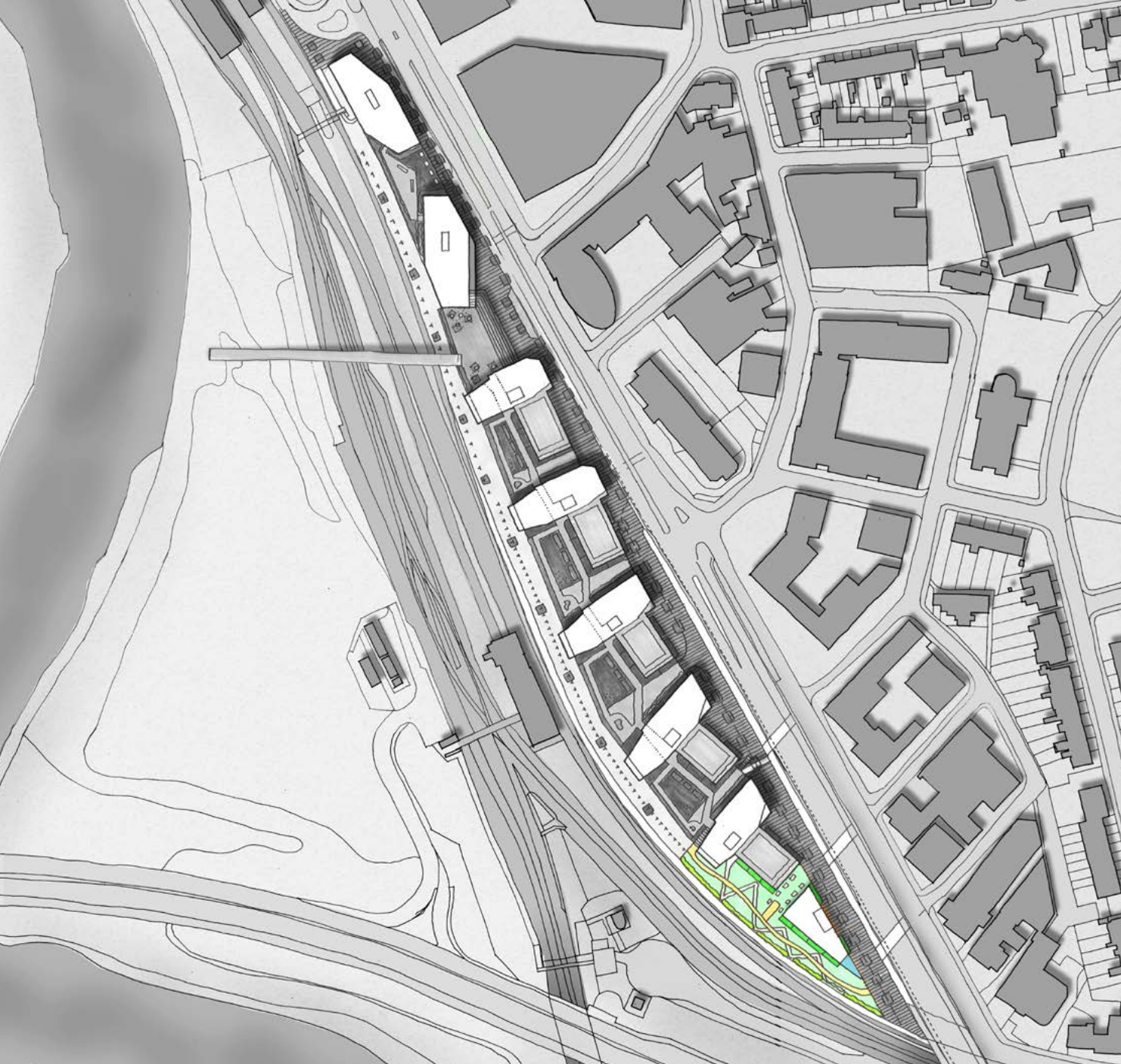
GARAGE





# PETO STREET REVITALISATION





## GROWING SPACE

- New park and growing area with potential community garden hub





GROWING SPACE

jtp





## RAISED COURTYARDS

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





## RAISED COURTYARDS



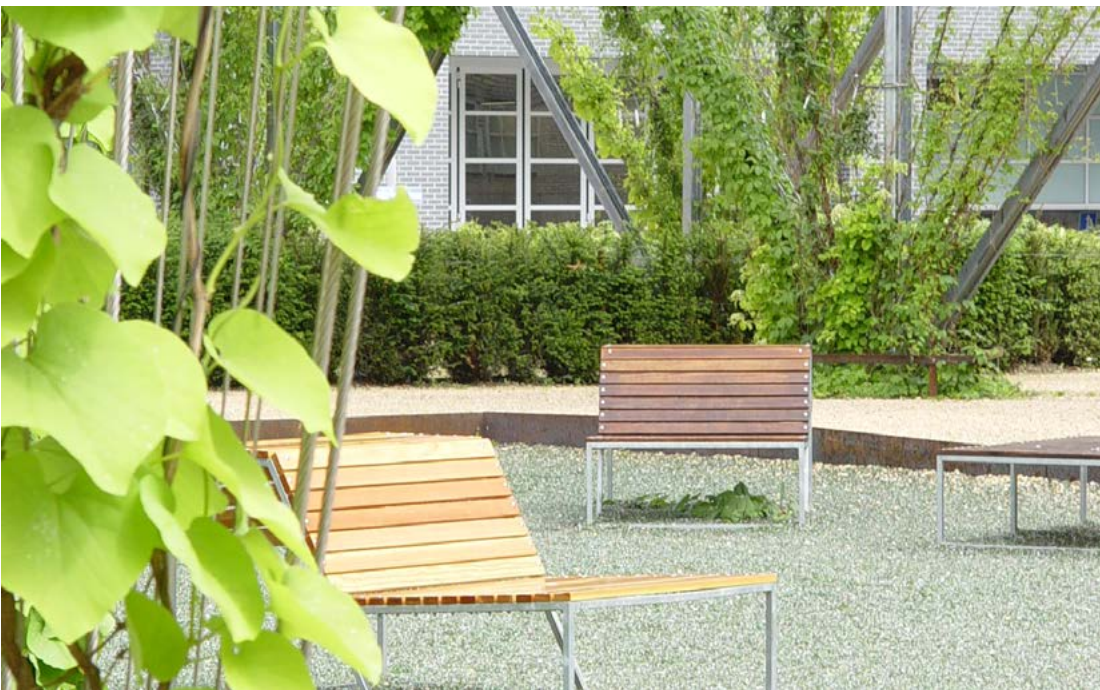
# ROOFTOP GARDENS



KEY SPACES

jtp









# ROOFTOP GARDENS

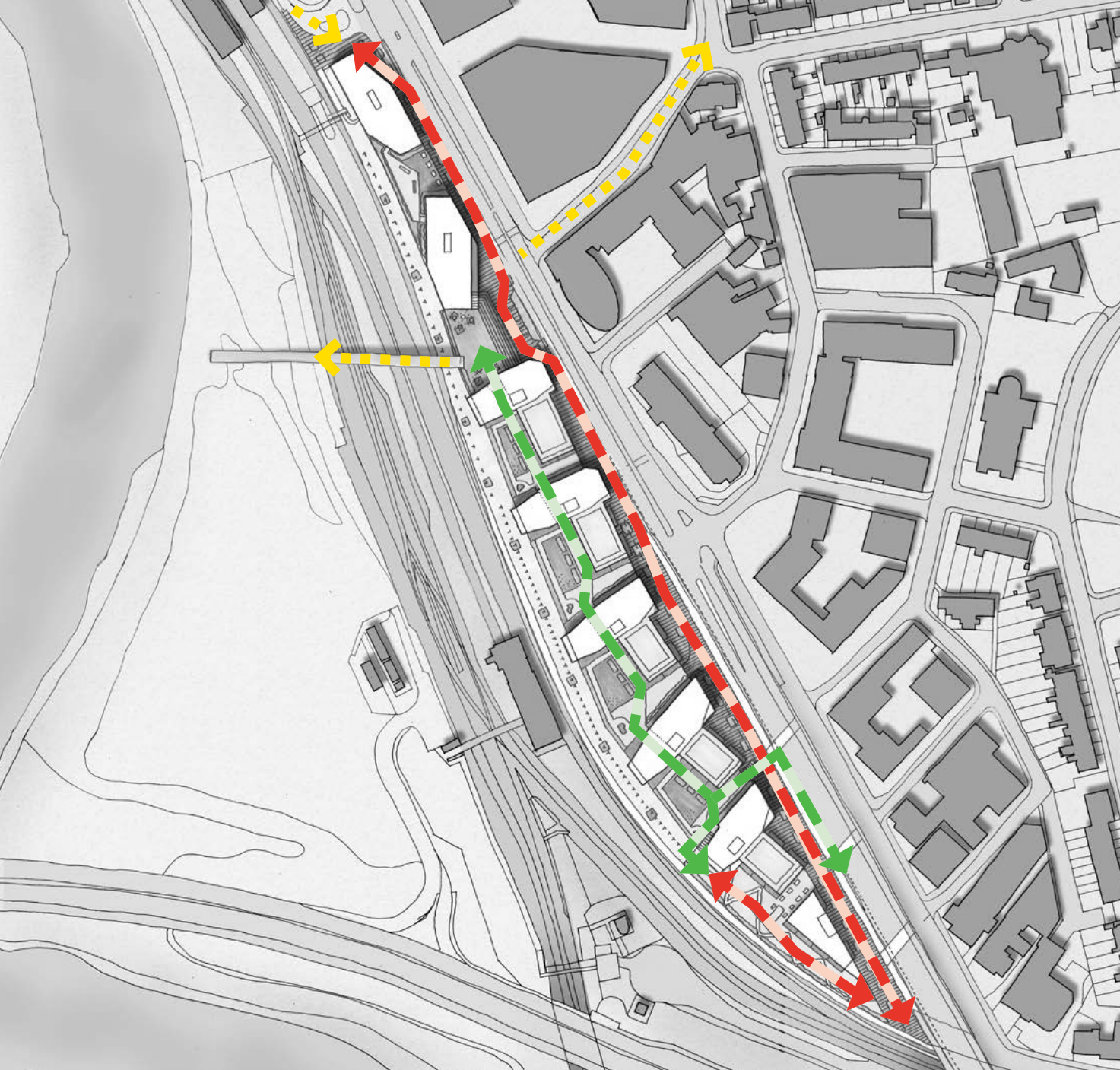







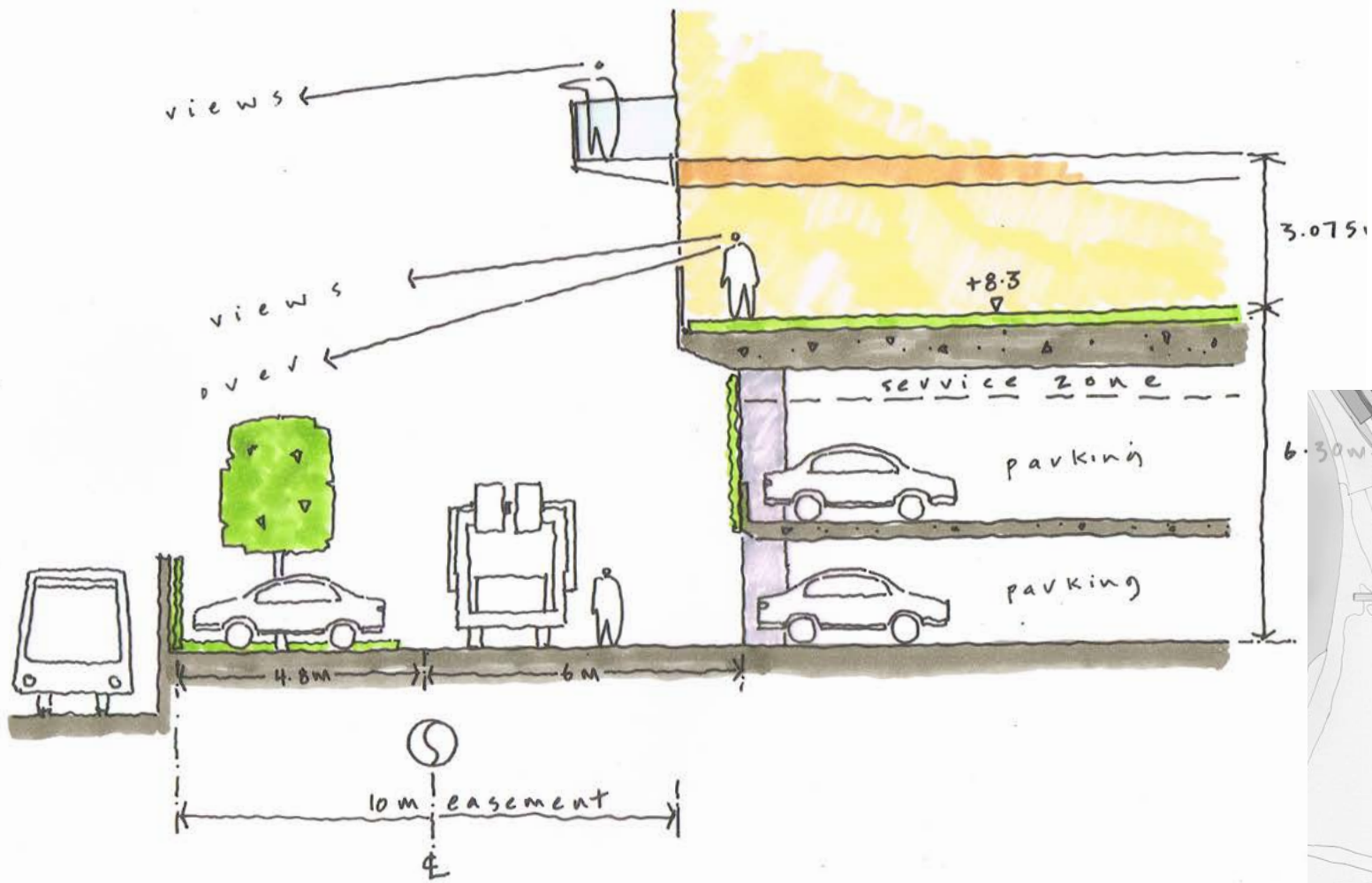
-  General vehicular circulation along Peto Street
-  Access to parking
-  Services Access (Delivery, Waste, Emergency)
-  Drop-off

# VEHICULAR MOVEMENT



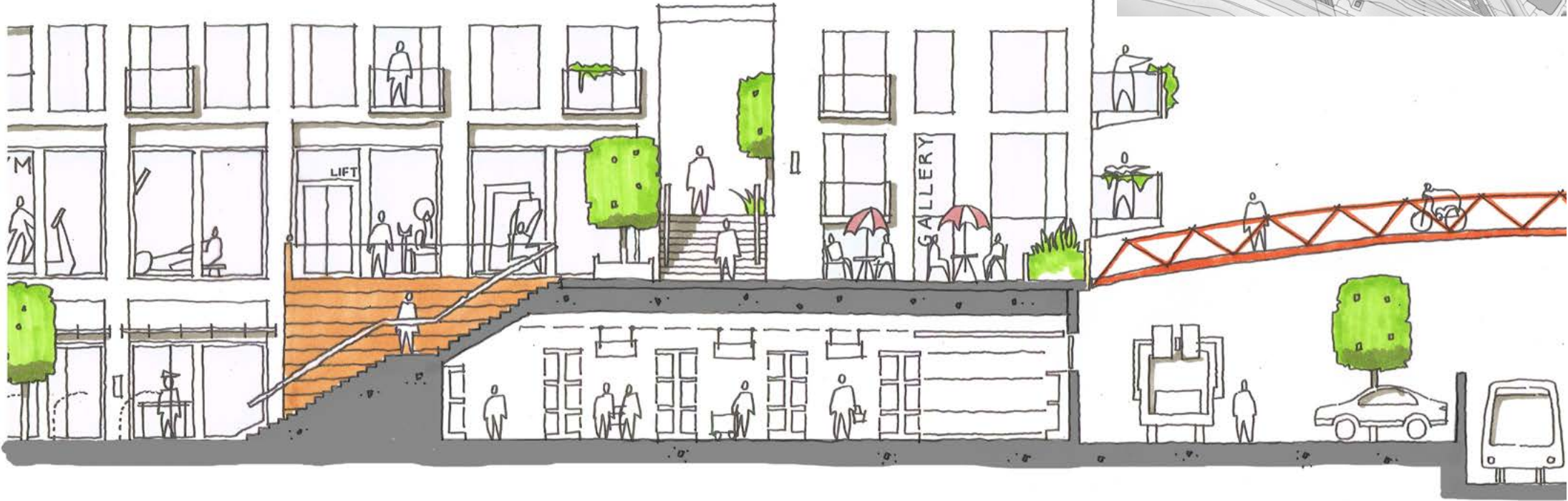


-  Lower level pedestrian routes
-  Upper level pedestrian routes
-  Link to potential future bridge (by others), town centre, station



SITE SECTION A-A

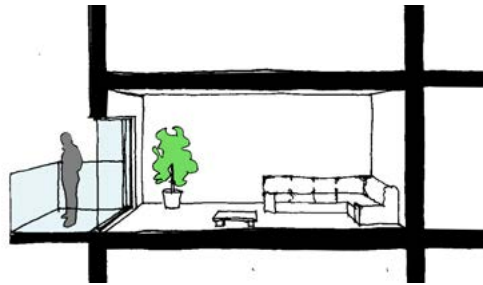




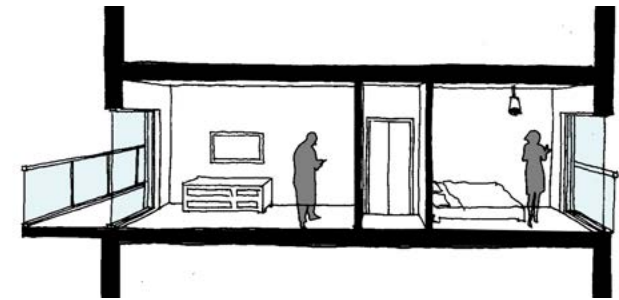
SITE SECTION B-B



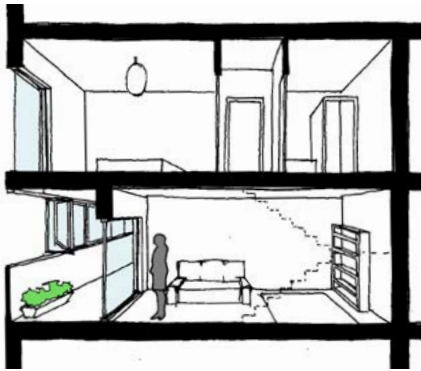
Ground floor maisonette duplex



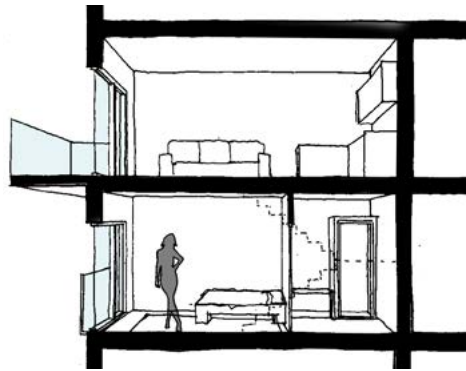
Single aspect apartment with projecting balcony



Dual aspect apartment



Duplex with winter garden



Duplex with top floor living space



Top floor dwelling with roof terrace



# LIGHTING

- Activate arches
- Secured by Design
- Public art
- Welcoming environment







## ART

### Examples of Public Art for Residential Developments

I. Spontaneous City in the Tree of Heaven by London Fieldworks

*A series of birdboxes which reflect the character of the surrounding architecture, promoting the local ecology and biodiversity*





# ART

## Examples of Public Art for Residential Developments

### 2. Figurehead at Fulham Reach, Hammersmith

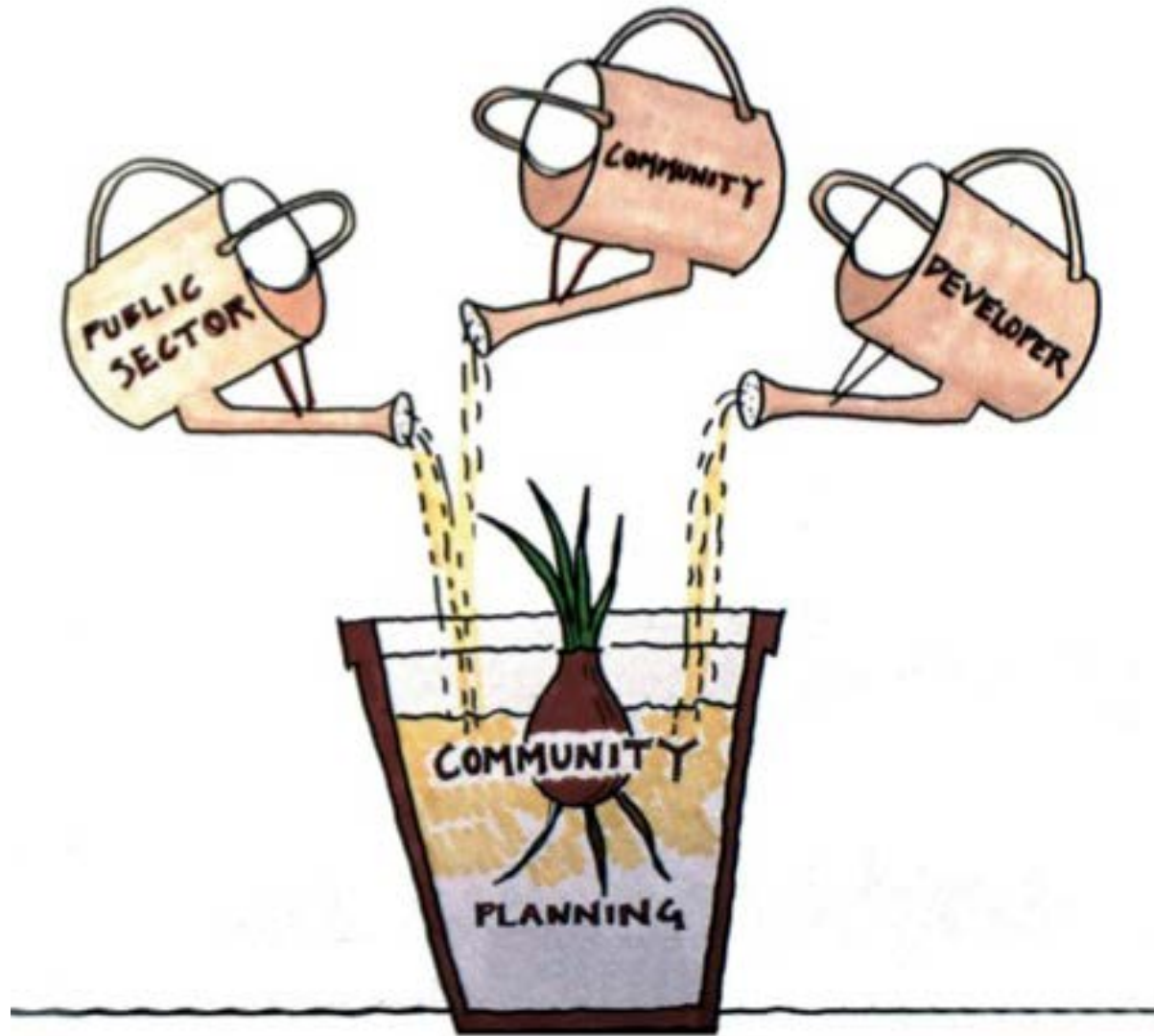
*Traditionally a carved wooden female form, the sculpture represents the 'figurehead' of the Fulham Reach site.*

*At her feet, a bow wave has been created, echoing a decorative element taken from Hammersmith Bridge, as well as the scrolls carved on the bows of clippers.*

INTRODUCTION  
COMMUNITY PLANNING WEEKEND  
KEY THEMES  
CONTEXT  
SITE  
DESIGN PRINCIPLES  
CONSENSUS MASTERPLAN

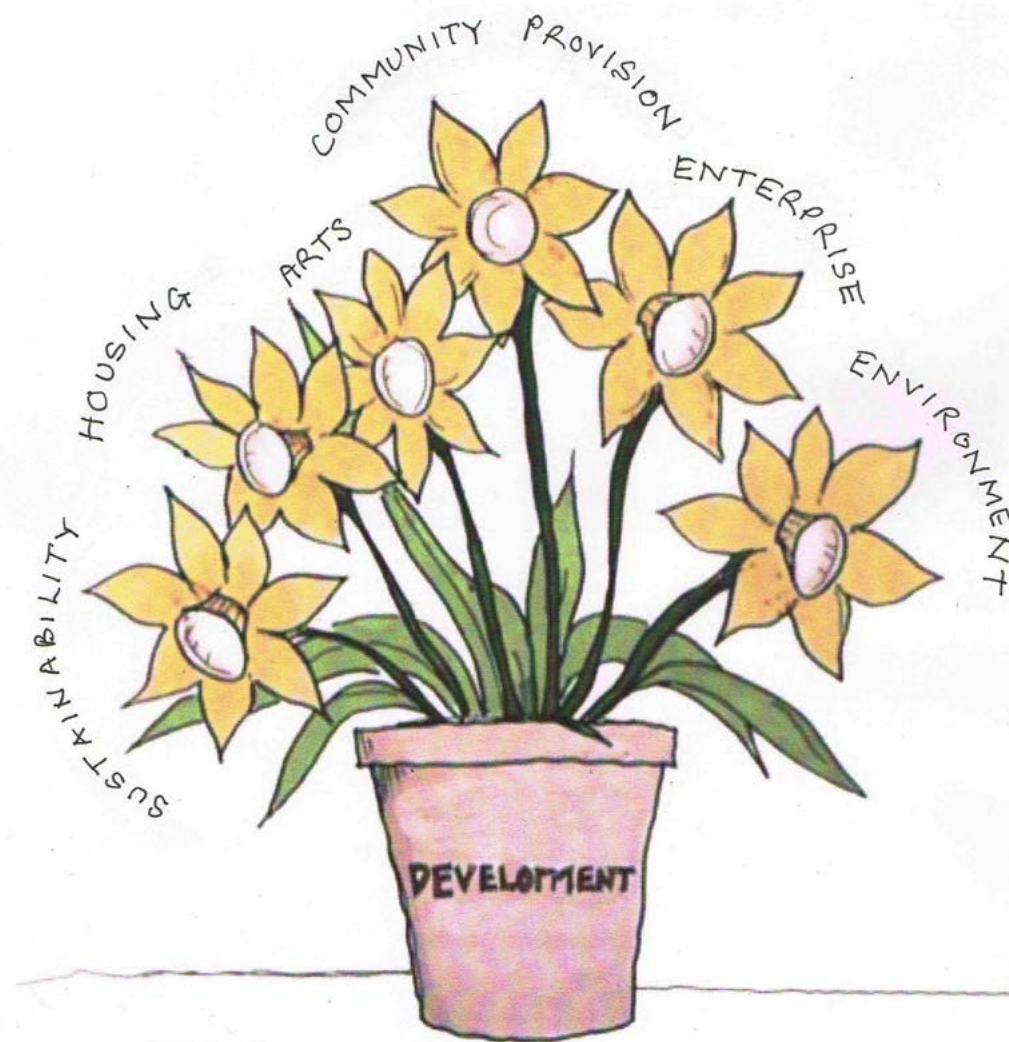
**NEXT STEPS**





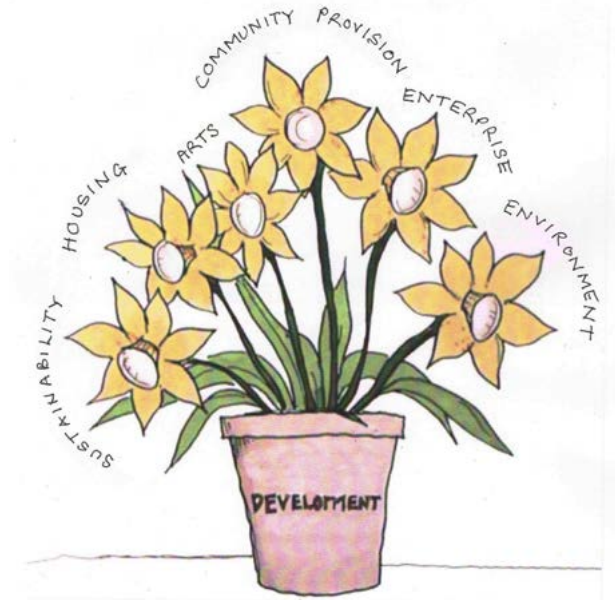
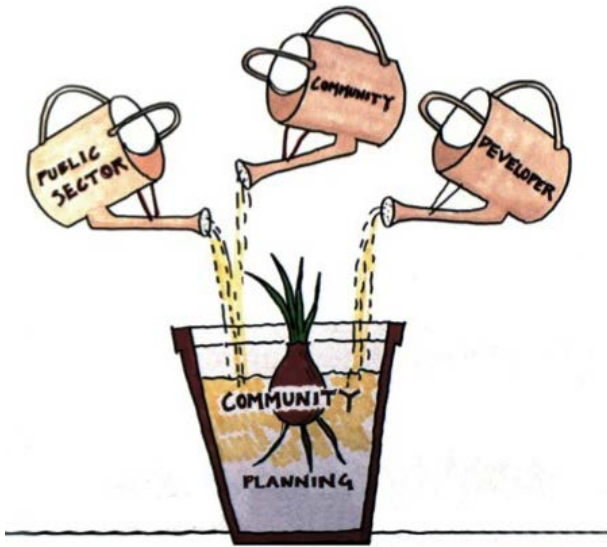






NEXT STEPS

jtp



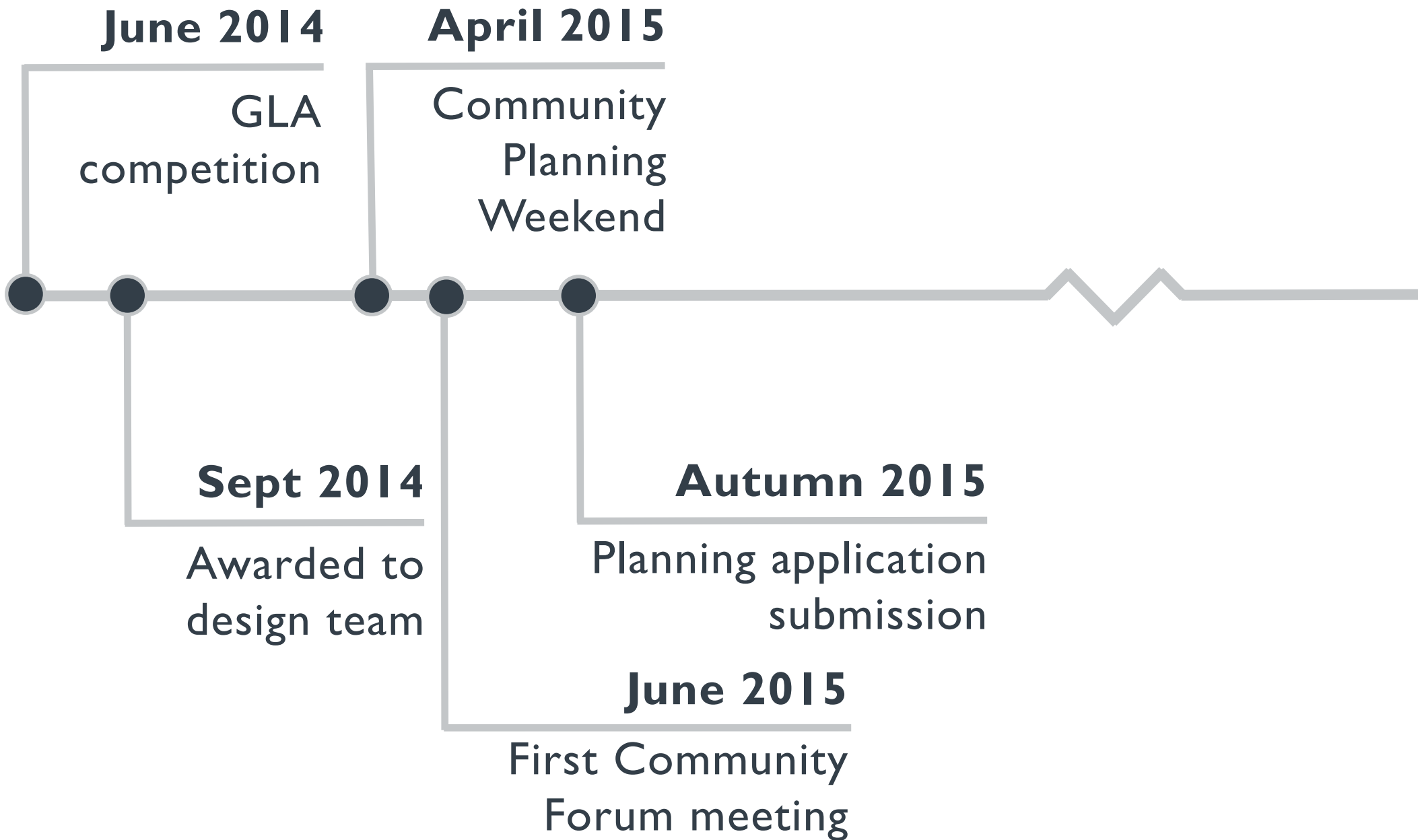
## Silvertown Way West Community Forum

First meeting:

**Date:** Tuesday, 16 June 2015

**Venue:** St. Luke's Community Centre, 89 Tarling Road, E16 1HN











Thank you.

