

Welcome



Indicative site plan highlighting Phases 2 and 3

Introduction

Leven Road Gasworks is a 8.1 hectare site formerly used for the production and storage of gas. Our scheme gained planning consent from London Borough of Tower Hamlets in 2019 for the following:

- 2,800 homes
- 35% Affordable homes (based on habitable room)
- A variety of commercial units
- 1ha Riverside Park
- Safeguarded land for pedestrian footbridges
- Secondary school to be delivered by LBTH

We are here today to provide an update on Phase 1 and to provide you with an opportunity to view and comment on our revised proposals for Phases 2 & 3. Once you have looked around the boards, we would be grateful if you could take a few moments to complete a comments card to leave us your thoughts.

About us

St William - a member of the Berkeley Group, formed in 2014 as a joint venture between the Berkeley Group and National Grid, with the goal of transforming former gasworks sites into new places for people to live. We want the places built by St William to be renowned for the quality of their landscape and public open space which will be available to the wider community.

Design team members

- JTP (masterplanning and architecture)
- LDA Design (landscape design)
- Carney Sweeney (town planning)
- Iceni (transport and waste)
- Temple (environmental impact assessment)
- WSP (structural and civil engineering)
- Ramboll (mechanical and electrical)
- Neaves Urbanism (townscape)
- Hodkinson (energy)
- Incite Communications (community engagement)
- RWDI (wind)
- Elementa (fire strategy)
- Smith Jenkins (heritage)



Phase 1 Update



Indicative CGI of Phase 1



Indicative CGI of Phase 1 Commercial Units

Construction of Phase 1 commenced in 2020 and is due to be complete in Spring 2026. Phase 1 will deliver 643 homes of which 40% will be affordable homes. St William have entered into a contract with Poplar Harca for all of the affordable homes. The first homes are expected to be handed over in Winter 2023.

Phase 1 will deliver:

- 219 affordable homes
- 424 private homes
- Community hub
- 30,000sft of workspace
- A Sainsbury's store expected winter 2023
- Children's nursery expected summer 2024
- Gym expected summer 2024
- Riverside pub expected winter 2024



Image of Phase 1 Construction Progress

Image of Phase 1 construction progress

Image of Phase 1 Landscaping

Riverside Park Update



Indicative CGI view of Riverside Park



Indicative CGI view of commercial seating area



Indicative CGI view of commercial seating area



Indicative Riverside Park Phasing Plan

As consented in 2019, the development will deliver a new public 1 hectare riverside park which is to be delivered in two phases. Our proposals for the park include:

- A riverside walk
- Feature playground for community use
- Open grassland with tree planting to frame views
- Varying landforms with mounds and slopes facing the riverside
- Multifunctional spaces for people to sit, play, relax and enjoy the elevated views over the River Lea
- An accessible route to the elevated viewing platform
- Safeguarded landing zone for future pedestrian and cycle bridge to be delivered by London Borough of Tower Hamlets

Part of the park was opened in 2021 and is accessible to the community. Park Phase A is expected to be delivered summer 2025.

A Reserved Matters Application for Park Phases A will be submitted early 2023. We would welcome any comments and suggestions you may have on the proposals for a new Riverside Park. Please use the comments card available here to leave us your comments.



2019 Consented Scheme



Indicative illustrative view of the 2019 consented Masterplan



Indicative view of consented building height and massing

The 2019 planning permission approved the following:

- Detailed planning consent for Phase 1
- Outline planning consent for Phases 2-4
- 2,800 homes across phases 1-4
- A 1 hectare Riverside Park
- A new secondary school (to be delivered by London Borough of Tower Hamlets)
- 35% affordable housing (based on habitable rooms)
- 500m Riverfront walk
- 10% wheelchair homes
- Maximum of 550 car parking spaces

Revised Masterplan



Indicative illustrative view of the Revised Masterplan



Indicative view of proposed building height and massing

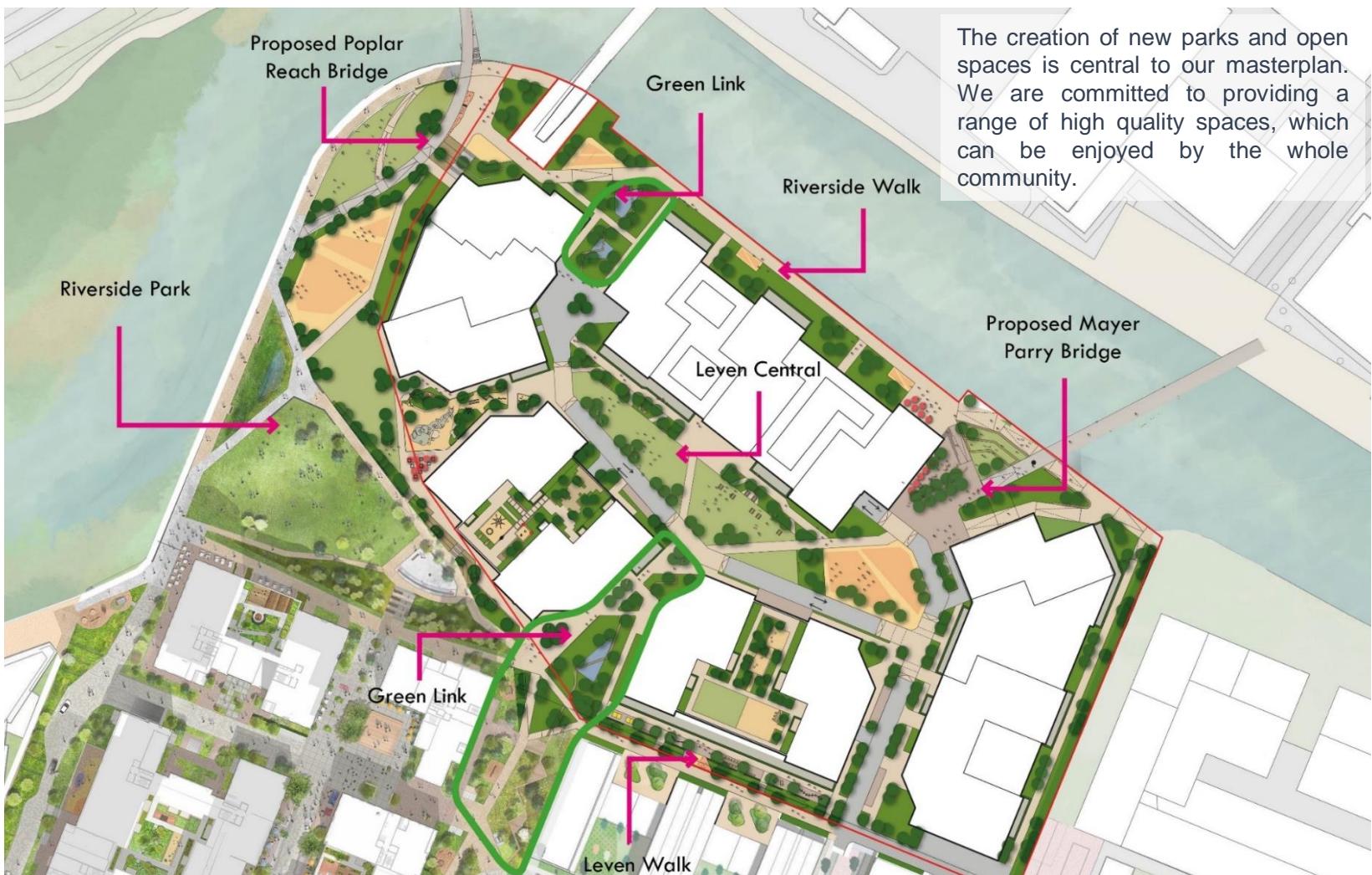
St William have reviewed the outline consent and are proposing some key changes to the design and buildings layouts in order to maximise placemaking, quantum of open space, connectivity to ensure the development is of the highest quality.

In recent months, we have been working closely with officers at the London Borough of Tower Hamlets and the Greater London Authority to discuss the proposed changes and develop the design.

We are proposing Phases 2 & 3 will deliver circa 1,750 homes of which 35% will be affordable homes, commercial space and a new central park, in addition to the 1 hectare Riverside Park for the whole community to enjoy.

The revisions, however will not alter the overall principle or the approved quantum of development as per the planning permission secured 2019.

Phases 2 & 3 Landscape Proposals



Indicative landscape masterplan



Indicative landscape routes plan

Leven Central

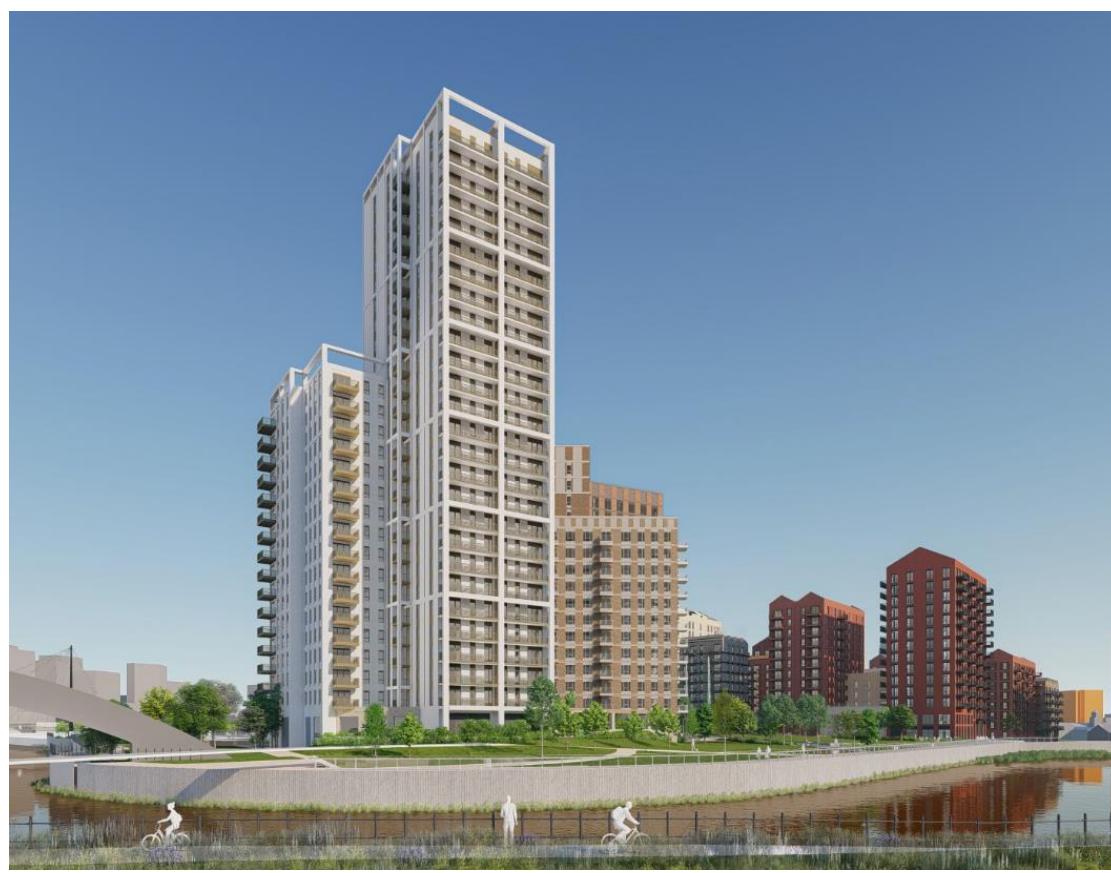
- Community Green at the heart of the development for all to come together, relax and enjoy themselves.
- Space for children of all ages and abilities to play. This includes quiet spaces to sit down independently as well as spaces to congregate and gather.
- Array of native, wildflower meadow and shrub planting, as well as lawn providing the opportunity for play.
- We are aiming to substantially increase the amount of green space on site which will lead to a positive Urban Greening Factor score for the development.
- Our increased planting and greenspace on site will see an overall net increase in biodiversity compared to existing site conditions.
- The landscaping will connect from Phases 1 to Phase 2 through the proposed Green Links which provide generous landscaped areas with planting.



Phases 2 and 3 Update



Indicative CGI view of revised proposals for Phase 2



Indicative CGI view of revised proposals for Phase 2

The proposed architecture of the revised Phase 2 buildings is a continuation of the industrial heritage visible within Phase 1 with contrasting distinctive features such as:

- A newly proposed 28 storey marker building.
- New building configurations.
- Enhanced aspect.
- New open space.
- Improved routes.
- Distinct gridded facades.
- Contrasting industrial material pallets.

Phase 2:

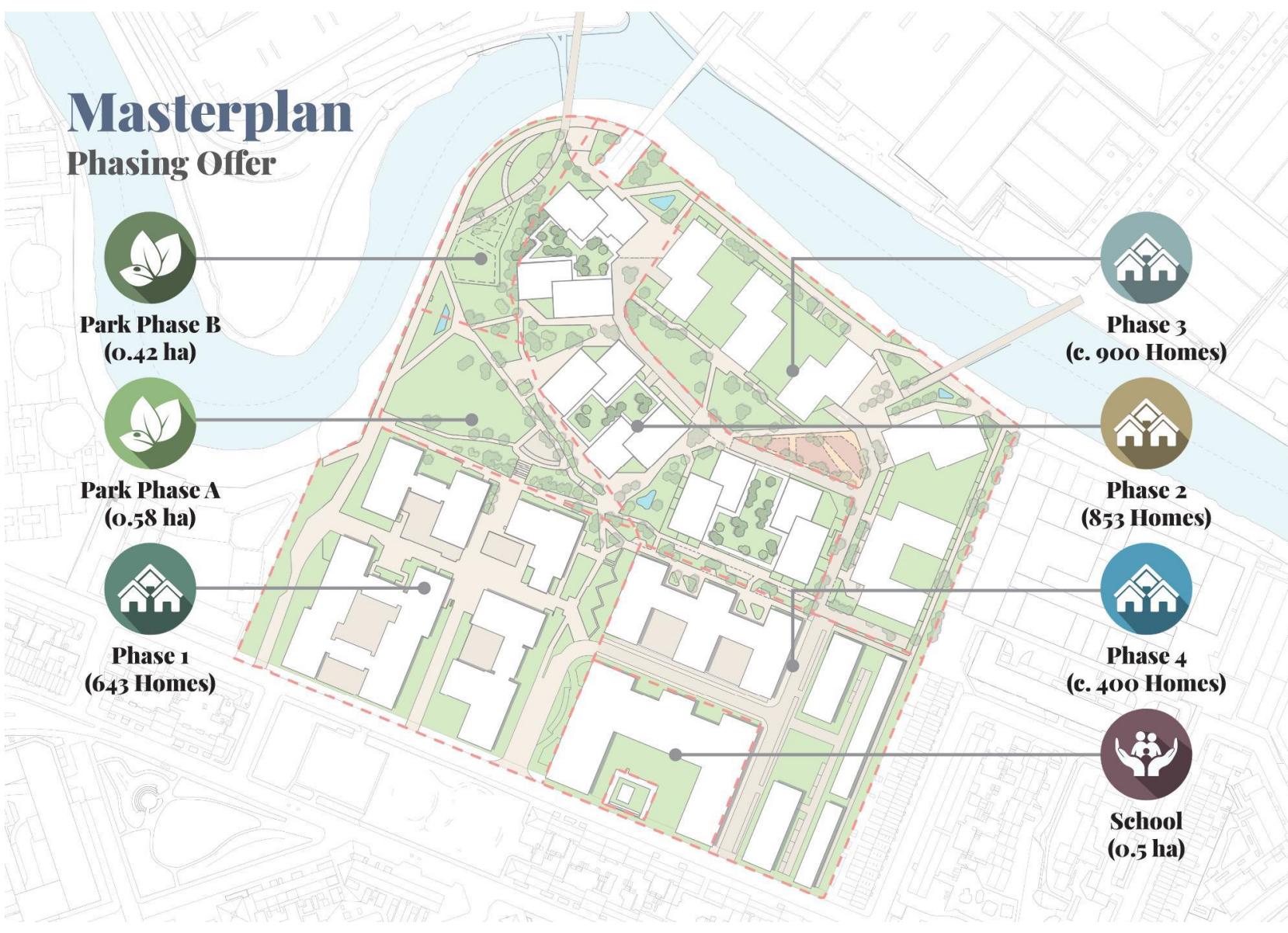
- Total Homes: targeting 850 homes (of which 35% are affordable).
- 113 affordable family homes.
- 6 buildings with podium gardens with a range of views over the 1 hectare park, the city and the newly proposed central green space.

Phase 3:

- Total Homes: targeting 900 homes (of which 35% are affordable).



Thank you



Next Steps

We would like to thank you for visiting our consultation event today.

Over the coming weeks, we will consider the feedback received today and continue to engage with officers at London Borough of Tower Hamlets, Greater London Authority and other relevant authorities and stakeholders as we develop the proposals further and prepare a hybrid planning application for the London Borough of Tower Hamlets to consider.

We are due to submit our hybrid planning application with Phase 2 in detail and 3 in outline in early 2023, along with the first phase of the park.

Feedback

We welcome your comments on the exhibition material and whether you have any comments on our proposed design changes. We would appreciate if you could take the time to complete our feedback form and it would be great to hear whether you have any ideas on the type of public space the community would like to see. The application will be subject to statutory consultation by the London Borough of Tower Hamlets once the application is submitted early next year. Once submitted, you can refer to the council's website to comment on the planning application.

Keep in touch

You can keep up to date with how the project is progressing on our website, where a copy of the boards on display will be available to view.

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