

Dear resident

We are writing to update you on the progress of the revised masterplan for future phases 2 & 3 of the Poplar Riverside Regeneration project. You may recall that in November 2022, we held a public consultation event to present our initial revised proposals for the future phases to collate community feedback. Thank you for the feedback to date. We have worked up the proposals further taking into account the feedback received, as well as changes in relevant policy, and feedback from officers at the London Borough of Tower Hamlets and the Greater London Authority.

We are now consulting the local community again on our updated revised proposals, prior to finalising the plans and preparing a hybrid planning application to submit to the London Borough of Tower Hamlets to consider.

A summary of the updated proposals are included in this newsletter. You can access additional information on the revised proposals and leave us your comments using our project website or via contacting a member of the project team. Our contact information is overleaf.

Yours sincerely,

St William project team



Revised proposals for Phases 2 & 3

The key changes to the proposals since our last consultation in November 2022 are summarised below:

- Amendments to building heights and footprints to accommodate relevant policy requirements and emerging building regulations including the inclusion of a second escape staircase within each building of phases 2 & 3. Maximum building height remains at 28 storeys.
- Maximising placemaking through further developing the landscape proposals of the new 'Leven Central' green space in order to align with the needs of the community. This space will provide a quieter landscape in addition to the park, for activities such as dog walking, exercise and relaxation.
- Increasing the number of dual aspect homes within the development.
- Improved routes to ensure better connectivity within the site and wider connections, including further integration of the future bridge landings.

We are preparing a hybrid planning application to submit to the London Borough of Tower Hamlets later this year. The application will propose the following for each future phase:

Phase 2 (Detailed Phase):

- We are proposing six buildings with podium gardens and a range of views over the 1-hectare park, the city and the newly proposed central green space.
- 989 new homes in a mix of Studio, 1, 2, 3 and 4 bed apartments.
- 223 new affordable homes (34% provision calculated by habitable rooms) of which 137 are affordable family homes.

Phase 3 (Outline):

- We are targeting approximately 945 new homes for this phase, of which 35% (calculated by habitable room) will be affordable rent.
- Detail design of this phase will be developed at a later date. Phases 2 & 3 combined will maintain a 35% affordable home provision.

Landscape proposal

One key change and benefit of the revised proposals for the future phases is our approach to landscaping. Central to our revised proposals is the creation of new parks and open spaces, in addition to delivering a Riverside Park as part of the whole development. We are committed to providing a range of high quality spaces across the whole development, using a variety of materials including hard and soft landscaping and planting an array of different types of planting to create spaces which can be enjoyed by all ages of the community.

Our revised approach to landscaping will not only change the look and feel of the whole development, but will also provide a significant overall net increase in biodiversity compared to existing site conditions.

We are proposing to create new green links and seamlessly connect the various phases of the development. We are proposing phase 1 to Phase 2 will be connected via a new green link which will include generous landscaped areas with new planting and other landscaping materials.



Leven Central

As part of Phase 2, we are proposing a significant community green space at the centre of Phases 2 and 3. This space will create a secondary open space to the 1 hectare park to be enjoyed by residents and all members of the community.

Leven Central will provide:

- Space for children of all ages and abilities to play.
- Space which can be used as quiet space for people to sit down independently or to congregate and gather.
- The community green will include an array of shrub planting and lawn, which will not only make the space aesthetically pleasing but will also create opportunity for play.

Riverside Park

As consented in 2019, we will be delivering a new public 1 hectare riverside park, which will be delivered in two phases. We have already submitted a Reserved Matters Planning Application for the first Park Phase (Phase A) of the park application in March 2023. This is currently under determination by London Borough of Tower Hamlets (LBTH) (reference: PA/23/00527). You can view more information on the Riverside Park using our project website: levenroadgasworks.co.uk

Contact us

- Freephone 0800 043 0203**
- levenroadgasworks@incitecommunications.co.uk**
- 07939 291562**
- Consultation Response, PO Box 3074, ROMFORD, RM7 1XX**
- levenroadgasworks.co.uk**





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Leven Central will provide:

- Space for children of all ages and abilities to play.
- Space which can be used as quiet space for people to sit down independently or to congregate and gather.
- The community green will include an array of native, wildflower meadow and shrub planting and lawn, which will not only make the space aesthetically pleasing but will also create opportunity for play.



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As consented in 2019, we will be delivering a new public 1 hectare riverside park, which will be delivered in two phases. We have already submitted a Reserved Matters Planning Application for the first Park Phase (Phase A) of the park application in March 2023. This is currently under determination by London Borough of Tower Hamlets (LBTH) (reference: PA/23/00527). You can view more information on the Riverside Park using our project website levenroadgasworks.co.uk

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