

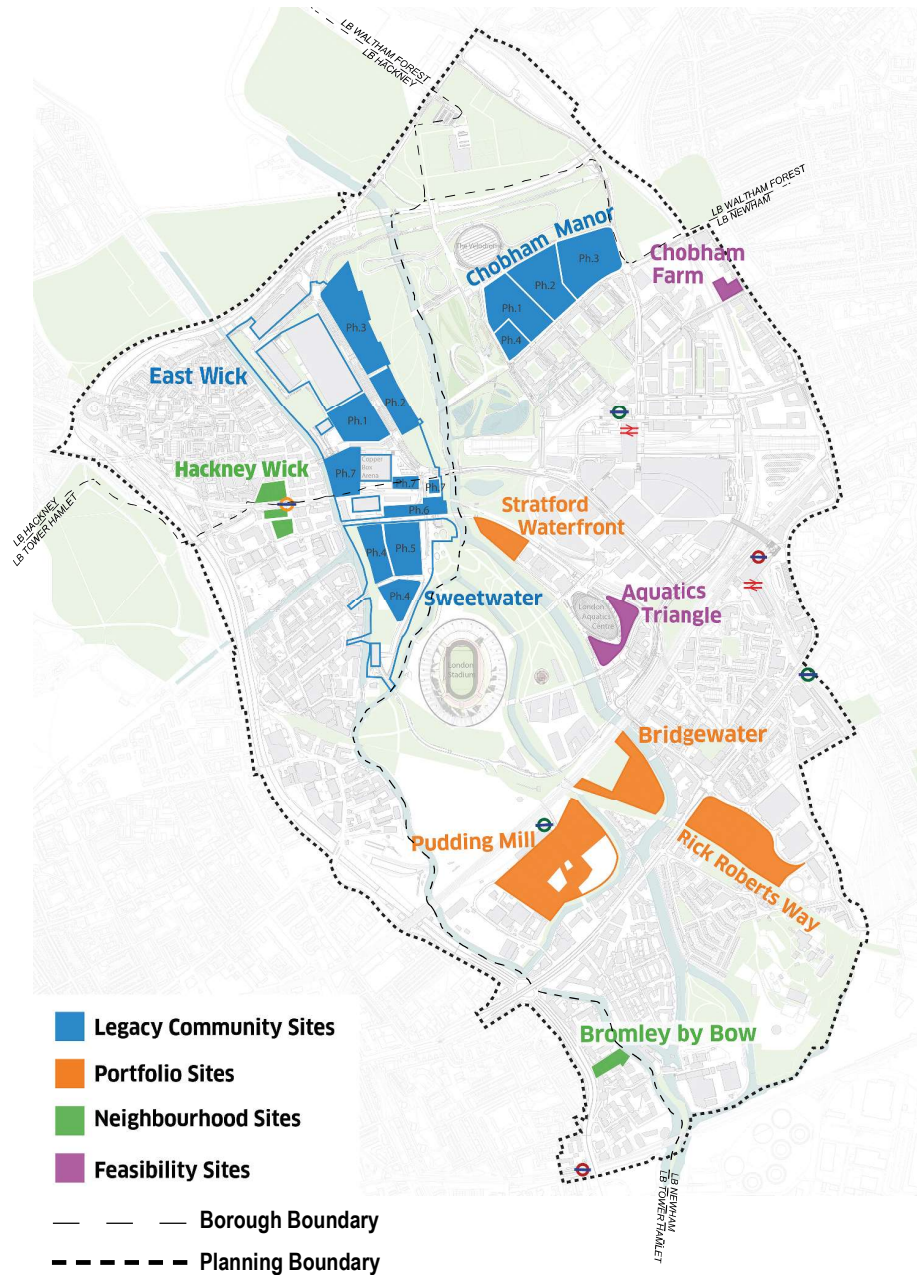


# Housing Delivery Plan

## Project Information Sheets

### 2023

# HOUSING PROGRAMME



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# GLOSSARY OF TERMS

|      |   |
|------|---|
| AR   | Affordable Rent                         |
| DLR  | Docklands Light Rail                    |
| FEES | Fabric Energy Efficiency Standard       |
| GLA  | Greater London Authority                |
| LAC  | London Aquatics Centre                  |
| LB   | London borough                          |
| LCR  | London and Continental Railways         |
| LETI | London Energy Transformation Initiative |
| LLDC | London Legacy Development Corporation   |
| LLR  | London Living Rent                      |
| POE  | Post occupancy evaluation               |
| QEOP | Queen Elizabeth Olympic Park            |
| RIBA | Royal Institute of British Architects   |
| SO   | Shared Ownership                        |
| SR   | Social Rent                             |
| UCL  | University College London               |
| UDLF | Urban Design and Landscape Framework    |

# GLOSSARY OF TERMS

## DESIGN QUALITY

LLDC's ambition is to deliver neighbourhoods of the highest quality and distinction and the LLDC Design Quality Policy (updated 2019) sets out our continued vision for achieving this across all our developments. The policy forms the basis of a delivery plan for design quality and is accompanied by an explanation of internal processes to provide clarity on the way LLDC works. It sets out what LLDC expects from our partners, for example undertaking Post Occupancy Evaluation with us at the end of each development phase.

Whilst this policy sets out LLDC's design ambition as a landowner for all LLDC owned sites, it is also referenced as best practice within LLDC's Local Plan policies BN4 and BN5.

The LLDC Design Quality Policy is an important document which, crucially, sets out LLDC's Standards (minimum areas for the home and outdoor private amenity, and minimum floor-to-ceiling heights). It also sets clear principles for masterplan, public realm and landscape design which should be followed, and includes specific sections on: Working with the context; Creating connections; Responsive massing, layout, and character; Meaningful public and communal spaces; Strengthening streets and towpaths; Rich landscapes; Embedded play; Coordinated street furniture and interventions; and Making good places: engagement and uses.

Detailed design principles are also set out, under the headings: Carefully composed facades; Arrival and welcome; Thoughtful layouts; and Useable outdoor spaces.

## INCLUSIVE DESIGN

Queen Elizabeth Olympic Park is considered one of the most accessible new pieces of city in the UK. It sets the current benchmark for accessibility and inclusive design from its inception hosting both the Olympic and Paralympic Games to its transformation as an accessible and integrated part of the local community. LLDC's housing sites provide an opportunity to further enhance LLDC's reputation as a leader and innovator by delivering exemplar lifetime neighbourhoods for people of all ages and at different life stages, creating truly integrated and welcoming places – enabling a more inclusive and equal city.

The LLDC Inclusive Design Strategy and Inclusive Design Standards set out the LLDC's inclusive design commitments in detail. Compliance with the Inclusive Design Standards need to be demonstrated through conformance reporting, and design review by LLDC's Inclusive Design Principal and the Built Environment Access Panel (BEAP). It is important to note that the Standards are not an entirely new set of guidelines distinct from existing, recognised good practice. Rather, the Standards bring together what LLDC considers the best of existing good practice guidance and consolidate this in a single benchmarking document to be used as a tool by design teams.

The Standards are set out in four parts, elements of each are relevant to the housing developments: Achieving inclusive neighbourhoods; Movement; Residential developments; and Public buildings.

## DESIGN QUALITY POLICIES

### Design Quality Policy 2012:

<https://www.queenelizabetholympicpark.co.uk/~media/lldc/policies/designqualitypolicy.pdf>

### Design Quality Policy 2017:

[https://www.queenelizabetholympicpark.co.uk/-/media/design-quality-policy\\_web.ashx?la=en](https://www.queenelizabetholympicpark.co.uk/-/media/design-quality-policy_web.ashx?la=en)

## INCLUSIVE DESIGN POLICIES

### Inclusive Design Policy 2012:

<https://www.queenelizabetholympicpark.co.uk/~media/lldc/policies/lldcinclusivestrategydesignmarch2013.pdf>

### Inclusive Design Policy 2018 & Inclusive Design Standards:

<https://www.queenelizabetholympicpark.co.uk/-/media/inclusive-design-standards-low-res-final.ashx?la=en>

## FIRE & BUILDING SAFETY

LLDC takes their responsibility towards fire safety in all homes being delivered very seriously. LLDC is currently following the Building Safety Act 2022 which is the framework for design, construction and management of safer, high quality homes. It is also in line with the GLA ensuring all buildings over 30m are being designed to accommodate 2 staircases. LLDC will ensure all upcoming legislation is adhered to in all schemes.

## ENVIRONMENTAL SUSTAINABILITY

The LLDC's Your Sustainability Guide to Queen Elizabeth Olympic Park 2030 summarises the sustainability vision and ambition for the Park, which applies to all LLDC housing developments. Requirements are outlined against: net zero carbon; waste and circular economy; climate change adaptation; transport; water; sustainable lifestyles; and biodiversity.

In addition, one of the defining issues of our time is the climate emergency and our response to it. LLDC is committed to playing its part in securing a 1.5-degree future as outlined through international treaty (COP26), national policy and London policy as stated through the Mayor of London's ambition for London to be a Net Zero Carbon City by 2030. The LLDC's Preparing for 1.5-degree future: Framework and Guidance for New Buildings sets out a route to achieving Net Zero Carbon for new buildings at LLDC. It provides guidance under the following theme areas: ultra-low energy buildings; embodied carbon; energy use and efficient heating; renewable energy; overheating and measurement and verification.

In response to climate emergency, LLDC as a nature positive response recognises the changes in planning policy with Biodiversity Net Gain and the Urban Greening Factor. Captured in the international treaty (COP15) LLDC has guidance and reporting on nature recovery is covered in LLDC's Green Infrastructure Guide and Biodiversity Action Plan. LLDC values the Park's green infrastructure through its National Capital Account.

## SAFETY OF WOMEN AND GIRLS

LLDC has been working on addressing gender inequality and women and girls' safety in the LLDC area. From September to December 2021, the LLDC conducted a consultation into the safety of women and girls in public space and across the Legacy Corporation area. In May 2022, LLDC published the Safety of Women and Girls Consultation Report, produced by Arup, analysing the findings of the consultation, and highlighting key recommendations to improve safety and the perception of safety across the Legacy Corporation area. A number of recommendations in the report relates to the design of public realm across the area and in key specific locations, identified by respondent as creating feelings of fear, isolation and intimidation and therefore needing improvement. LLDC is now expecting all new developments in the area to take those recommendations into account and apply best practice guidance in terms of designing inclusive and safe spaces for women and girls. The Women's and Girls Safety Charter, which promotes and protects the safety of women on the Park and in the wider LLDC area, was subsequently launched early May 2023.

## POST-OCCUPANCY EVALUATION

LLDC is undertaking an innovative post occupancy evaluation (POE) study to understand how their developments are performing both quantitatively and qualitatively. The pilot study was undertaken at LLDC's first development at Chobham Manor Phase 1 on a mix of houses and apartments of mixed tenures in 2020 and 2021.

The results have been published and can be downloaded from the LLDC website. A full study is now underway for all remaining phases at Chobham Manor and for Phase 1 at Eastwick.

At all other LLDC Housing Sites (excluding remaining East Wick & Sweetwater phases), it is the responsibility of the developer to carry out POE in accordance with the LLDC methodology.

## ENVIRONMENTAL SUSTAINABILITY POLICIES

### 2012 Sustainability Policy:

[https://www.queenelizabetholympicpark.co.uk/-/media/lldc/policies/lldc\\_your\\_sustainability\\_guide\\_to\\_the\\_queen\\_elizabeth\\_olympic\\_park2030.ashx?la=en](https://www.queenelizabetholympicpark.co.uk/-/media/lldc/policies/lldc_your_sustainability_guide_to_the_queen_elizabeth_olympic_park2030.ashx?la=en)

### Fabric Energy Efficiency Standard (FEES):

[https://www.designingbuildings.co.uk/wiki/Fabric\\_Energy\\_Efficiency\\_Standard\\_FEES](https://www.designingbuildings.co.uk/wiki/Fabric_Energy_Efficiency_Standard_FEES)

### London Energy Transformation Initiative (LETI) 2030:

<https://www.leti.uk/one-pager>

### Royal Institute of British Architects (RIBA) 2030:

<https://www.architecture.com/-/media/files/Climate-action/RIBA-2030-Climate-Challenge.pdf>

### 1.5 Degree Policy Aim:

[https://www.ipcc.ch/sr15/#:~:text=Limiting%20warming%20to%201.5%C2%B0C%20implies%20reaching%20net%20zero,particularly%20methane%20\(high%20confidence\).](https://www.ipcc.ch/sr15/#:~:text=Limiting%20warming%20to%201.5%C2%B0C%20implies%20reaching%20net%20zero,particularly%20methane%20(high%20confidence).)

### LLDC's Green Infrastructure Guide

[green-infrastructure-guide.ashx \(queenelizabetholympicpark.co.uk\)](#)

### Biodiversity Action Plan

[https://www.queenelizabetholympicpark.co.uk/-/media/biodiversity-action-plan\\_final\\_low-res.ashx?la=en](https://www.queenelizabetholympicpark.co.uk/-/media/biodiversity-action-plan_final_low-res.ashx?la=en)

### National Capital Account

[geop-2018-natural-capital-account-results-note.ashx \(queenelizabetholympicpark.co.uk\)](#)

### Landscape Institute

[12284-climate-biodiversity-action-plan.pdf \(windows.net\)](#)

### other climate emergency policies

[Climate change | Landscape Institute](#)

### London Environment Strategy

[London Environment Strategy | London City Hall](#)

## POST-OCCUPANCY EVALUATION PILOT

### Chobham Manor:

<https://www.queenelizabetholympicpark.co.uk/-/media/chobham-manor-phase-1-poe.ashx>

# LLDC neighbourhood compliance with policies

|                      | DESIGN QUALITY             |                            |                           | INCLUSIVE DESIGN             |   | SUSTAINABILITY             |      |                    |                   |
|----------------------|----------------------------|----------------------------|---------------------------|------------------------------|---|----------------------------|------|--------------------|-------------------|
|                      | Design Quality Policy 2012 | Design Quality Policy 2017 | Post-Occupancy Evaluation | Inclusive Design Policy 2012 | Inclusive Design Quality Policy 2018 and Inclusive Design Standards | 2012 Sustainability Policy | FEES | LETI and RIBA 2030 | 1.5 Degree Policy |
| Chobham Manor        | ●                          |                            | ●                         | ●                            |   | ●                          | ●    |                    |                   |
| East Wick            | ●                          |                            | ◐                         | ●                            |   | ●                          |      |                    |                   |
| Sweetwater           | ●                          |                            | ○                         | ●                            |   | ●                          |      |                    |                   |
| Stratford Waterfront |                            | ●                          | ○                         |                              | ●   |                            |      |                    | ●                 |
| Bridgewater          |                            | ●                          | ○                         |                              | ●   |                            |      |                    | ●                 |
| Rick Roberts Way     |                            | ●                          | ○                         |                              | ●   |                            |      | ●                  | ●                 |
| Pudding Mill Lane    |                            | ●                          | ○                         |                              | ●   |                            |      |                    | ●                 |
| Hackney Wick Central |                            | ●                          | ○                         |                              | ●   | ●                          |      |                    |                   |
| Bromley by Bow       | TBC                        |                            |                           |                              |   |                            |      |                    |                   |
| Aquatics Triangle    | TBC                        |                            |                           |                              |   |                            |      |                    |                   |
| Chobham Farm North   | N/A                        |                            |                           |                              |   |                            |      |                    |                   |

## KEY

- Compliance
- LLDC responsibility
- Developer responsibility

# CHOBHAM MANOR

Chobham Manor is London's first Legacy neighbourhood of 880 homes, delivered between 2014 and 2022. It is completed with residents moved in and has a vibrant and active community. It is home to a new nursery, community centre and shops to serve local residents.

Delivered by Taylor Wimpey and L&Q who formed Chobham Manor LLP and entered into a development agreement with LLDC in 2014.

Conceived as a family friendly neighbourhood its design was developed from tried and tested urban design principles borrowing from the historical London vernacular. The masterplan was developed around three shared 'greens' incorporating play space, with a wide choice of houses and apartments set within tree-lined avenues and intimate streets.

LLDC is now undertaking a full Post Occupancy Evaluation Study at Chobham Manor evaluating both quantitative and qualitative data on all Phases to further understand the neighbourhood.

## Indicative Programme

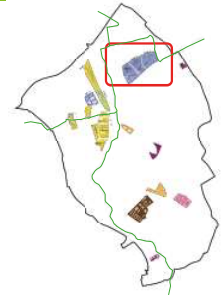
|         |           |         |           |
|---------|-----------|---------|-----------|
| Phase 1 | 2014-2017 | Phase 3 | 2018-2021 |
| Phase 2 | 2016-2019 | Phase 4 | 2019-2022 |

## Environment – Green Infrastructure, Trees, Public Realm

- No of Trees: 206
- Biodiversity Action Plan area: 9.02ha provided as part of the public realm and green roofs
- Publicly Accessible Open Space: 3ha and 34% of development area



## Project Information



### Housing Programme

Legacy Community

### Planning Status

Full Planning Approval granted

### Delivery Structure

Development Agreement

### Delivery Status

Complete

### Affordable Housing (by unit)

35%: 303 out of 880 homes

### Family Homes (3 bed +)

75%: 647 out of 880 homes

### Commercial Uses/Community Facilities

- 10 retail units between 33m<sup>2</sup> and 193m<sup>2</sup>
- Nursery (546m<sup>2</sup>)
- Community Centre (309m<sup>2</sup>)

### Awards

- Regional Awards – RIBA London Awards 2023
- Winner of Best Large Development at Evening Standard Awards 2022
- Winner of New London Architecture Mayor's Prize 2019
- Commended for MultiGen House - Homes category of New London Architecture (NLA) Awards 2018



| Phase   | No of homes | Unit Type |     |     |     | Tenure |              |               |
|---------|-------------|-----------|-----|-----|-----|--------|--------------|---------------|
|         |             | 1B        | 2B  | 3B  | 4B+ | market | intermediate | low cost rent |
| Phase 1 | 259         | 27        | 34  | 146 | 52  | 180    | 8            | 71            |
| Phase 2 | 207         | 18        | 31  | 119 | 39  | 169    | 32           | 6             |
| Phase 3 | 253         | 17        | 21  | 174 | 41  | 62     | 95           | 96            |
| Phase 4 | 161         | 48        | 26  | 87  | -   | 161    | -            | -             |
| TOTAL   | 880         | 110       | 112 | 526 | 132 | 572    | 135          | 173           |

# EAST WICK

## PHASES 1,2,3 and 7

East Wick is LLDC's second Legacy Neighbourhoods, to be delivered as part of East Wick & Sweetwater under a Development Agreement between LLDC and East Wick & Sweetwater Projects (a Joint Venture between Balfour Beatty Investments and Places for People).

It forms an important part of the Hackney Wick Neighbourhood Centre, defined in planning policy and in total delivers 1087 homes.

Phase 1 of 302 units is complete with residents moved in and commercial units in occupation. Phase 2 is under construction and along with Phase 3 will form the new architectural edge to the North Park with a sweep of 4 storey townhouse frontages and apartment blocks. There will also be a site for a Community Land Trust and a leisure space.

Phase 7 comprises buildings to the East and West of the Copperbox Arena.

### Indicative Programme

|         |           |         |           |
|---------|-----------|---------|-----------|
| Phase 1 | 2018-2021 | Phase 3 | 2023-2027 |
| Phase 2 | 2022-2025 | Phase 7 | 2031-2035 |

### Environment – Green Infrastructure, Trees, Public Realm

- No of Trees: 43 (Phase 1); 30 (Phase 2); 78 (Phase 3); 20 (Phase 7)
- Biodiversity Action Plan area: 2.683ha (0.587ha in Phase 1 delivered of 1.76 required)
- Multifunctional Open Space and Streetspace: 2ha and 32% of development area (Google maps full areas 2.2ha plus 4ha : 6.2ha)



## Project Information



### Housing Programme

Legacy Community

### Planning Status

Full Planning Approval granted

### Delivery Structure

Development Agreement

### Delivery Status

- Phase 1 complete and occupied.
- Phase 2 is under construction and Phase 3 construction documentation is being prepared.

### Affordable Housing (by unit)

- 34%: over the whole East Wick & Sweetwater development, of which 36% social rent
  - 27%: affordable rent
  - 37%: shared ownership

### Family Homes (3 bed +)

30% of the whole East Wick & Sweetwater development

### Commercial Uses/Community Facilities

- Phase 1: 302 units
  - Retail space (1,915m<sup>2</sup>)
  - Employment space (352m<sup>2</sup>)
- Phase 2,3 and 7:
  - Retail Space (414 m<sup>2</sup>)
  - Employment space (622m<sup>2</sup>)



| Phase   | No of homes | Unit Type |     |     |     | Tenure |              |               |
|---------|-------------|-----------|-----|-----|-----|--------|--------------|---------------|
|         |             | 1B        | 2B  | 3B  | 4B+ | market | intermediate | low cost rent |
| Phase 1 | 302         | 82        | 78  | 142 | -   | 172    | 112          | 18            |
| Phase 2 | 210         | 47        | 94  | 61  | 8   | 165    | 0            | 45            |
| Phase 3 | 411         | 140       | 148 | 89  | 34  | 292    | 8            | 111           |
| Phase 7 | 164         | 81        | 76  | 7   | -   | 97     | 8            | 59            |
| TOTAL   | 1087        | 350       | 396 | 299 | 42  | 726    | 128          | 233           |



# SWEETWATER

## PHASE 4 AND 5

Sweetwater is LLDC's third neighbourhood and will be delivered in 2 phases as part of East Wick & Sweetwater under Development Agreement between LLDC and East Wick & Sweetwater Projects (a Joint Venture between Balfour Beatty Investments and Places for People).

Sweetwater has been conceived of as a new family orientated neighbourhood that will include houses and apartments, a Health Centre, a Community Centre and Library, Commercial space and a new Nursery as well as a series of vehicle free 'liveable' streets. It sits close to Hackney Wick and Fish Island bordering both the playing fields of Bobby Moore Academy and the London Stadium.

### Indicative Programme

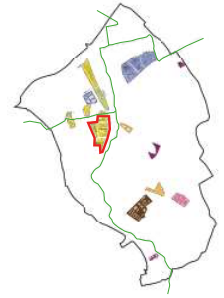
|         |           |
|---------|-----------|
| Phase 4 | 2025-2028 |
| Phase 5 | 2027-2030 |

### Environment – Green Infrastructure, Trees, Public Realm

- No of Trees: 248
- Biodiversity Action Plan area: 2.35ha proposed
- Publicly Accessible Open Space: 2.23ha and 33% of development area (6.7ha overall development)



## Project Information



### Housing Programme

Legacy Community

### Planning Status

Full Planning Approval Granted

### Delivery Structure

Development Agreement

### Delivery Status

Construction anticipated 2024-2027

### Affordable Housing (by unit)

- 34%: over the whole East Wick & Sweetwater development, of which 36% social rent
  - 27% affordable rent
  - 37% shared ownership

### Family Homes (3 bed +)

30% of the whole East Wick & Sweetwater development

### Commercial Uses/Community Facilities

- Retail space (407 m<sup>2</sup>)
- Employment space (309m<sup>2</sup>)
- Health Centre
- Community Centre
- Library



| Phase   | No of homes | Unit Type |     |     |     | Tenure |              |               |
|---------|-------------|-----------|-----|-----|-----|--------|--------------|---------------|
|         |             | 1B        | 2B  | 3B  | 4B+ | market | intermediate | low cost rent |
| Phase 4 | 373         | 163       | 106 | 104 | -   | 262    | 36           | 75            |
| Phase 5 | 399         | 155       | 124 | 120 | -   | 239    | 41           | 119           |
| TOTAL   | 772         | 318       | 230 | 224 | -   | 501    | 77           | 194           |

# STRATFORD WATERFRONT RESIDENTIAL

Stratford Waterfront is a new high rise neighbourhood that is being delivered by a joint venture (JV) between LLDC and Ballymore, established in 2022. The JV covers both Stratford Waterfront Residential and Bridgewater.

Stratford Waterfront Residential claims a unique position right in the heart of the Park next to East Bank's V&A East, Sadlers Wells, BBC Music and the London College of Fashion. The development will provide new homes, retail space and a high-quality public realm which will create continuity with its cultural neighbours.

## Indicative Programme

|           |           |
|-----------|-----------|
| Phase 1&2 | 2025-2028 |
|-----------|-----------|

## Environment – Green Infrastructure, Trees, Public Realm

- No of Trees: 48 (including cultural area)
- Biodiversity Action Plan area: 0.54ha proposed
- Publicly Accessible Open Space: 1.23ha and 51% of development area (2.4ha overall development)



## Project Information



### Housing Programme

Portfolio (Linked with Pudding Mill Lane, Bridgewater and Rick Roberts Way)

### Planning Status

Outline Planning Approval granted

### Delivery Structure

Joint Venture

### Delivery Status

Developer has been procured and RMA is due to be submitted 2023.

### Affordable Housing (by Habitable room)

35%: 207 out of 591 homes

### Family Homes (2 bed +)

49%: 292 out of 591 homes

### Family Homes (3 bed +)

8%: 48 out of 591 homes

### Commercial Uses/Community Facilities

Up to 2,200m<sup>2</sup>



| Phase | No of homes | Unit Type |     |     |    |     | Tenure |              |               |
|-------|-------------|-----------|-----|-----|----|-----|--------|--------------|---------------|
|       |             | studio    | 1B  | 2B  | 3B | 4B+ | market | intermediate | low cost rent |
| TOTAL | 591         | 77        | 200 | 244 | 48 | 0   | 384    | 207          | 0             |

Indicative mix based on illustrative scheme.

# BRIDGEWATER

Bridgewater will be a new car-free family neighbourhood that is being delivered by a joint venture (JV) between LLDC and Ballymore established in 2022. The JV covers both Stratford Waterfront Residential and Bridgewater.

Set within the southern peninsula of Queen Elizabeth Olympic Park, the masterplan was developed around a number of permeable triangular courtyards, which exploit key connections to the Waterworks River, Greenway and Manor Garden Allotments. It creates defined and well activated routes between Queen Elizabeth Park and Stratford. A range of typologies will be provided that front onto play streets and local scale community spaces to create active and playable routes around the site.

A new bridge connecting the site to the wider neighbourhood and improvements to the towpaths will be delivered as part of the project prior to construction on the new homes.

## Indicative Programme

|         |           |
|---------|-----------|
| Overall | 2024-2029 |
|---------|-----------|

## Environment – Green Infrastructure, Trees, Public Realm

- No of Trees: 48 (proposed)
- Biodiversity Action Plan area: 0.39ha
- Public Realm (Publicly Accessible Open Space): 0.39ha and 15% of development area (2.5ha as per google map calculation)
- Urban Greening Factor: 0.26



| Phase | No of homes | Unit Type |     |     |     |     | Tenure |              |               |
|-------|-------------|-----------|-----|-----|-----|-----|--------|--------------|---------------|
|       |             | studio    | 1B  | 2B  | 3B  | 4B+ | market | intermediate | low cost rent |
| TOTAL | 575         | 19        | 271 | 148 | 156 | -   | 310    | 177          | 88            |

Indicative mix based on illustrative scheme.

## Project Information



### Housing Programme

Portfolio (Linked with Stratford Waterfront, Pudding Mill Lane and Rick Roberts Way)

### Planning Status

Outline Planning Approval granted

### Delivery Structure

Joint Venture

### Delivery Status

Developer has been procured and RMA is due to be submitted in 2024.

### Affordable Housing (by Habitable room)

50% by hab. room (30% c, 70% Intermediate): 265 out of 575 homes

### Family Homes (2 bed +)

53%: 304 out of 575 homes

### Family Homes (3 bed +)

27%: 156 out of 575 homes

### Commercial Uses/Community Facilities

- 430m<sup>2</sup> of local retail space
- 210m<sup>2</sup> of community facilities

# RICK ROBERTS WAY

Rick Roberts Way will be a new neighbourhood which forms part of a larger site owned by LB Newham and St William who will bring forward developments separately in accordance with an agreed Urban Design and Landscape Framework (UDLF). LLDC are procuring a Developer partner to enter into agreement with in 2023 who will deliver their portion of the site.

The joint vision for Rick Roberts Way is a landscape-led residential neighbourhood integrated around a network of open spaces. The aim is to deliver a high-quality, mixed neighbourhood with a unique identity influenced by its uses and its diverse surroundings: the High Street, the Conservation Area, current industrial uses, and green infrastructure formed from the areas industrial heritage.

## Indicative Programme

|         |           |
|---------|-----------|
| Overall | 2025-2028 |
|---------|-----------|

### Environment – Green Infrastructure, Trees, Public Realm

- No of Trees: TBC.
- Biodiversity Action Plan area: TBC.
- Public Realm (Publicly Accessible Open Space): TBC.
- Urban Greening Factor: TBC.



## Project Information



### Housing Programme

Portfolio (Linked with Stratford Waterfront, Bridgewater and Pudding Mill Lane)

### Planning Status

Full planning application to be submitted early 2024

### Delivery Structure

Development Agreement

### Delivery Status

Developer Procurement underway and developer expected to be in contract by autumn 2023

### Affordable Housing

Approximately 75% of total homes

### Family Homes (2 bed +)

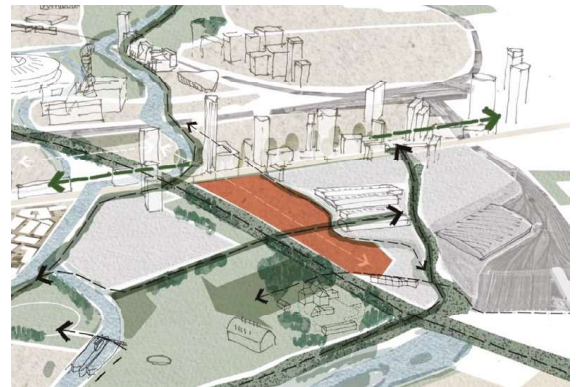
51%: 232 out of 453 homes

### Family Homes (3 bed +)

Approximately 40% of total homes

### Commercial Uses/Community Facilities

- Up to 550m<sup>2</sup> (use class A1-A5) commercial space
- 230m<sup>2</sup> community space



| Phase | No of homes | Unit Type |    |     |     | Tenure |              |               |
|-------|-------------|-----------|----|-----|-----|--------|--------------|---------------|
|       |             | 1B        | 2B | 3B  | 4B+ | market | intermediate | low cost rent |
| TOTAL | 453         | 221       | 96 | 136 | -   | 127    | 163          | 163           |

Indicative mix based on feasibility scheme

# PUDDING MILL LANE

Pudding Mill Lane will be a 948 home neighbourhood on a 5 hectare site located to the south of QEOP between Pudding Mill Lane DLR station and Stratford High Street. The vision for the site is to deliver a vibrant mixed use neighbourhood, which contributes and compliments the wider innovation district at QEOP. The development is expected to deliver a minimum of 30,000m<sup>2</sup> of commercial, retail and community uses, that provides a space for business to grow and scale up, alongside new public open spaces and social infrastructure. In January 2023, LLDC launched a procurement to select a Joint Venture partner. Contracts are expected to be awarded in Q3 2024.

## Indicative Programme

|         |                     |
|---------|---------------------|
| Overall | 2024/2025-2031/2032 |
|---------|---------------------|

## Environment – Green Infrastructure, Trees, Public Realm

- No of Trees: 403
- Biodiversity Action Plan area: TBC
- Public Realm (Publicly Accessible Open Space): 1.9ha and 22% of development area (8.3ha overall development)
- Urban Greening Factor: TBC



## Project Information



### Housing Programme

Portfolio (Linked with Stratford Waterfront, Bridgewater and Rick Roberts Way) & Neighbourhood Centre

### Planning Status

Outline Planning Approval pending

### Delivery Structure

Development Agreement / Joint Venture

### Delivery Status

Developer Procurement launched January 2023

### Affordable Housing (by Habitable room)

45% (30% c, 70% Intermediate): 377 out of 948 homes

### Family Homes (2 bed +)

65%: 617 out of 948 homes

### Family Homes (3 bed +)

19%: 175 out of 948 homes

### Commercial Uses/Community Facilities

- Up to 39,130m<sup>2</sup> of B1 workspace
- Up to 2124m<sup>2</sup> of retail space
- Medical Centre
- Pharmacy
- Nursery
- Community space



| Phase | No of homes | Unit Type |     |     |     | Tenure |              |               |
|-------|-------------|-----------|-----|-----|-----|--------|--------------|---------------|
|       |             | 1B        | 2B  | 3B  | 4B+ | market | intermediate | low cost rent |
| TOTAL | 948         | 331       | 442 | 175 | -   | 571    | 262          | 115           |

Indicative mix based on illustrative scheme

# HACKNEY WICK CENTRAL

Hackney Wick Central comprises mixed use blocks across 3 sites on LLDC land north and south of Hackney Wick Station, and will deliver approximately 190 new homes forming a crucial part of a new neighbourhood centre.

LLDC entered into a development agreement with Notting Hill Genesis in 2021 and the site is under construction.

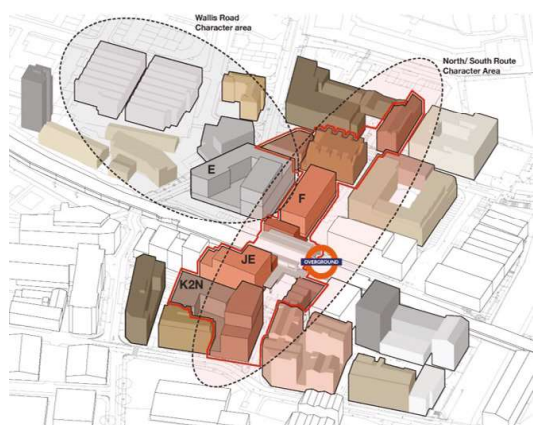
The project vision is for a high quality scheme that draws on the unique character of Hackney Wick, and makes a major contribution to the creation of a neighbourhood centre. The buildings will include creative low cost workspace at the ground floor and other business and retail spaces, that will contribute to a vibrant street scene.

## Indicative Programme

|         |           |
|---------|-----------|
| Overall | 2023-2025 |
|---------|-----------|

## Environment – Green Infrastructure, Trees, Public Realm

- No of Trees: 19 (in the public realm)& 29 (on podiums)
- Biodiversity Action Plan area: 988m<sup>2</sup> (open mosaic habitat in the form of brown roof areas)
- Public Realm (Publicly Accessible Open Space): 4124m<sup>2</sup>, 47% (site area 8733m<sup>2</sup>)
- Urban Greening Factor: 0.28



## Project Information



### Housing Programme

Neighbourhood Centre Site

### Planning Status

Full Planning Approval granted

### Delivery Structure

Development Agreement

### Delivery Status

Construction commenced spring 2023.

### Affordable Housing

100% (190 homes)

### Family Homes (2 bed +)

54%: 103 of 190 homes

### Family Homes (3 bed +)

13%: 25 of 190 homes

### Commercial Uses/Community Facilities

Ground floor business & retail, including low cost workspace.

- Up to 686m<sup>2</sup> (A1-A4)
- At least 1,806m<sup>2</sup> (B1a)
- At least 1,853m<sup>2</sup> (B1c)
- At least 171m<sup>2</sup> (D1-D2)
- Up to 16,106m<sup>2</sup> (C3)



| Phase | No of homes | Unit Type |    |    |     | Tenure |              |               |
|-------|-------------|-----------|----|----|-----|--------|--------------|---------------|
|       |             | 1B        | 2B | 3B | 4B+ | market | intermediate | low cost rent |
| TOTAL | 190         | 93        | 78 | 25 | -   | 0      | 159          | 31            |

# BROMLEY BY BOW

Bromley by Bow is an LLDC owned site which sits in the northern quarter of the wider Bromley by Bow SPD area. Key objectives of the SPD include delivery of a new neighbourhood centre, normalisation of the A12 with the installation of a new junction, improved connectivity towards Three Mills and Pudding Mill Lane and activation of the canal frontage.

The LLDC owned site is constrained between the River Lea to the East and A12 to the West and requires comprehensive development with adjacent landowners for successful delivery. Subject to planning the indicative scheme could deliver 152 homes on LLDC's land.

## Indicative Programme

|         |              |
|---------|--------------|
| Overall | 2026 onwards |
|---------|--------------|

## Environment – Green Infrastructure, Trees, Public Realm

- No of Trees: 9
- Biodiversity Action Plan area: 0.2 ha (56% of development area: Site area 3566m<sup>2</sup>)
- Public Realm (Publicly Accessible Open Space): 750m<sup>2</sup> and 21% of development area (3566m<sup>2</sup> overall development)
- Urban Greening Factor: TBC



## Project Information



### Housing Programme

Neighbourhood Centre Site

### Planning Status

Supplementary Planning Guidance for wider masterplan

### Delivery Structure

Land Sale likely

### Delivery Status

Feasibility

### Affordable Housing

TBC

### Family Homes (2 bed +)

TBC

### Family Homes (3 bed +)

50% expected



| Phase | No of homes | Unit Type |     |     |     | Tenure |              |               |
|-------|-------------|-----------|-----|-----|-----|--------|--------------|---------------|
|       |             | 1B        | 2B  | 3B  | 4B+ | market | intermediate | low cost rent |
| TOTAL | 152         | tbc       | tbc | tbc | tbc | 99     | 37           | 16            |

# AQUATICS TRIANGLE

The Aquatics Triangle is located on the edge of the Water Works River, between the London Aquatics Centre (LAC) and new UCL East Campus. The site location presents an opportunity to develop a high quality residential development on the Park and near the amenities of the Stratford Metropolitan Centre, whilst improving the setting of the LAC and UCL East campus by significantly improving the public realm, to create well-defined spaces which form part of the Park.

The LLDC owned site could deliver 120 new homes.

## Indicative Programme

|         |              |
|---------|--------------|
| Overall | 2026 onwards |
|---------|--------------|

### Environment – Green Infrastructure, Trees, Public Realm

- No of Trees: 229
- Biodiversity Action Plan area: TBC
- Public Realm (Publicly Accessible Open Space): 1ha and 52% of development area (1.9ha overall development)
- Urban Greening Factor: TBC



## Project Information



### Housing Programme

Feasibility

### Planning Status

No permission in place

### Delivery Structure

TBC

### Delivery Status

Feasibility

### Affordable Housing

42% (by unit); 50% (by habitable room): 50 homes out of 120

### Family Homes (3 bed +)

25%: 30 homes out of 120

### Family Homes (2 bed +)

60%: 72 homes out of 120

### Commercial Uses/Community Facilities

335m<sup>2</sup> retail space

|       | No of homes | Unit Type |    |    |     | Tenure |              |               |
|-------|-------------|-----------|----|----|-----|--------|--------------|---------------|
|       |             | 1B        | 2B | 3B | 4B+ | market | intermediate | low cost rent |
| TOTAL | 120         | 48        | 42 | 30 | -   | 70     | 24           | 26            |

Indicative mix based on feasibility scheme.



# CHOBHAM FARM NORTH

Chobham Farm is a family neighbourhood spanning between Queen Elizabeth Olympic Park and Stratford Town Centre. Chobham Farm North forms a strategic northern edge to this neighbourhood mediating between the scales of East Village and Leyton. The site is jointly owned by LLDC and LCR, approx. 50/50, who are jointly selling their interests in the land. A land sale is expected to complete in 2023.

An initial feasibility study undertaken by Adam Khan Architects indicated that the scheme has capacity for approximately 83 units and 800m<sup>2</sup> of non residential space.

## Indicative Programme

|         |           |
|---------|-----------|
| Overall | 2025-2027 |
|---------|-----------|

## Environment – Green Infrastructure, Trees, Public Realm

- No of Trees: TBC
- Biodiversity Action Plan area: TBC
- Public Realm (Publicly Accessible Open Space): TBC
- Urban Greening Factor: TBC



## Project Information



### Housing Programme

Feasibility

### Planning Status

No permission in place

### Delivery Structure

Land Sale

### Delivery Status

Local Plan Site allocation

### Affordable Housing (by Habitable room)

Tenure TBC

### Family Homes (2 bed +)

72% indicative

### Family Homes (3 bed +)

30% indicative

### Commercial Uses/Community Facilities

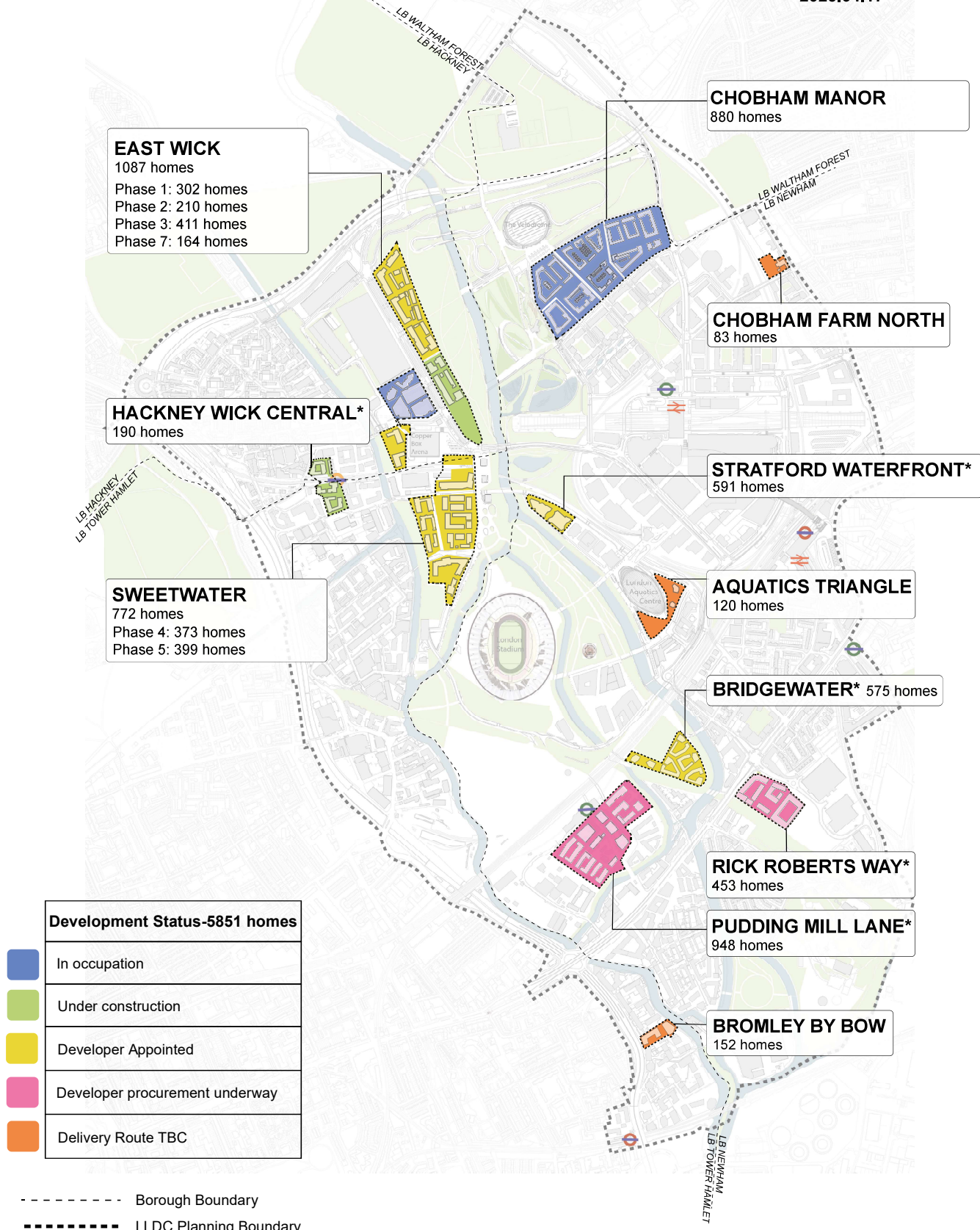
c.800m<sup>2</sup>



|       | No of homes | Unit Type |    |    |     | Tenure |              |               |
|-------|-------------|-----------|----|----|-----|--------|--------------|---------------|
|       |             | 1B        | 2B | 3B | 4B+ | market | intermediate | low cost rent |
| TOTAL | 83          | 21        | 33 | 27 |     | 41     | 40           |               |

Indicative mix based on feasibility scheme.

# HOUSING DELIVERY STATUS MAP 2023



----- Borough Boundary  
 ..... LLDC Planning Boundary  
 \*the number of homes is indicative and subject to change