

STEPHENSON STREET

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WELCOME TO THE FIRST EXHIBITION

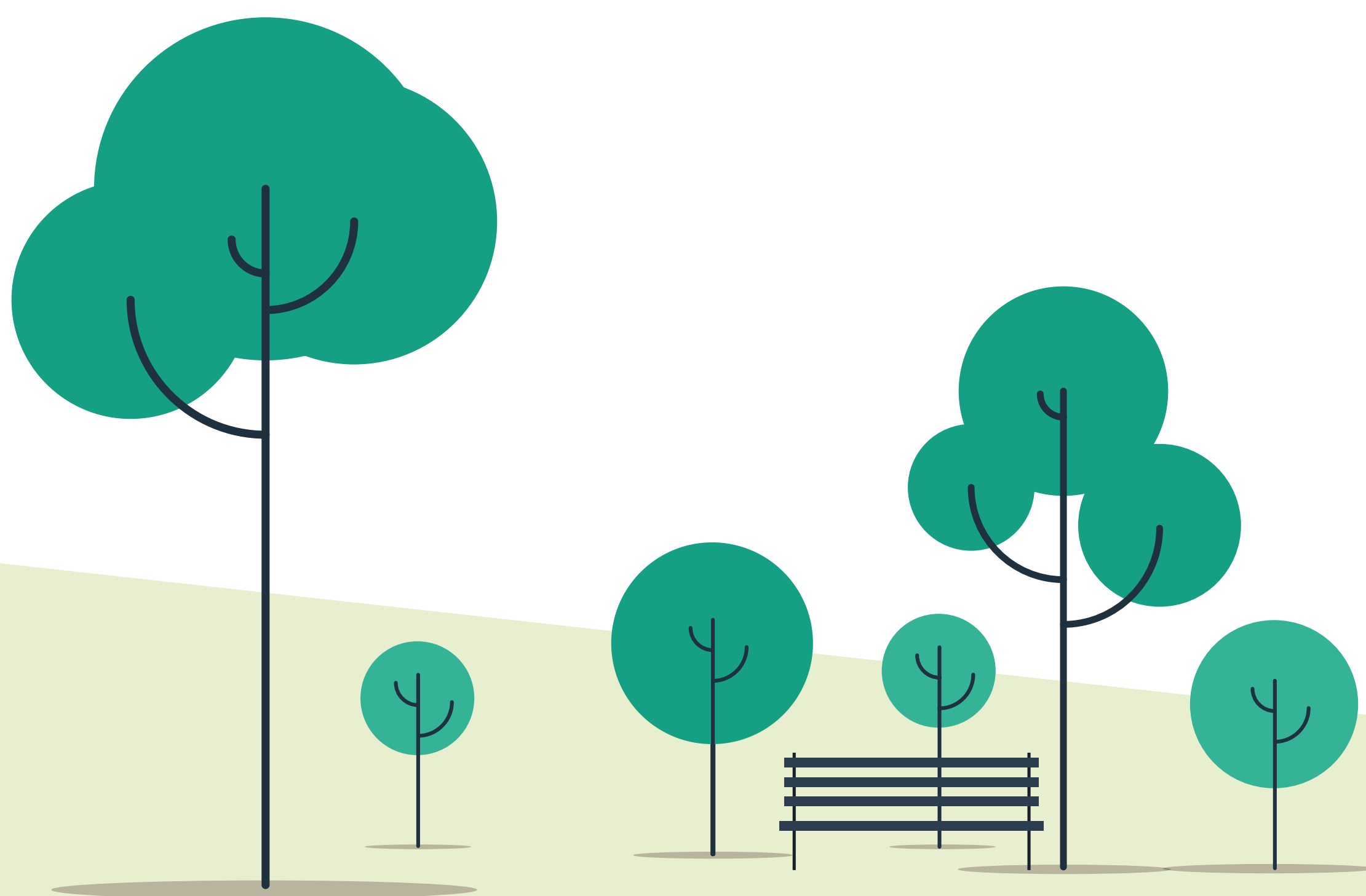
Berkeley Homes has been appointed by the Greater London Authority (GLA) to transform the former Parcelforce depot in West Ham into a vibrant 'new piece of London'.

The aim of today's exhibition is to present our aspirations for the site at this early stage and to listen to what you have to say. Your views on the initial concept plans will help inform our scheme going forward.

Members of the project team are on hand to talk you through the initial concept proposals and answer any questions you may have.



Stephenson Street Site



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ABOUT BERKELEY HOMES

Berkeley Homes, a member of the Berkeley Group, was founded in 1976 and is one of the UK's leading residential developers, with a track record of delivering a wide range of high quality residential-led regeneration projects across London and the South East.

Our team has a wealth of experience in delivering complex developments that provide much needed homes, community facilities and improvements to local infrastructure.

Some key facts about us:

- The Berkeley Group has built a total of 17,750 homes over the last five years and supported 26,000 jobs across the UK in 2015, sustaining more than five jobs for every home that we built.
- Over the last five years, Berkeley has contributed £1.5bn to pay for affordable housing, as well as £396m to help pay for schools, parks, shops and other public amenities.
- Berkeley has 700 young people in structured training across the company and approximately 8% of staff on-site are apprentices or are in informal training.
- Since 2011, over £7.5m has been committed by the Berkeley Foundation to over 70 charities, and our staff have raised nearly £3m for good causes.



Woodberry Down, London Borough of Hackney

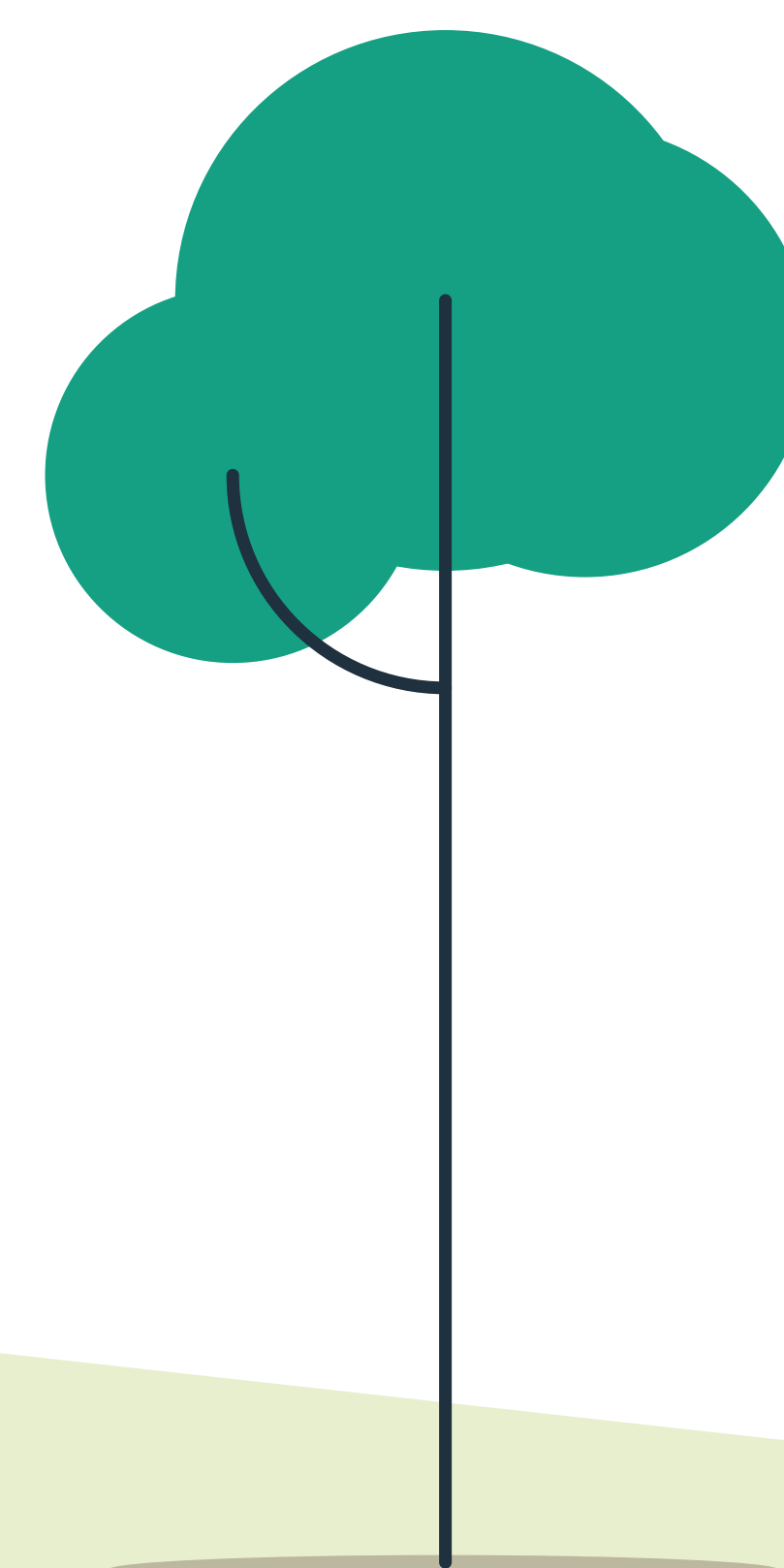
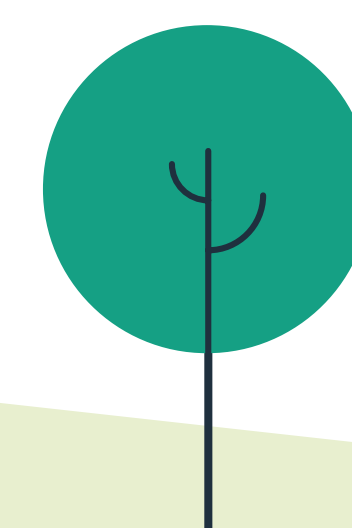


Apprenticeships and training



Kidbrooke Village, Royal Borough of Greenwich

Berkeley
Designed for life



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MEET THE TEAM



Berkeley Homes are proud to have delivered many individually designed, high quality developments where residents can enjoy a good quality of life, now and in the future.



Mike Nisbet
Head of development



Edward Priestley
Land manager



Bernhard Elber
Technical manager

Patel Taylor

Patel Taylor is an award-winning architectural practice based in Clerkenwell and founded by Pankaj Patel and Andrew Taylor in 1989. The practice has a proven track record in designing exemplary residential, mixed-use and workplace developments. Patel Taylor has recently completed a variety of major UK projects including the critically acclaimed Courtyard Housing in the London Borough of Barking and Dagenham, and the London Olympic Athletes' Village in Stratford.



Andrew Taylor
Founding architect



Pankaj Patel
Founding architect

SHEPPARD ROBSON

SheppardRobson is a London based architecture practice who specialise in interior design underpinned by integrating a sustainable design methodology. As architects, masterplanners and interior designers Sheppard Robson are committed to finding the right solution for each project in response to the physical and cultural contexts and the aspirations of their clients.



Alan Shingler Partner
- Head of Residential



Lee Bennett Partner
- Head of Schools



Savills plc is a global real estate services provider who bring a deep understanding of the property sector. Savills has long been established as leading provider of a wide range of the very best new residential homes, working with some of the industry's most innovative and accomplished developers and house builders.



Julian Carter
Planning director



London Communications Agency (LCA) is a specialist communications consultancy focusing primarily on London projects, organisations and issues and are experts in community consultation.



Anna Mitra
Account director



Kajal Shah
Account manager



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PLANNED REGENERATION

This development stems from current London-wide planning policy objectives, emerging local planning policy, along with planned infrastructure improvements for the area.

The London Plan designates the site within the Lower Lea Valley Opportunity Area. Across a total area of 1,400 hectares this strives to deliver up to 50,000 jobs and a minimum new homes target of 32,000. This falls within the wider ‘City in the East’ plan which promotes the development of the east of London as an integrated part of the capital.

At a local level, the site is subsequently allocated for employment-led mixed-use development including new homes and commercial spaces.



Site and surrounding area



The site in the context of the Lower Lea Valley Opportunity Area



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VISION

Our objectives are to:

- Deliver a new learning and employment destination – including a new school – creating jobs and educational opportunities through the provision of 13,500 sq m of commercial, retail, amenity, community and leisure space;
- Create a new neighbourhood for new and existing residents to enjoy which will include community facilities, parks and open spaces;
- Provide over 3,500 homes for Londoners which Londoners can afford to, buy, rent and live in; and
- Enhance connectivity for new and existing communities including transport connections by delivering a new level access directly into West Ham Station and building two pedestrian bridges and an upgraded road bridge to unlock the site.



Performance space, view looking down the park and science garden



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THE SITE

The Stephenson Street site extends to approximately 26.24 acres (10.62 ha) and is owned by the GLA. The site formerly provided a sorting office and depot for Parcelforce. The depot has been demolished and currently stands vacant and under used.

The site is bound to the north by the District, C2C and Hammersmith & City lines, to the east by the Jubilee line and DLR lines, to the west by Bromley-by-Bow gasworks owned by National Grid (NG) and to the south by a mixture of industrial and other uses including West Ham Bus Depot.

The surrounding area to the east is a mix of residential properties (mainly semi-detached) with industrial space to the South including the bus garage.

Understanding the environment within which the site is situated is critical to delivering a scheme that complements and enhances the existing community.



Existing site



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SITE CONSTRAINTS

By looking at the long term future of the site, we can address existing issues to create significant opportunities.

Existing site constraints:

- The site is currently lying derelict;
- It is inefficient use of land in a central London location;
- It is inaccessible to the public; and
- There is poor access to and through the site.



Halo Tower, north west of the Site



West Ham Bus Garage, south of the Site



Existing view of the eastern boundary of the Site



Existing view taken from the northern boundary of the Site



Bromley-by-Bow disused gas holders, east of the Site



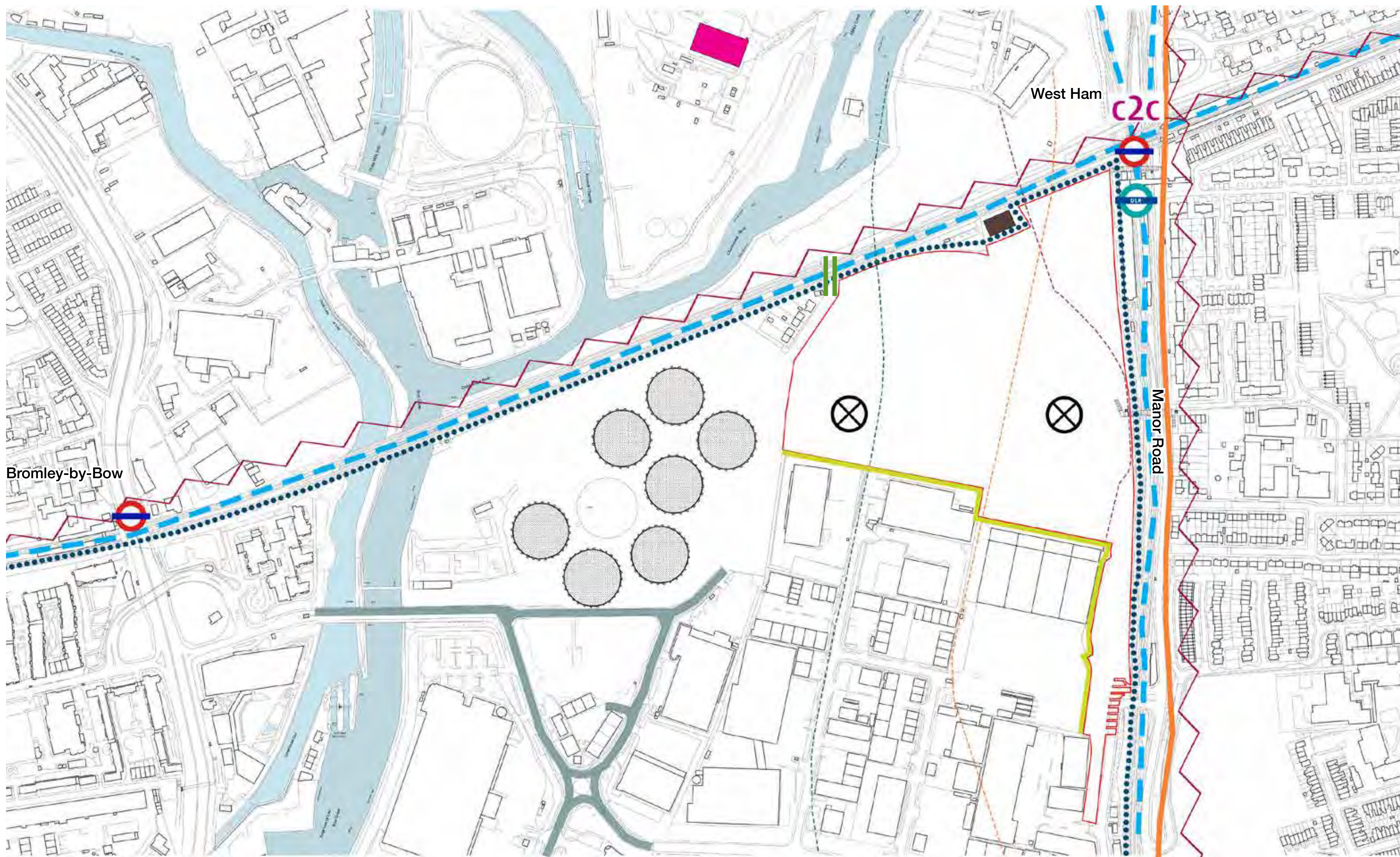
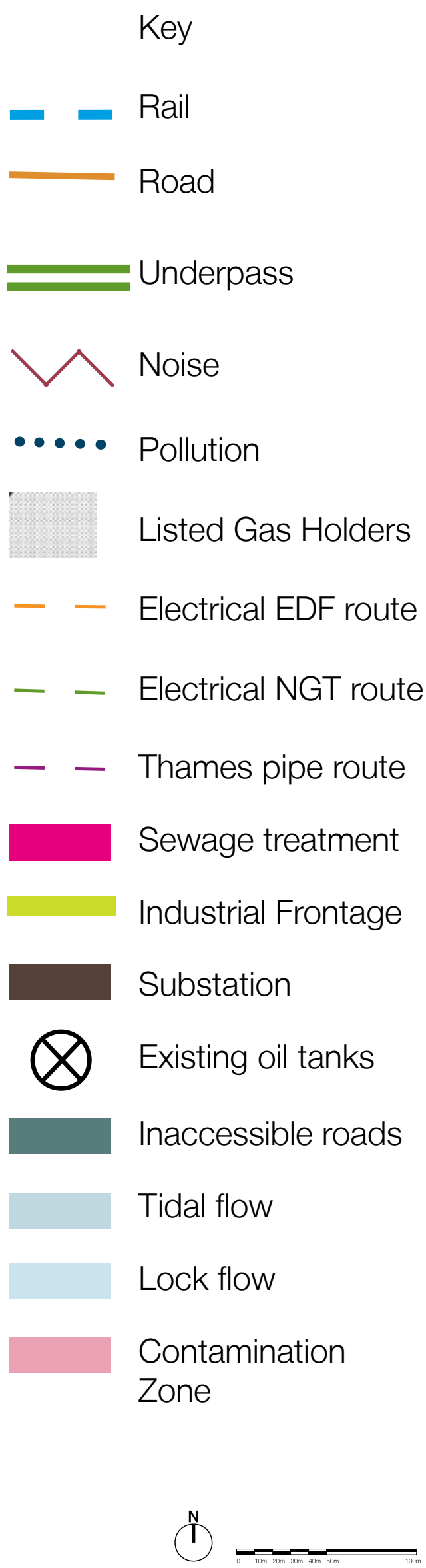
Westerly view of the Site



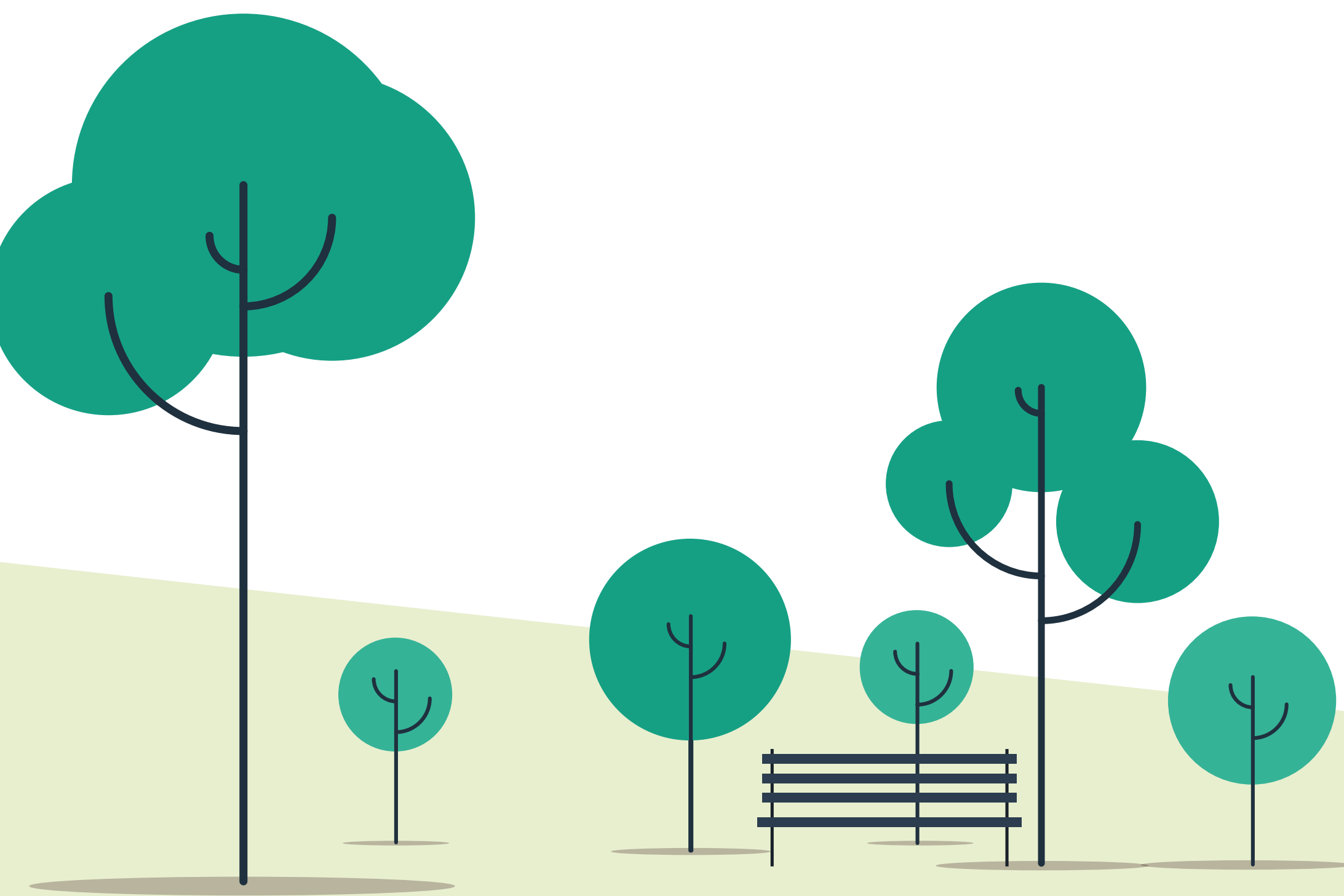
Existing view taken from the northern boundary of the Site



Pedestrian bridge crossing Manor Road, onto east of Site



Existing constraints



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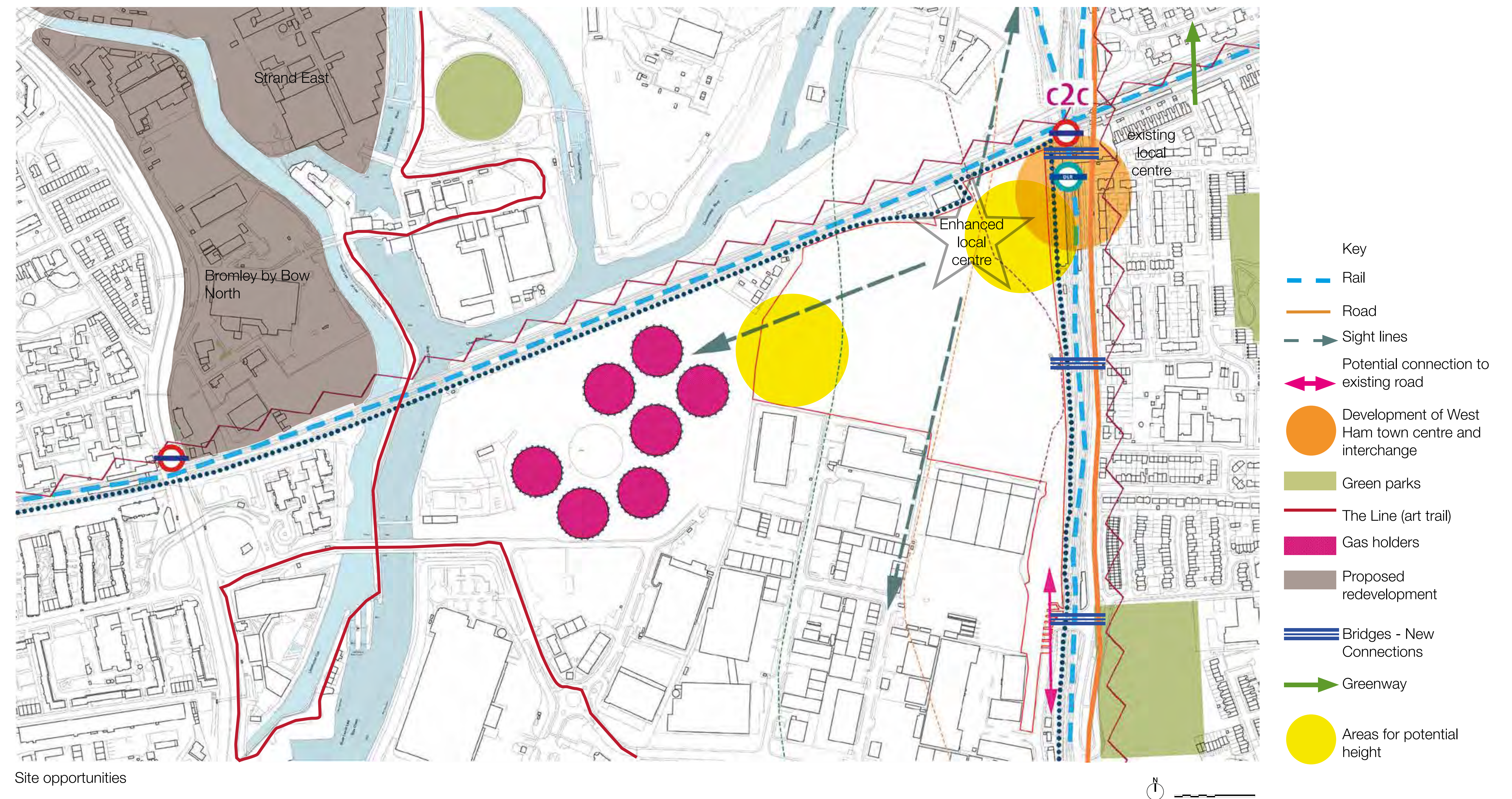
SITE OPPORTUNITIES

We have some very early ideas about how this will all fit together, but we are keen to work with local communities to shape our plans to ensure we can deliver something of real benefit to existing and future residents.

Site opportunities:

- Open up access to the public including direct access from West Ham Station;
- Create significant public realm of over 15 acres;
- Create a 4.5 acre (330m long) park with multiple uses for all ages alongside a series of open spaces;
- Provide a new community hub along with other facilities; and
- Deliver commercial, retail, cultural and educational spaces.

What do you like most about living/working in the area?



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CONCEPT: PROVIDING A BETTER COMMUNITY NETWORK

Create a well distributed network of walkable, attractive routes and public open spaces that provide for a variety of recreational, sporting, play and social needs for the community.

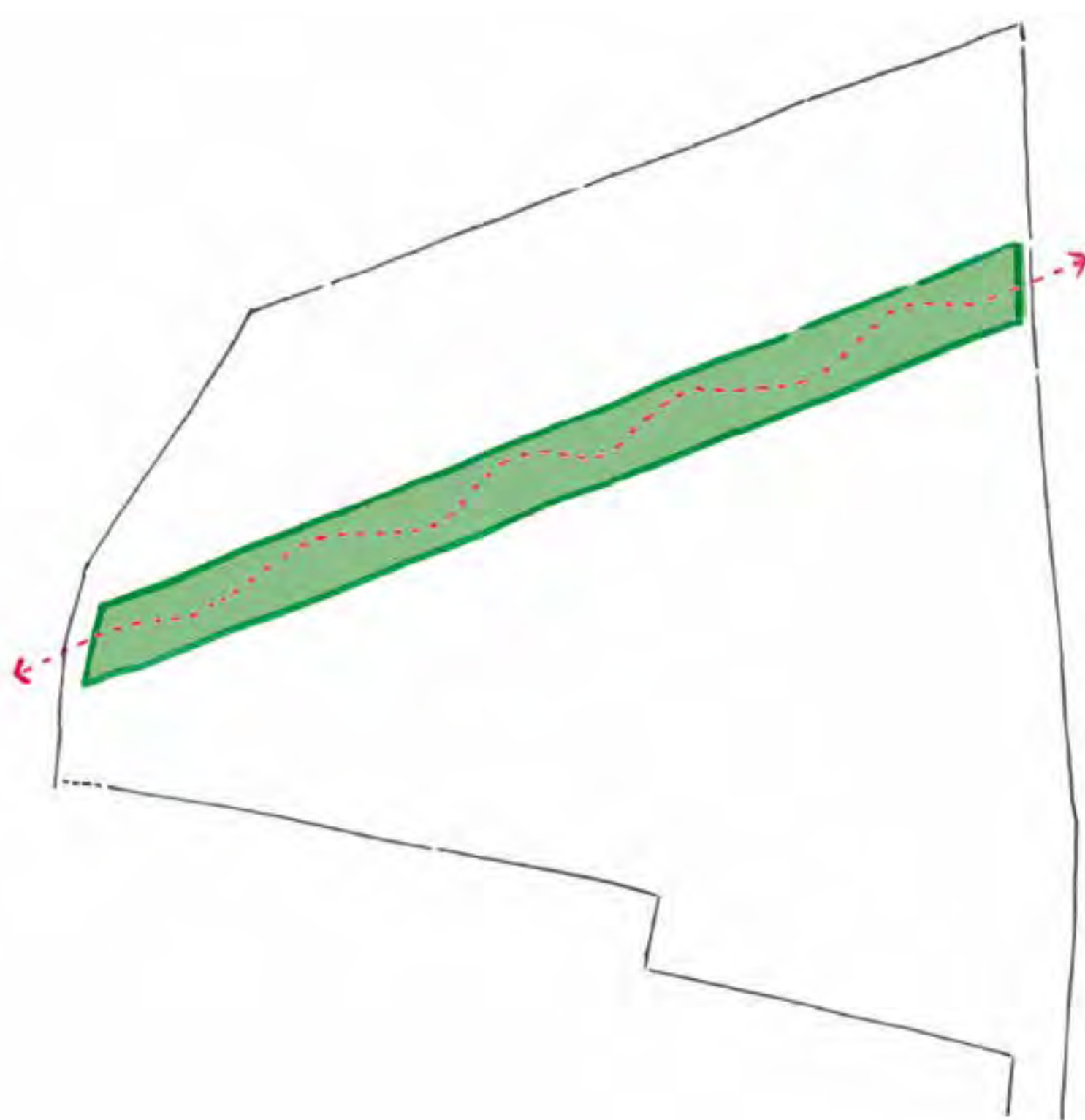
Site



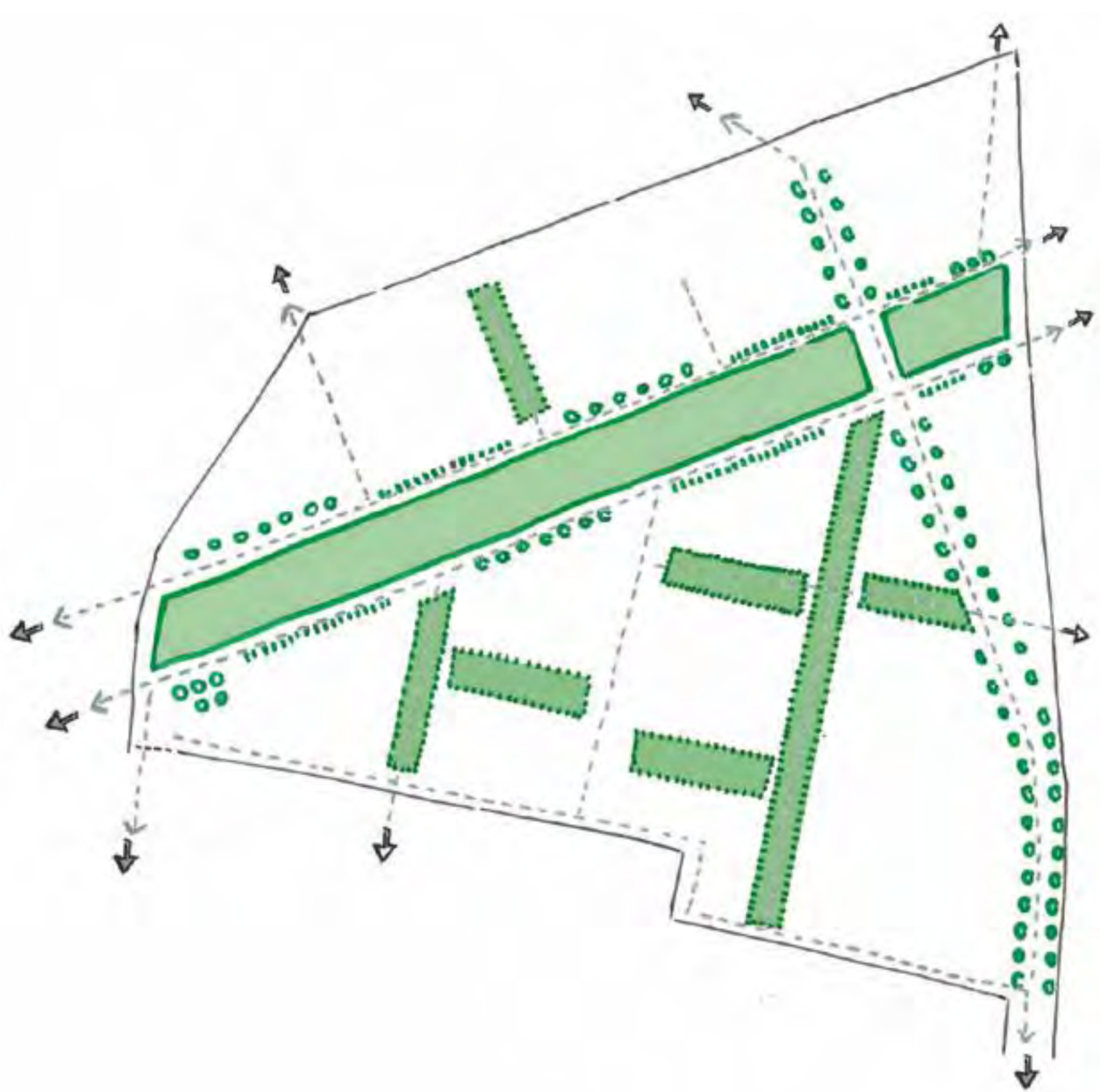
Creating a new destination



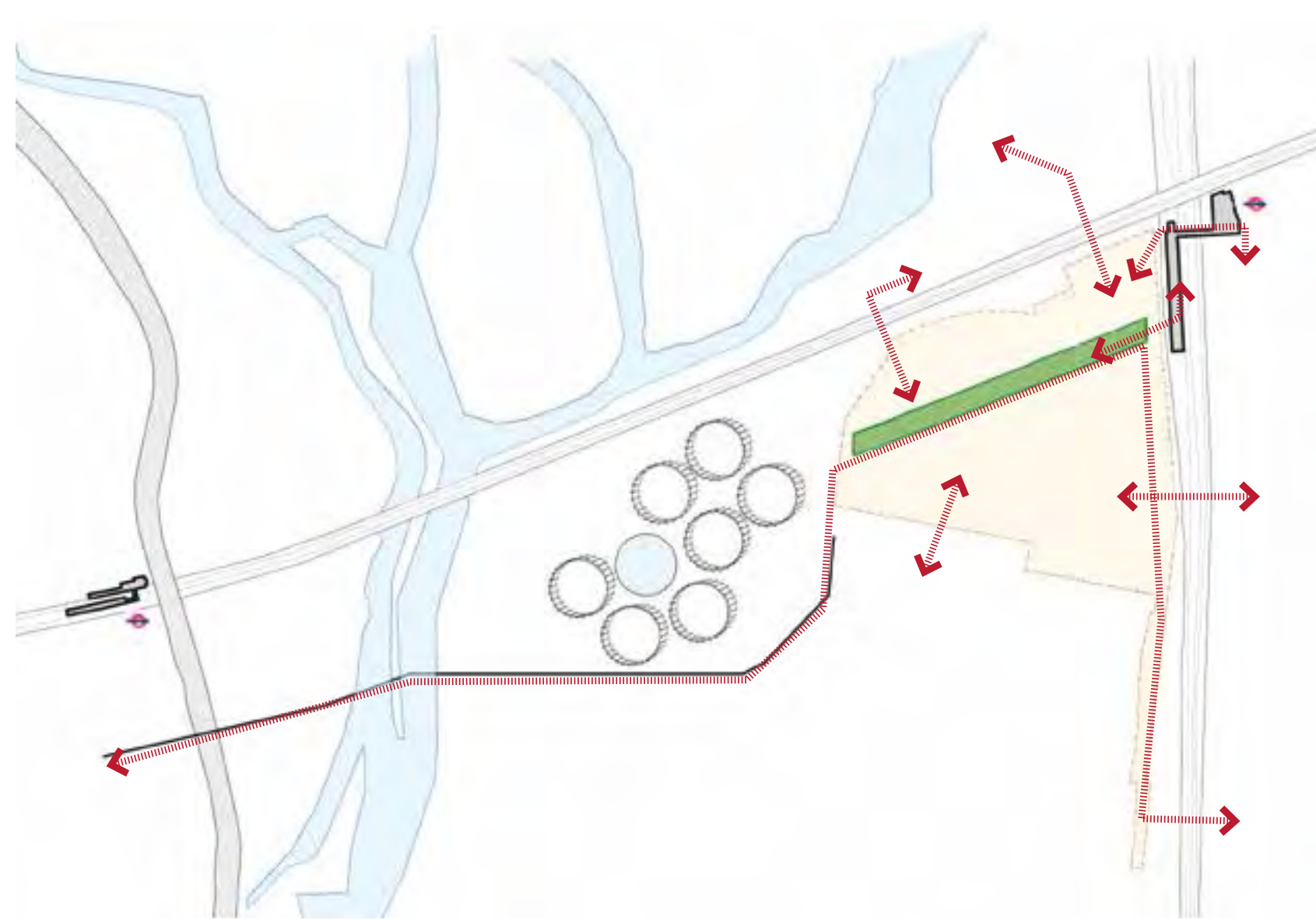
Public open space – a 330m linear park



A network of promenades
East-West & North-South connections



Connecting the site with piazzas,
green streets and public shared surfaces

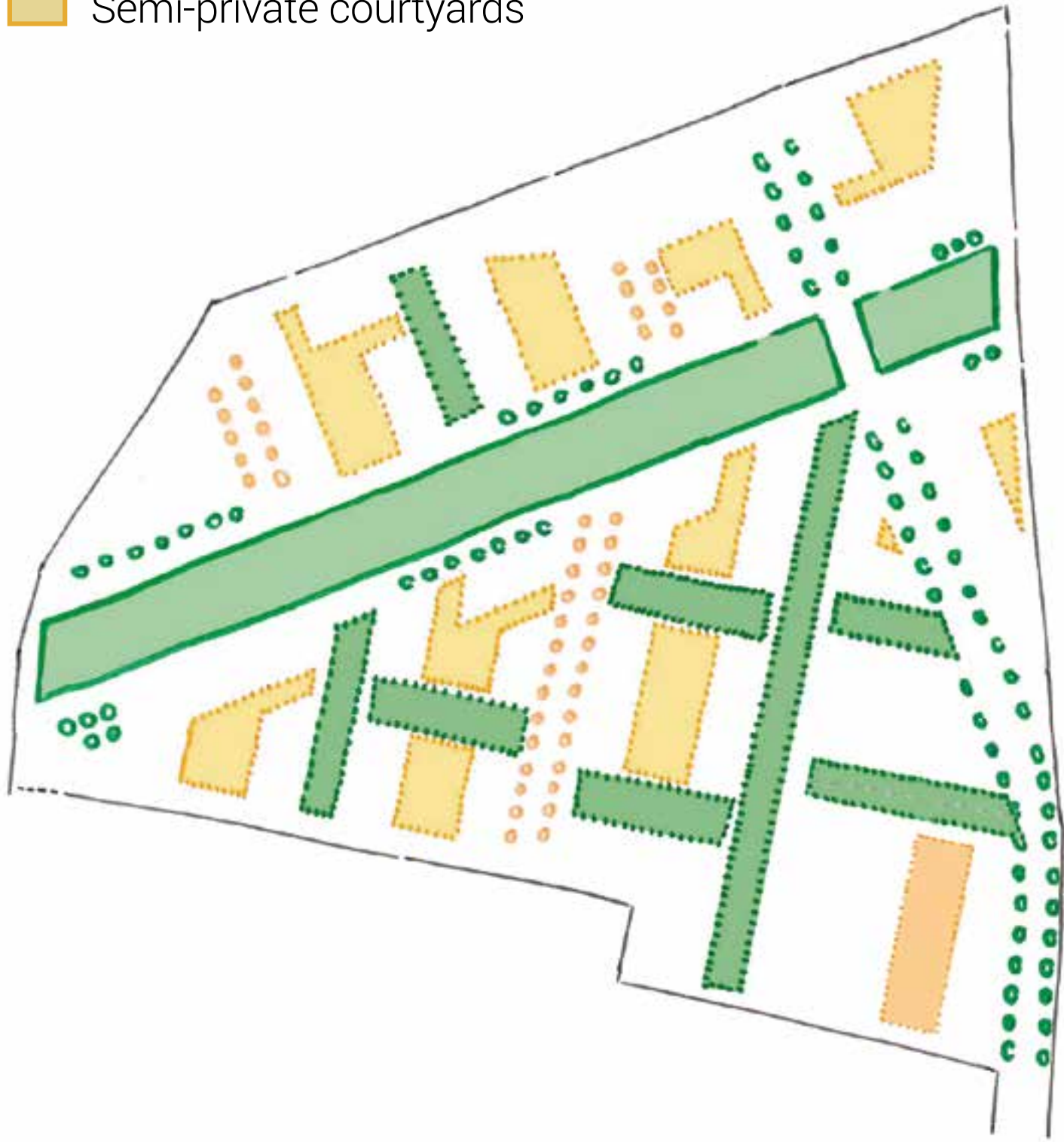


A network of public promenades



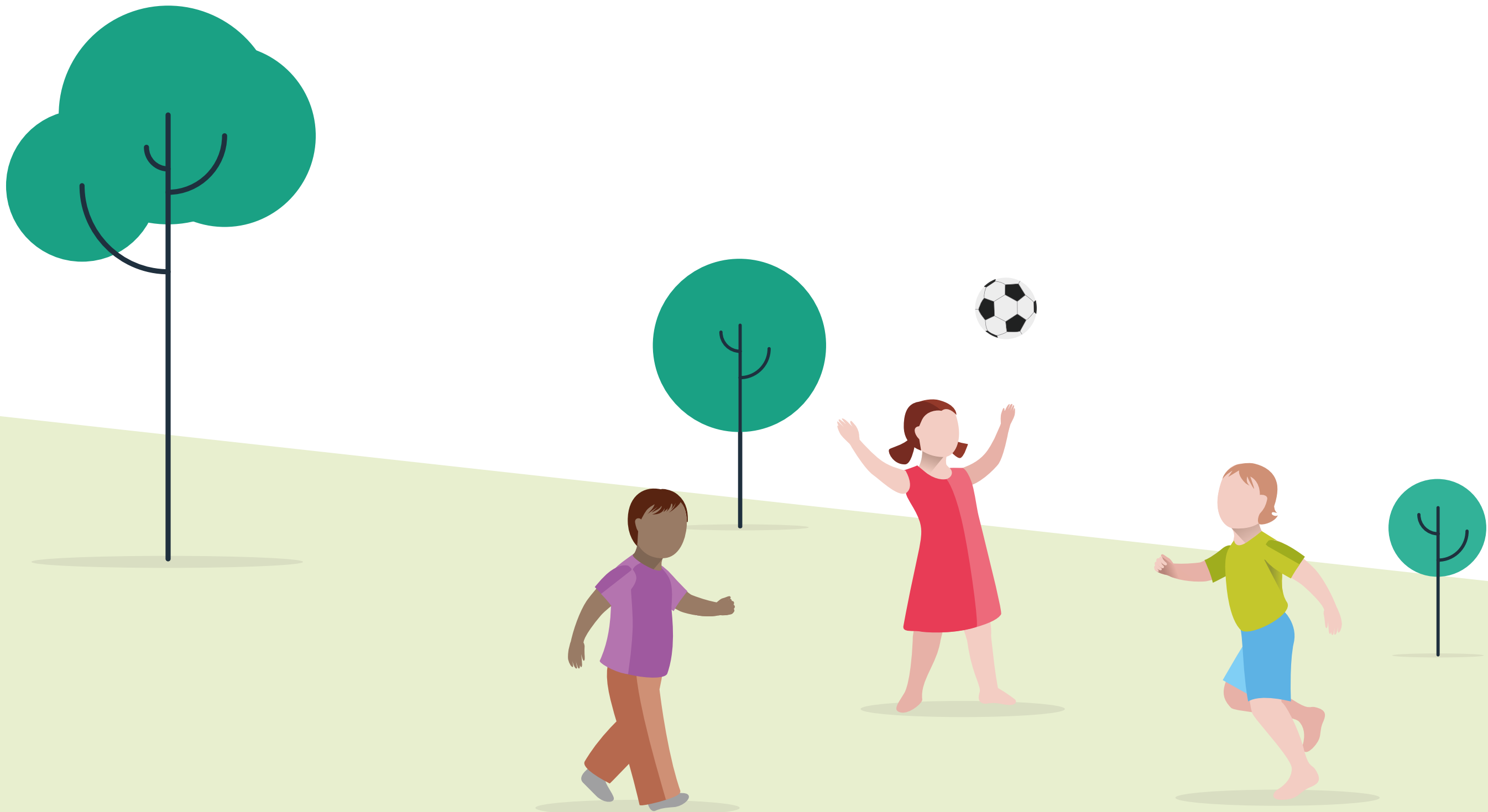
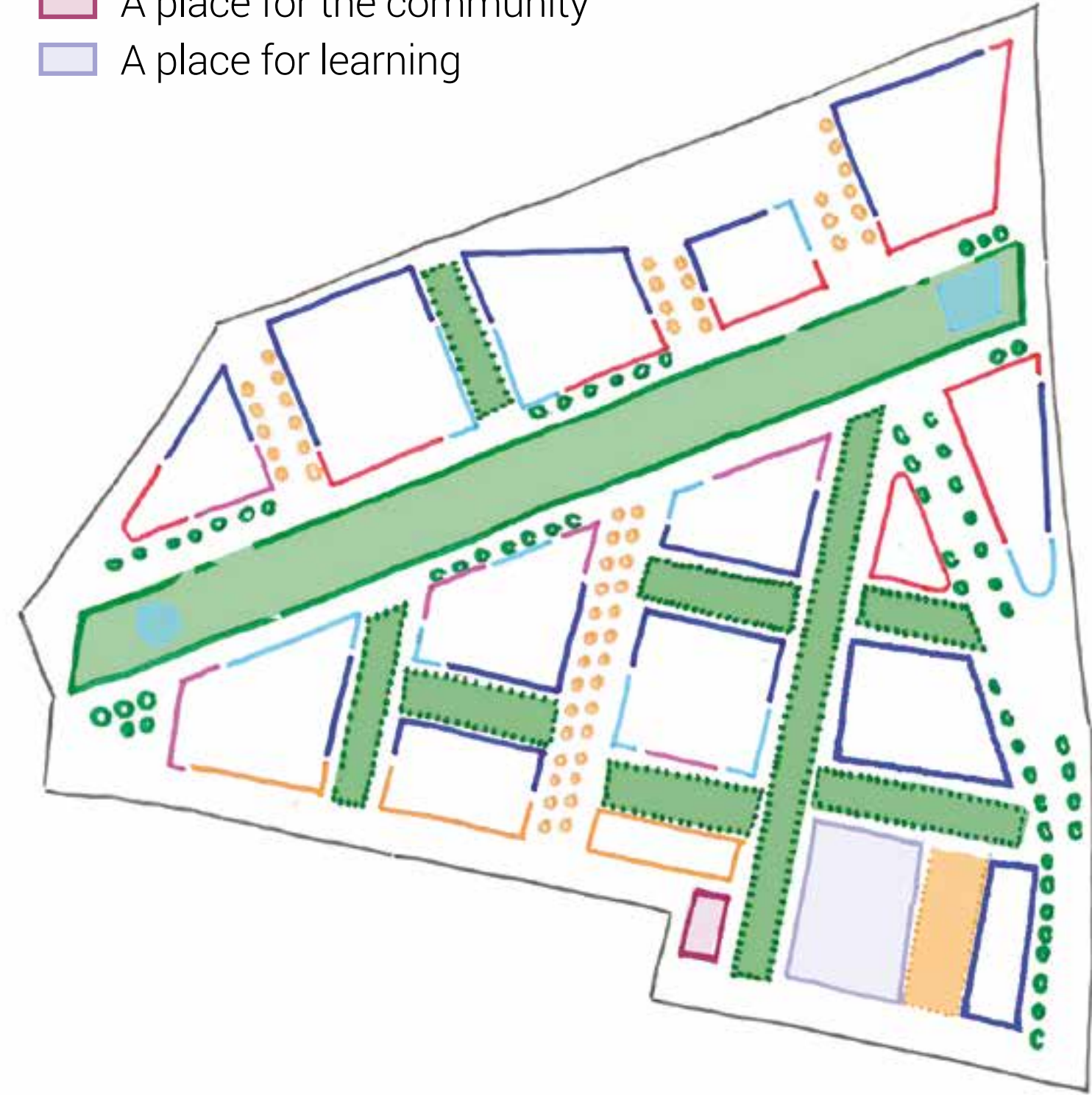
A series of open spaces

- Public green space
- Semi-private courtyards



A variety of ground floor uses and frontages

- A place to connect
- A place for the community
- A place for learning



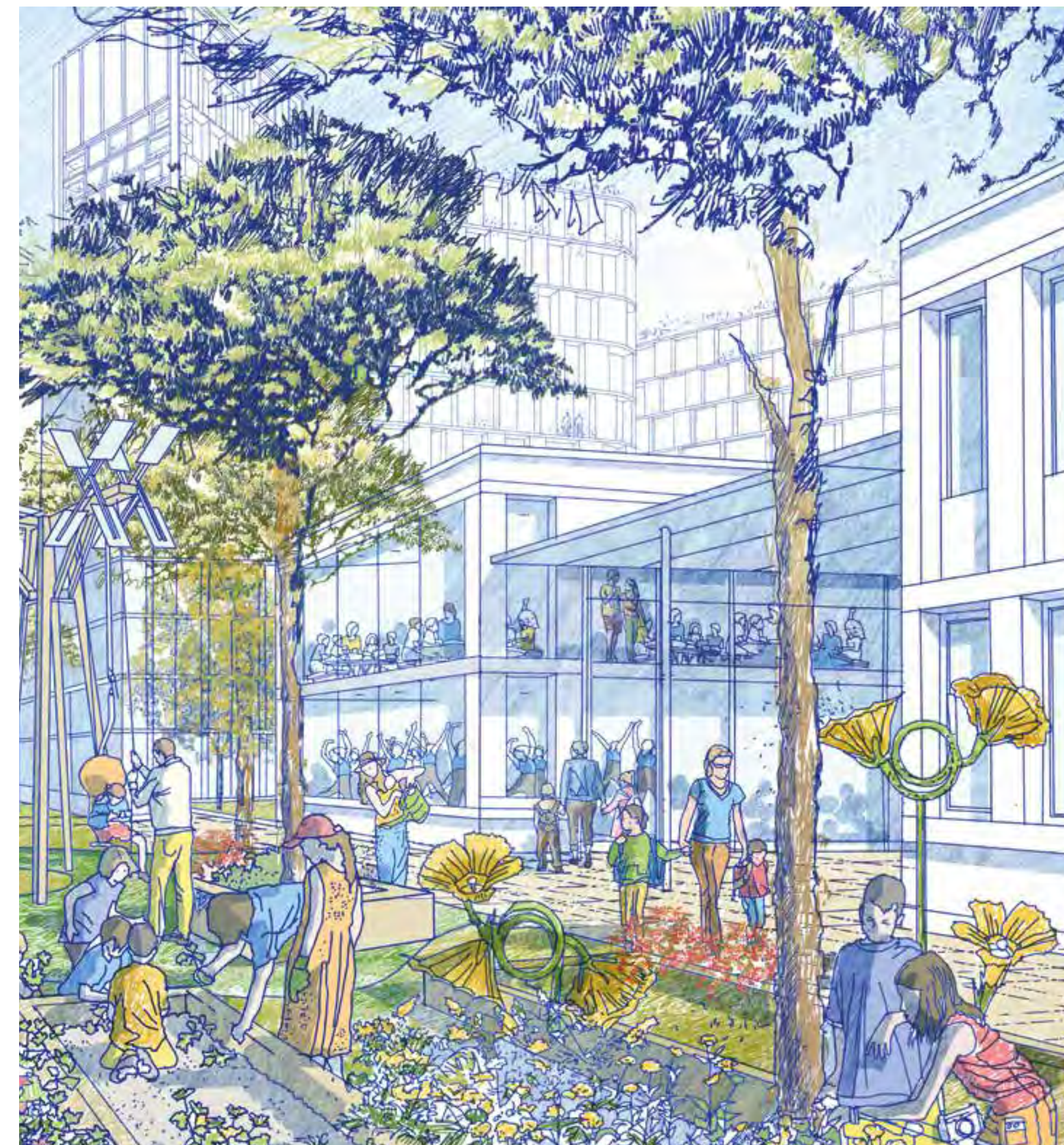
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CONCEPT: NEW PARKS AND GREEN SPACES

At the heart of our proposal will be the stunning Four Seasons park extending to 4.5 acres. We will provide quality open space that is welcoming and accessible to all. In total 60% (15.5 acres) of this development will be open space.

- 50% (13 acres) will be publicly accessible, combining a significant network of a park, piazzas, green streets and public shared surfaces;
- The other 10% comprises of spaces such as private courtyards and semi-private amenity spaces;
- Other spaces include a science and ecology garden to encourage people to learn about nature as well as promoting healthy living and exercise.

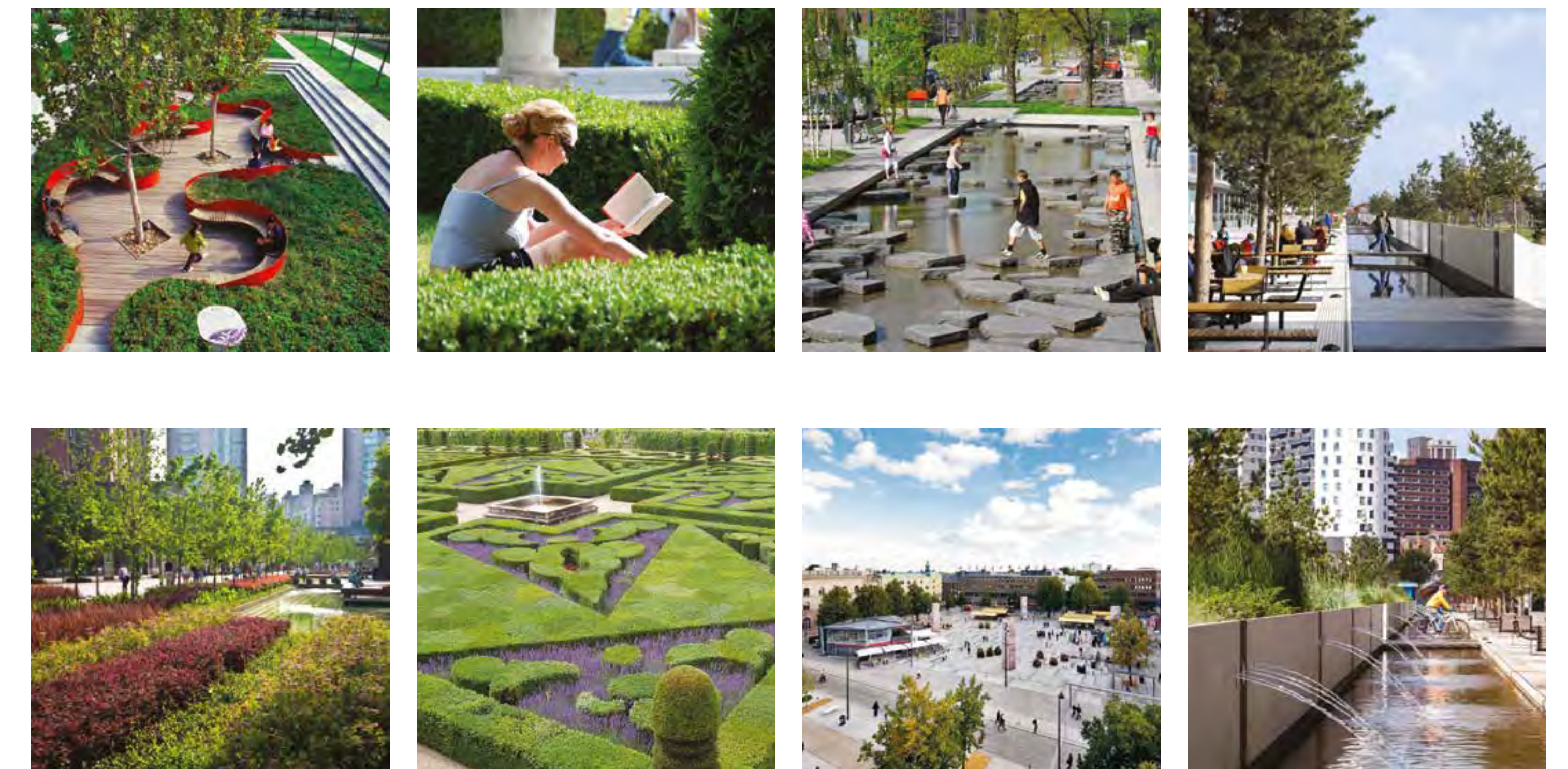


Spaces that connect the community



A series of gardens... a place for all seasons.

There are many ways that these new open spaces can be brought to life and we would like each one to have its own value and use for new and existing communities alike.



Concept images

What kind of open spaces would you like the new park to include?
(Select as many as you like.)

- Children's play space
- Outdoor gym
- Community gardens
- Other – please specify



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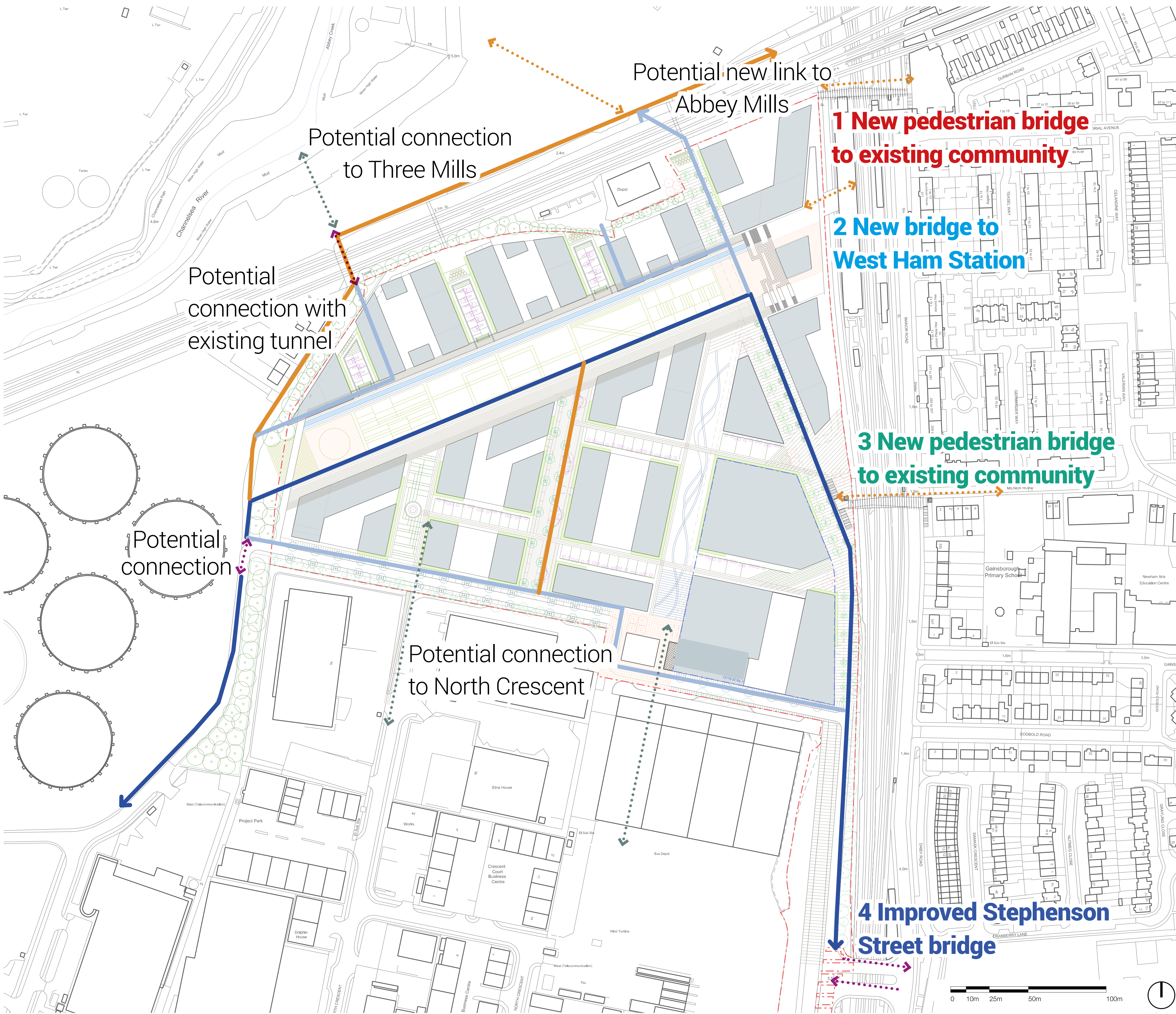
CONCEPT: IMPROVED CONNECTIONS AND ACCESS

Stephenson Street is currently a blighted and severed site. It is bounded to the north and east by rail infrastructure, to the west by gas holders and by an industrial park to the south.

We will unlock the site, improve connections and access by providing:

- A link from West Ham Station into a new local centre;
- Two further new pedestrian bridges onto the site;
- A new east-west link between Bromley by Bow and West Ham Stations;
- A new road bridge / layout to improve traffic flow and ease potential congestion; and
- A new step-free ticket hall entrance to West Ham Station.

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Map showing new links

Do you support the introduction of new access links in to the site?

- Yes
- No
- Don't know



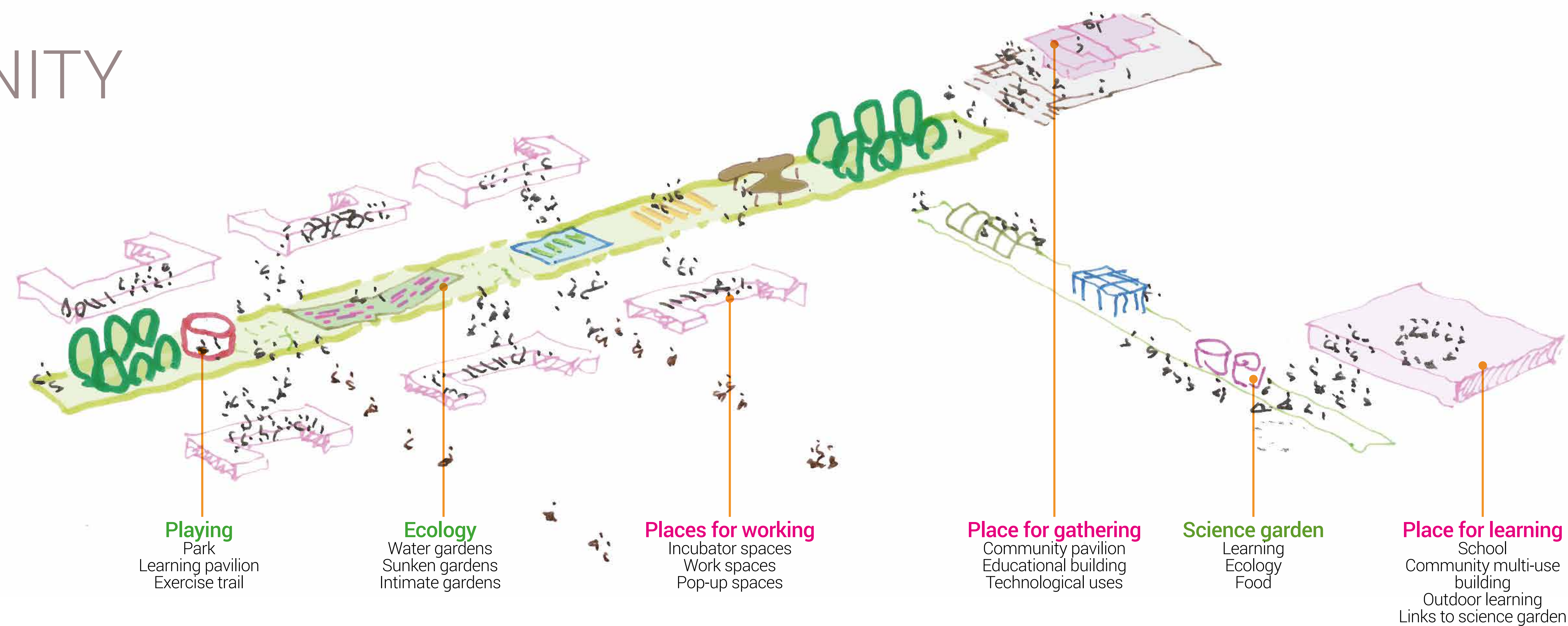
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CONCEPT: COMMUNITY FACILITIES FOR ALL

We want to create a place where people want to live. To achieve this we want to provide a vibrant social and cultural life in the new community with access to a range of health, education and leisure facilities. As well as being a great new attraction for the area, this will help create new jobs, local investment and will support both new and existing residents.

With over **15 acres of exemplary, accessible public realm, 4,500 sq m of community and amenity space and 9,000 sq m of retail and commercial spaces**, we have the opportunity to deliver a multitude of places to live, work and play.



What kind of amenities and services would you like to see included?
(Select as many as you like.)

- Health facility
- School
- Community centre
- Other – please specify

What type of commercial spaces would you like to see included?
(Select as many as you like.)

- Shops
- Gym
- Restaurants
- Cafés
- Workspaces
- Other – please specify

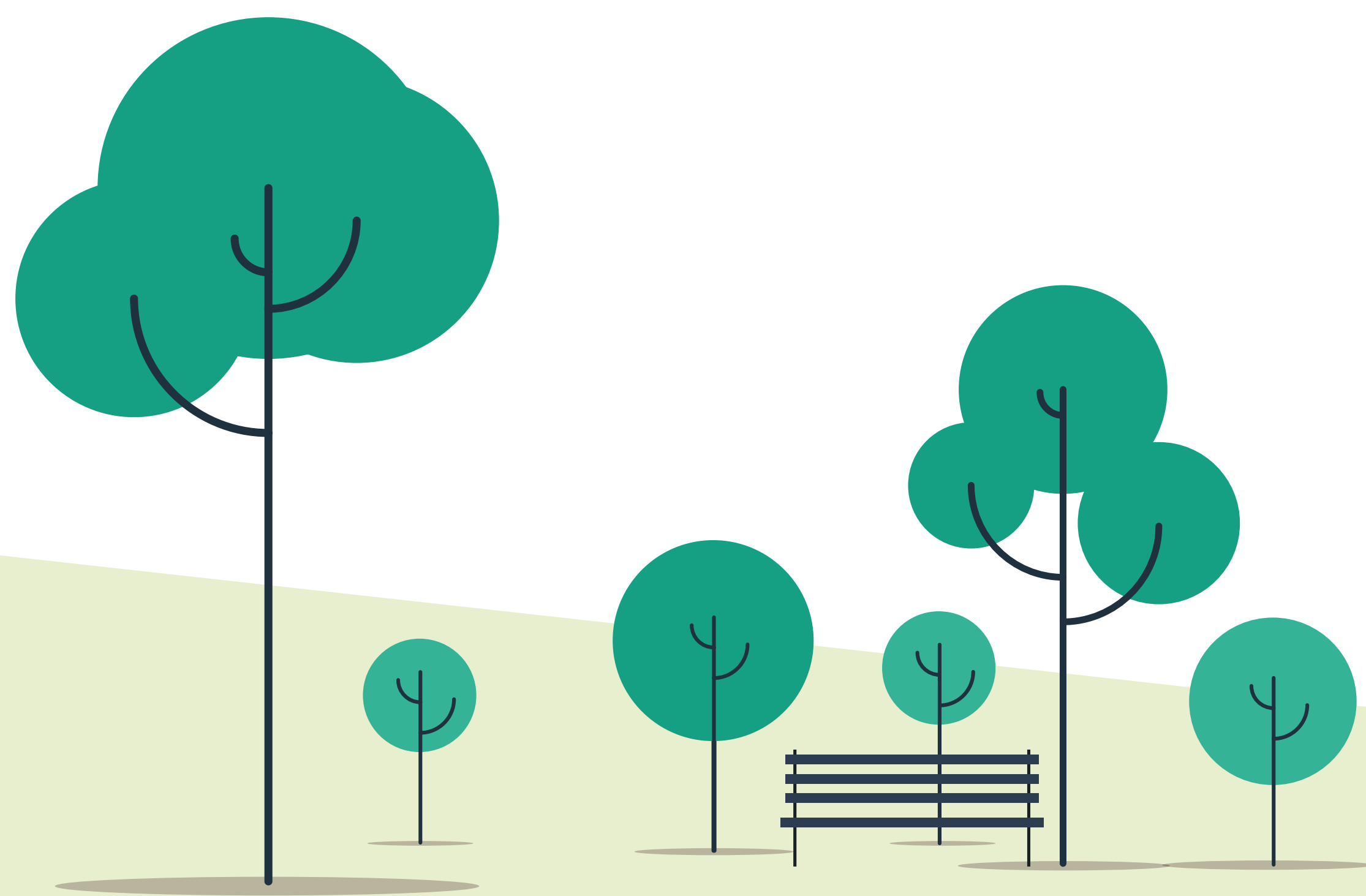
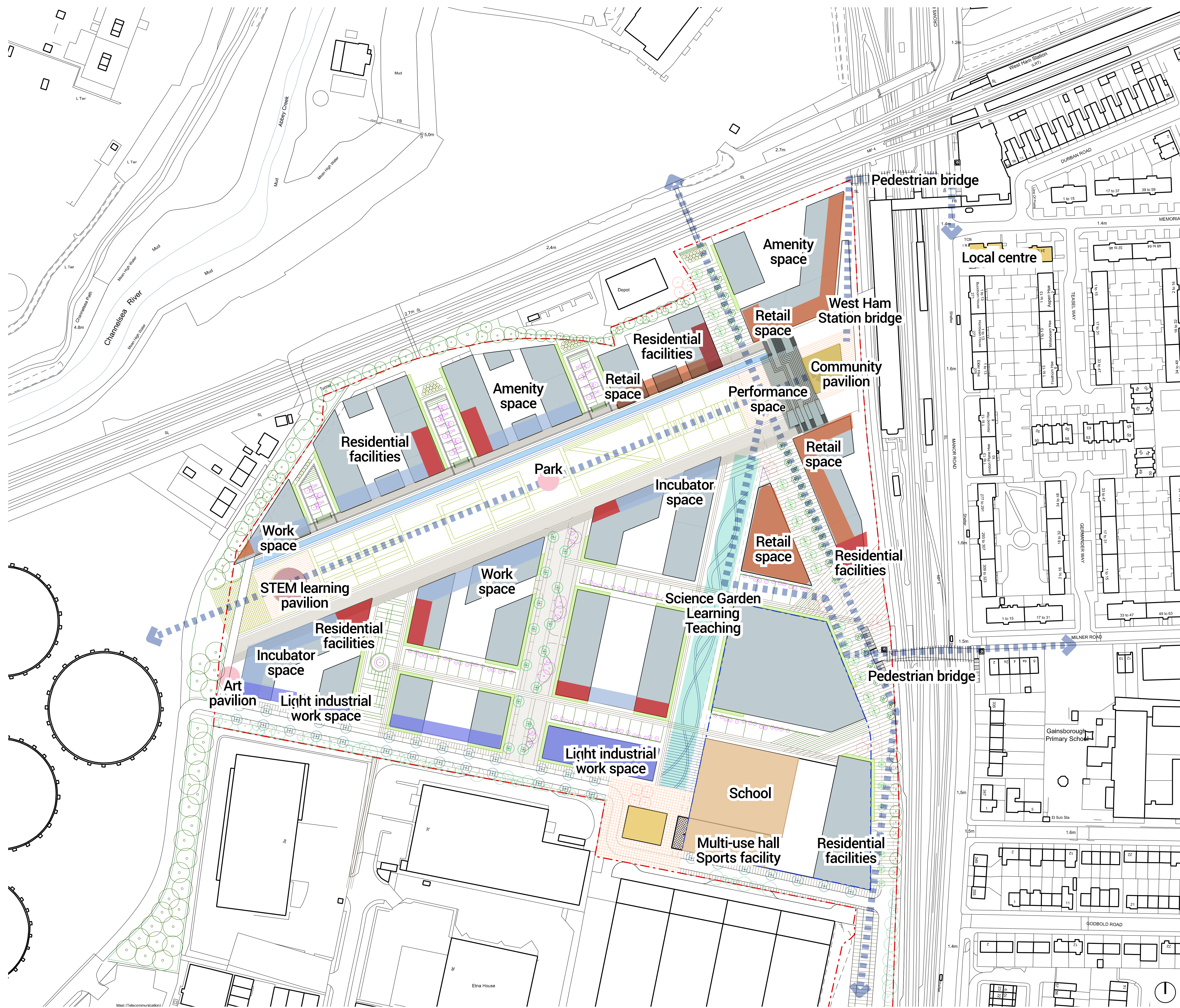


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THE MASTERPLAN

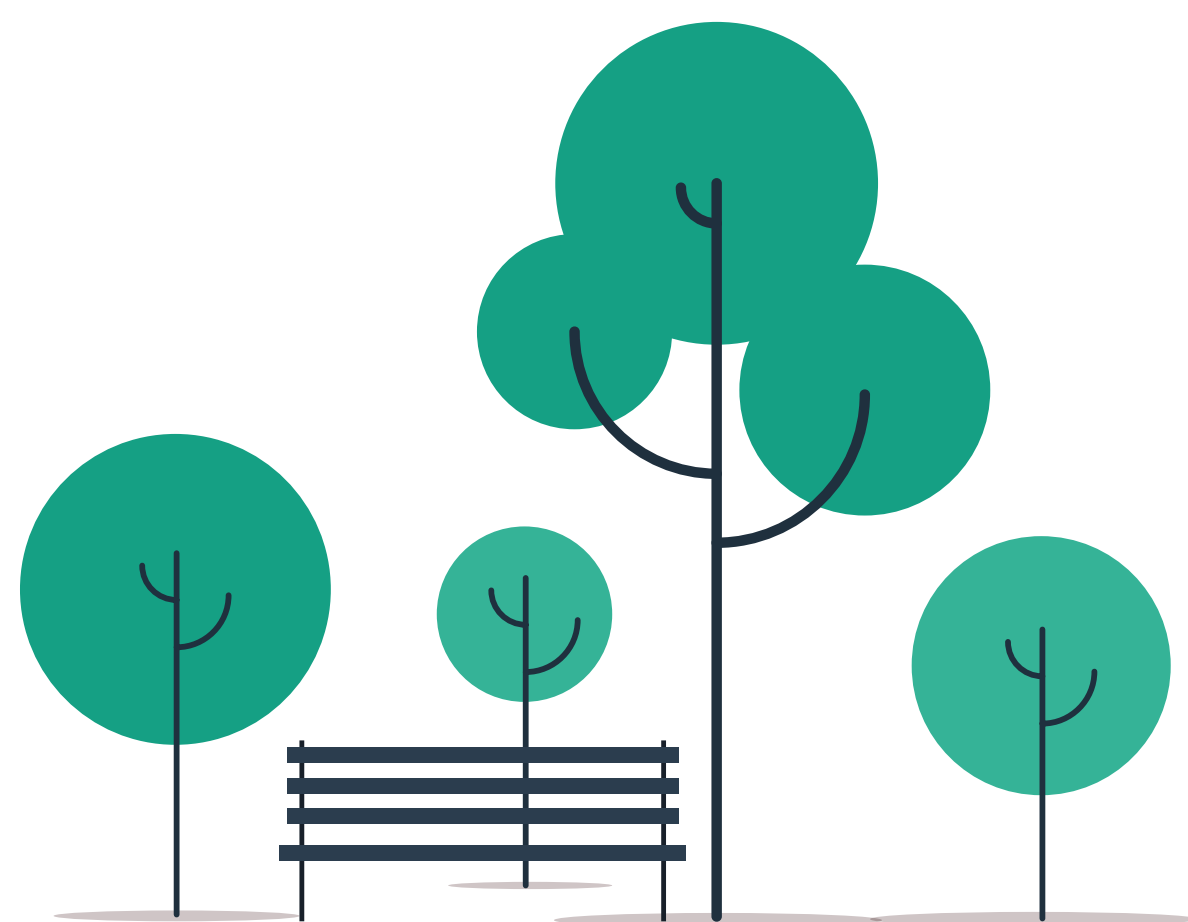
- Public performance space
- Learning pavilion
- Links to The Line sculpture trail
- Community
- Community spaces - multi-use hall
- Residential facilities
- Places to work - retail spaces
- Places to work - incubator spaces
- Places to work - light industry
- Learning spaces - Science Garden
- Learning spaces - school
- Key routes that define a local centre



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THE WIDER BENEFITS



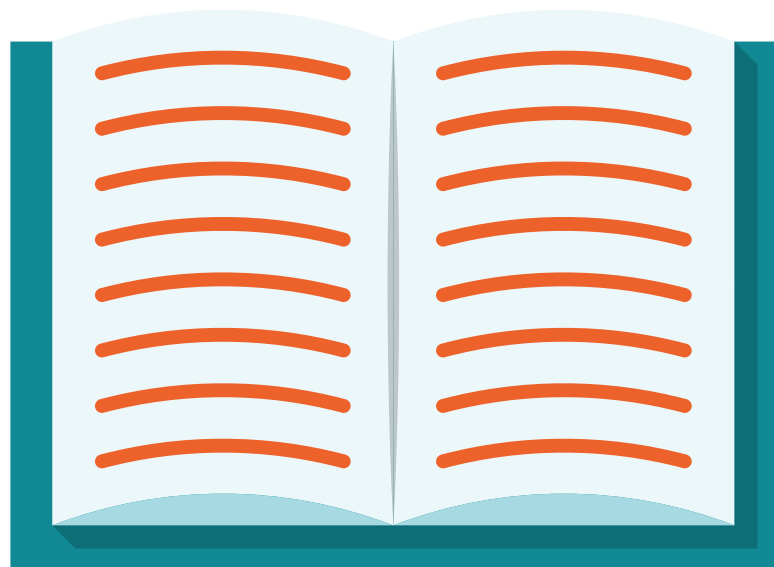
60% OPEN SPACE
(15.5 acres) including a science garden



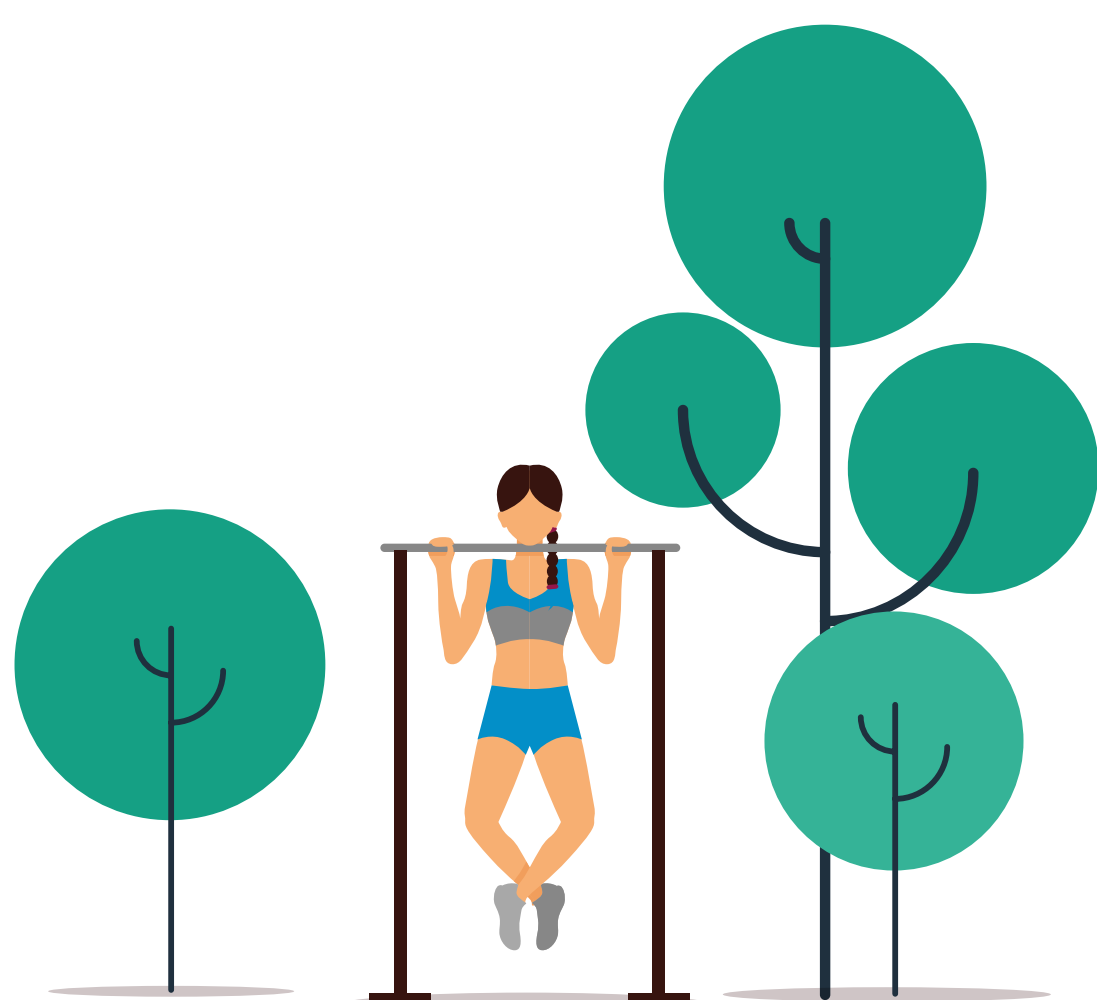
PUBLIC PIAZZA
With a new community pavilion



NEW STATION CONNECTION AND 2 NEW PEDESTRIAN BRIDGES
West Ham Station (Zone2/3) providing five train/tube lines into Central London



A NEW 1,000 PUPIL SECONDARY SCHOOL



4.5 ACRE PUBLIC PARK
(330m by 50m)
The public park will include a series of water and sunken gardens, and an exercise trail



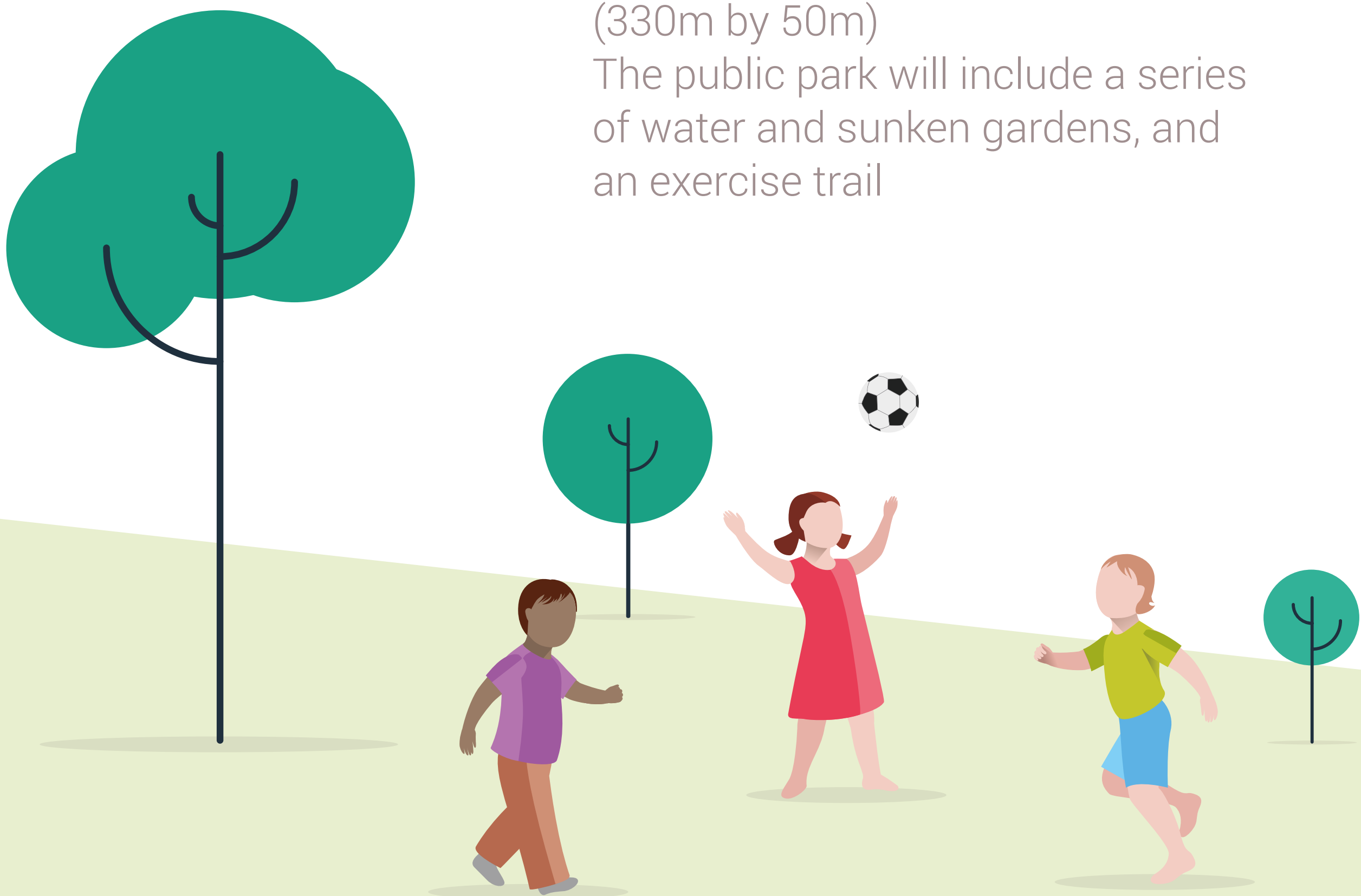
NEW HOMES
Significant new affordable homes, private homes for sale and private rented homes



FLEXIBLE OFFICE SPACE AND RETAIL FLOORSPACE



COMMUNITY AND AMENITY FLOORSPACE
Including a multi-use sports hall



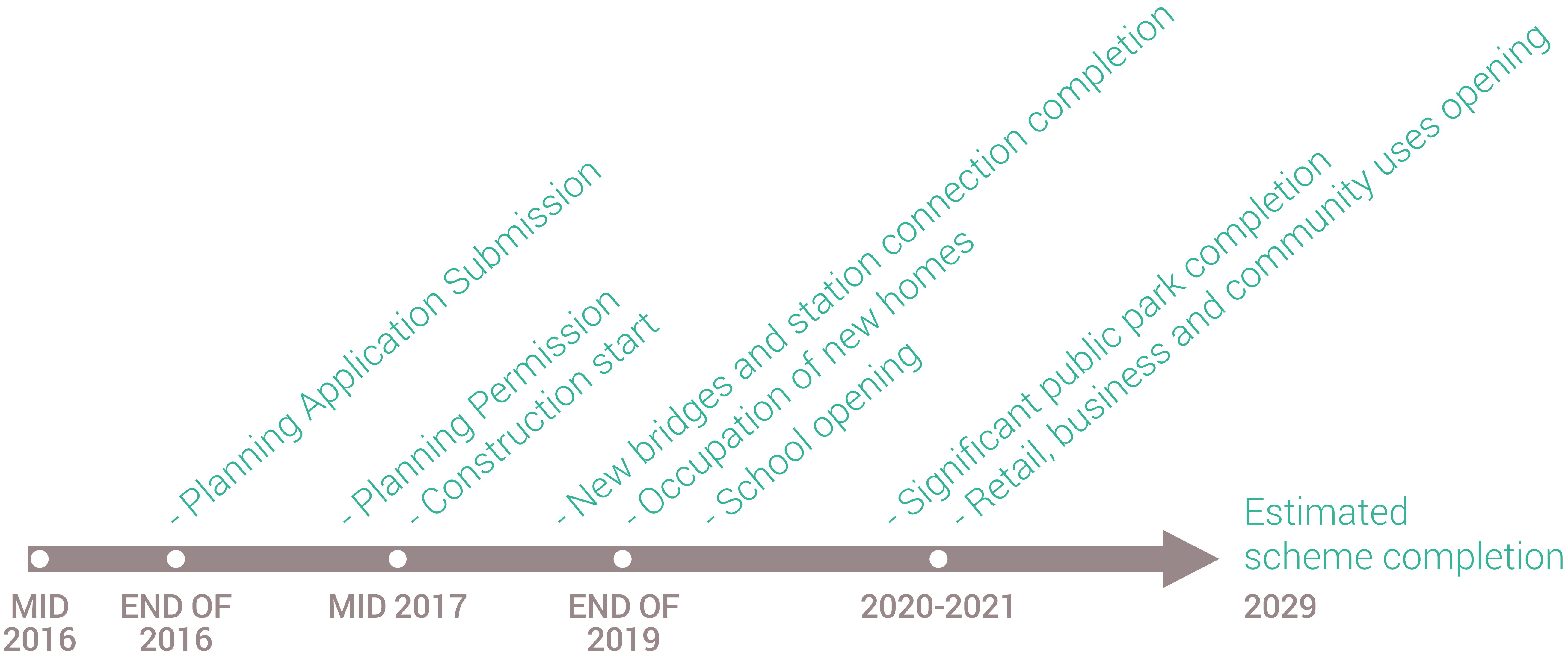
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NEXT STEPS

Thank you for attending this exhibition. We would now like to hear your feedback – please tell us what you think.

The development will be delivered in several phases because of its size and complexity. The earliest phase will significantly open up the site and will include new homes and the new park. Subject to planning approvals, start on site is targeted for early 2017. This would see the first homes delivered in summer 2018.



Fill in a comments card and put it in the box provided or return it to us via
FREEPOST RTUC-XSZB-AZRA

Telephone our dedicated consultation line on **0800 307 7572**

Send an email to
stephensonstreet@londoncommunications.co.uk

Visit the website for more information and complete the comments form online at
www.berkeley-stephensonstreet.co.uk

