

STEPHENSON STREET

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WELCOME TO THE SECOND EXHIBITION.

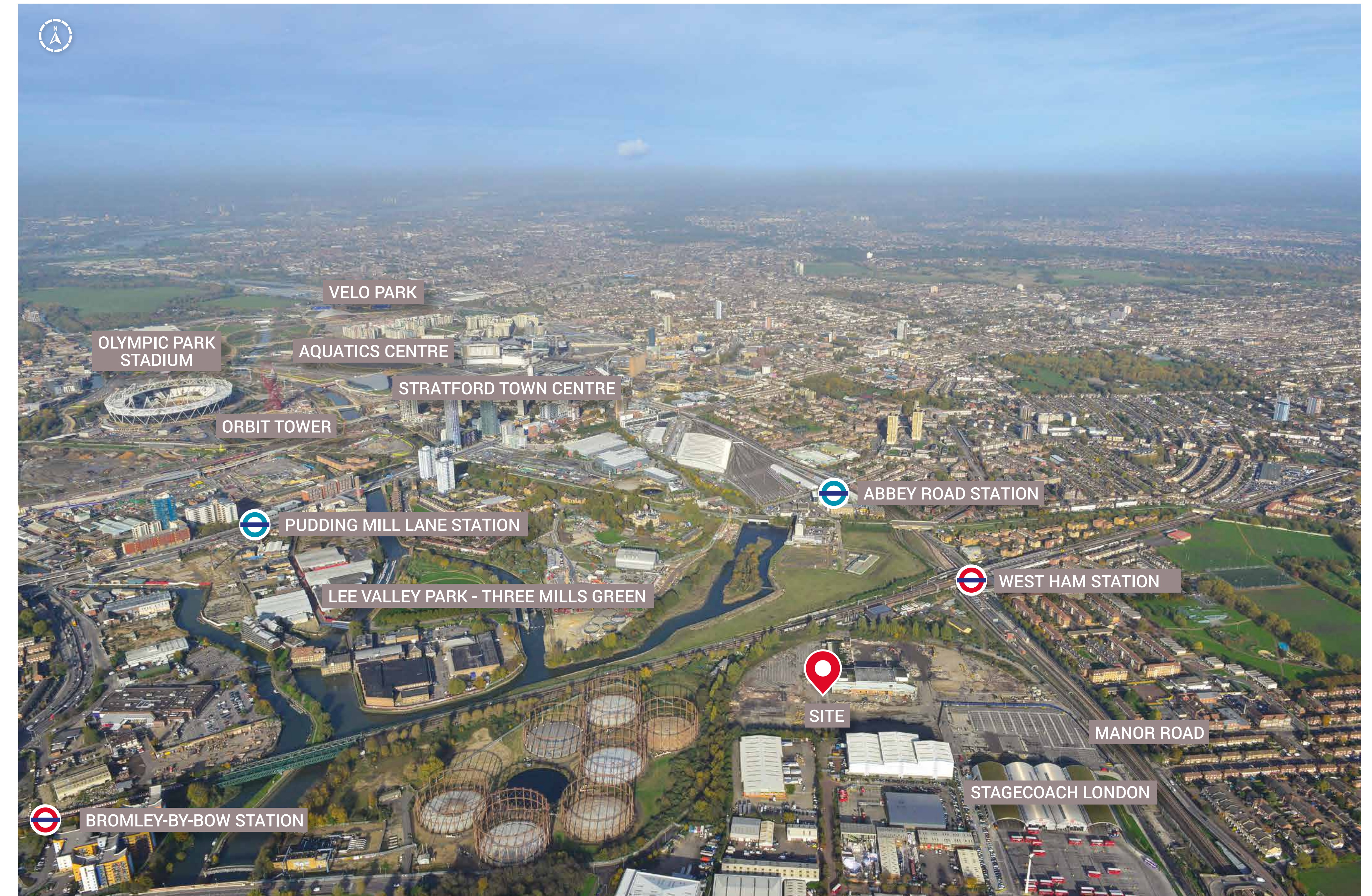
Berkeley Homes has been appointed by the Greater London Authority (GLA) to transform the former Parcelforce depot in West Ham into a new community.

Last year in May we met some of you and showed you our emerging plans for Stephenson Street.

This second exhibition is an opportunity to show you how the proposals have evolved since then and how we have incorporated your comments.

The exhibition forms part of a wider engagement programme with local communities, councillors and officers at the London Borough of Newham.

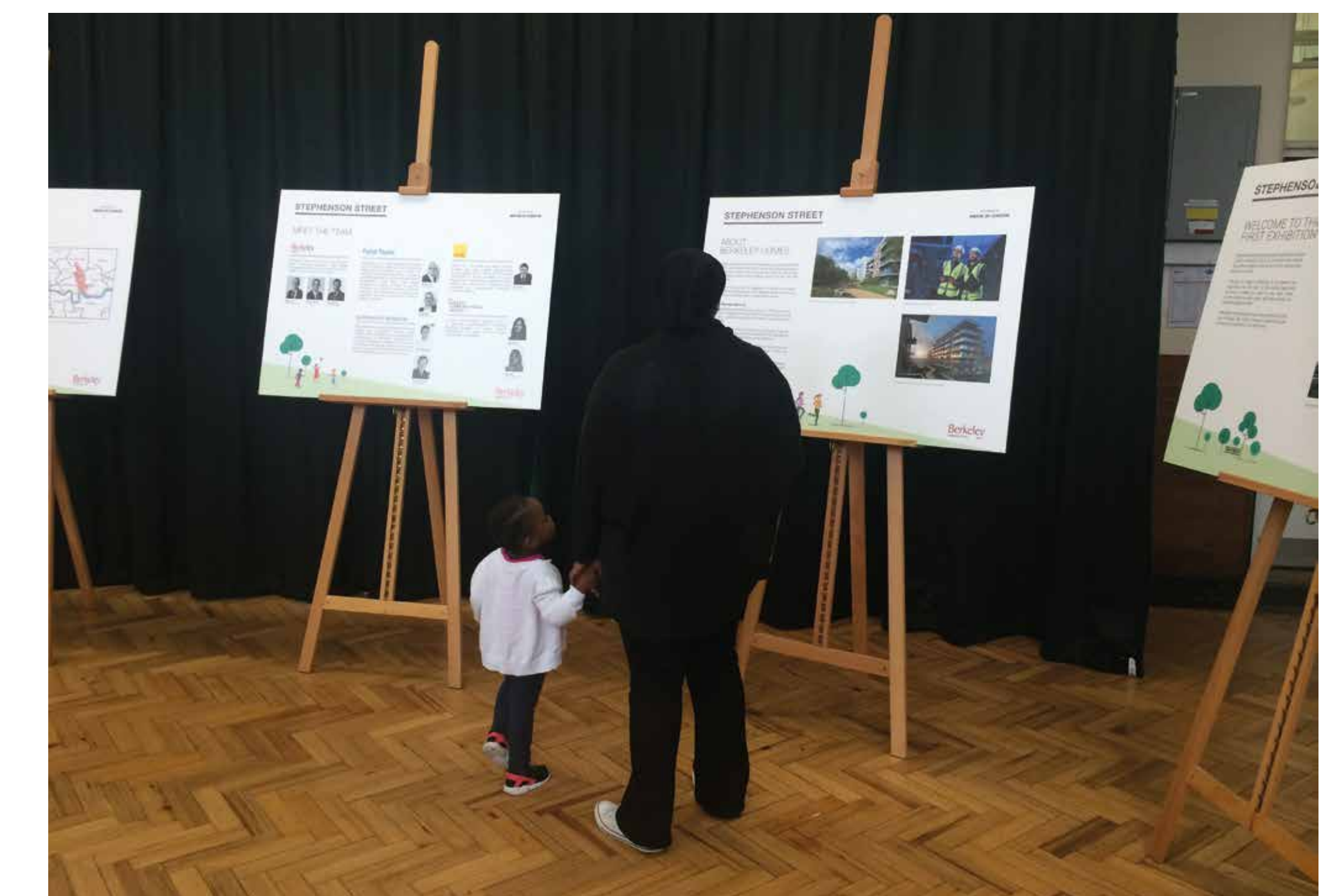
Members of the project team are on hand to talk you through the proposals and answer any questions you may have. Before you leave, please don't forget to fill out a feedback form with your comments.



Stephenson Street Site



May 2016 Public Exhibition



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MEET THE TEAM



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.

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
Development Director



Edward Priestley
Development Manager



Berhard Elber
Technical Manager



Emily Harris
Senior Planner

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

Sheppard Robson 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 is a specialist communications consultancy focusing primarily on London projects, organisations and issues and are experts in community consultation.



Anna Mitra
Account director



Lorena Burciu
Account manager



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THE SITE

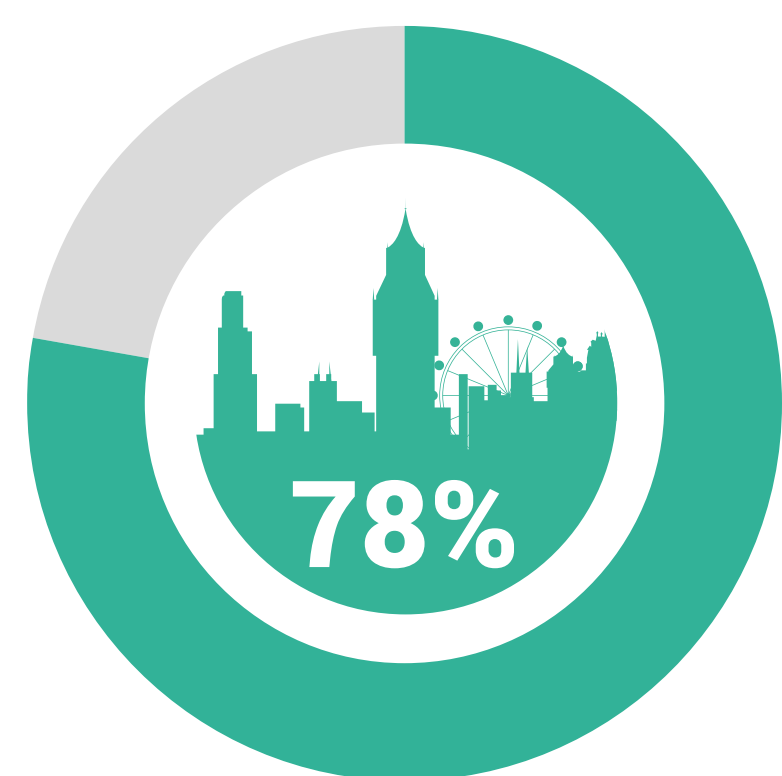
- The Stephenson Street site extends to approximately 26.24 acres (10.62 ha) and is owned by the GLA.
- The site formerly provided a sorting office and depot for Parcelforce. The depot has been demolished and the site currently stands vacant.
- The site is bound to the north by the District, C2C and 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 Garage.

GLA and Newham vision

- The London Plan designates the site within the Lower Lea Valley Opportunity Area and 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.
- Launched in 2015, the plan estimates that the Opportunity Areas along the River Thames and the Lee River Valley have the potential to deliver 32,000 new homes and 50,000 new jobs.
- Stephenson Street has been recognised as a key site for the regeneration of West Ham by the London Borough of Newham.
- This scheme is in line with both visions and seeks to become an integral part of a new City in the East.

YOU SAID...

At the first exhibition we asked you what you liked about living and/or working in the area.



Easy access to central London is the main advantage



Existing view of the eastern boundary of the site



Halo Tower, north west of the Site



Site and surrounding area

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VISION FOR A NEW NEIGHBOURHOOD

YOU SAID...

At the first exhibition we asked what you would like to see in the area as part of our proposals.

The top priorities were:



Traffic and
road safety
improvements



More community
amenities, including
a school



A community
hub to help
bring people
together



Artwork
embracing the area's
heritage/culture



More green
spaces

“There are no local shops and lots of the pubs have closed so the area is lacking social spaces.”

OUR VISION DELIVERS

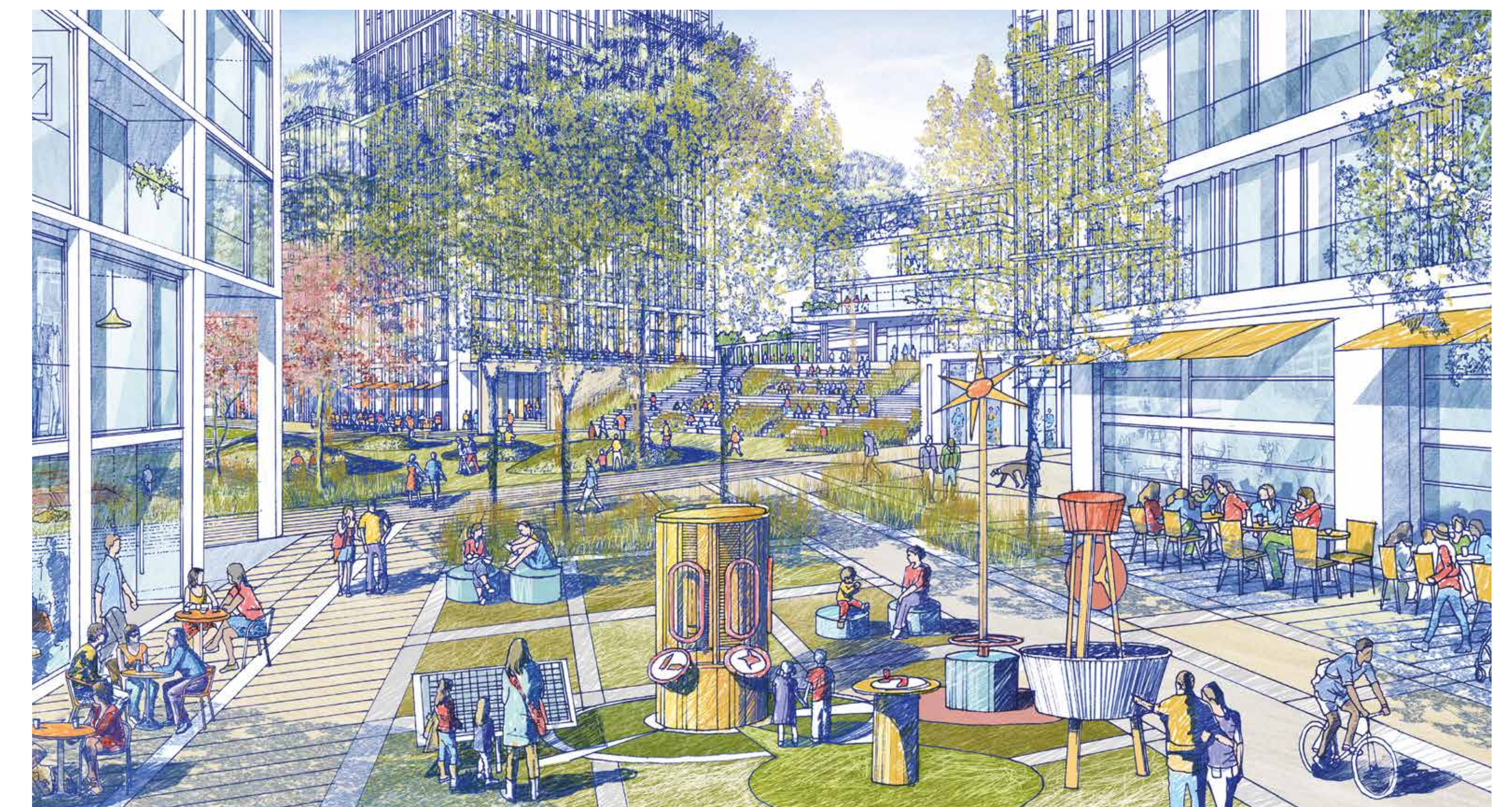
- A new 4.5 acre public park;
- A network of new green streets leading to shops, cafés and restaurants;
- A new public piazza and open space;
- A new community hub;
- Improved connections, including a new station entrance, new pedestrian bridges and new pedestrian crossings;
- A range of new homes, including affordable homes;
- A new secondary school for the East London Science School.

“A fascinating and innovative development that will transform a brownfield site.”

“I look forward to it and the improvements to the local area with the new retail spaces, the school and the public park.”



View down from Science Garden



View of community building

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THE MASTERPLAN

THIS SCHEME WILL DELIVER:

- 3,800 homes
- 6,500 construction jobs
- 1,750 operational jobs
- 5 hectares of public realm
- 25,000 sq m of retail and commercial
- Community centre
- 1,000 pupil secondary school
- Circa £28m Community Infrastructure Levy contribution (CIL)
- Policy compliant child playspace
- S106 contributions



- Commercial/retail
- Residential
- Residential facilities
- School

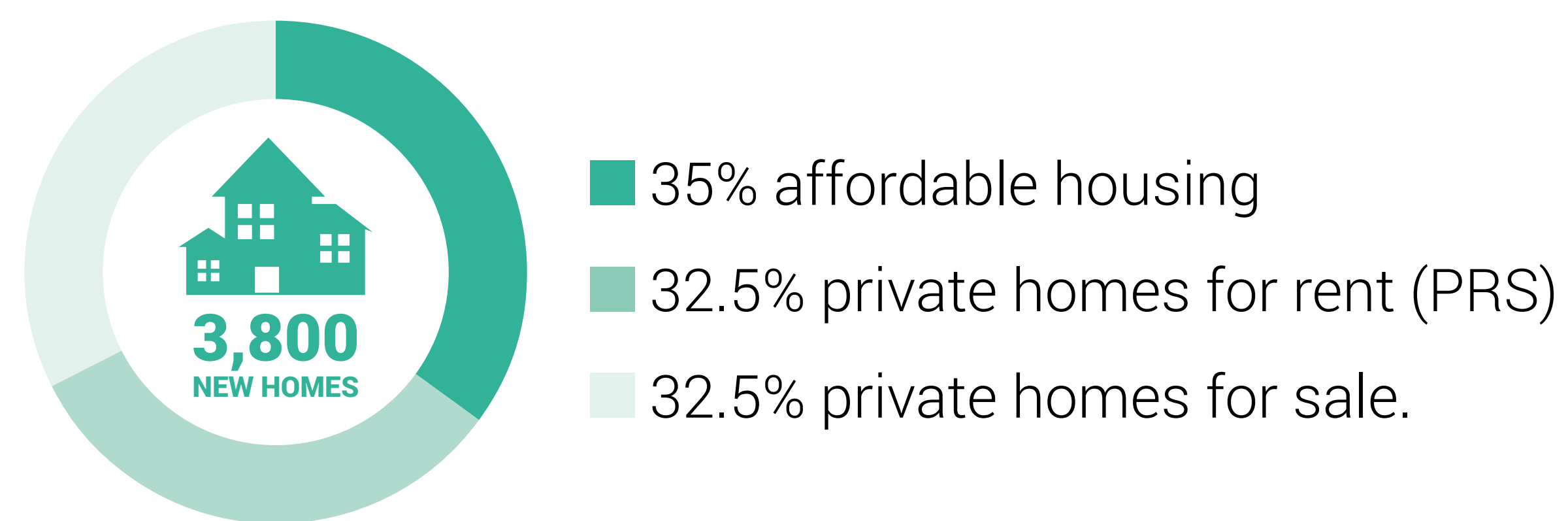
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NEW HOMES

We want to create a high quality place where people and families across the Borough and across London would choose to live. This can only be done through the provision of a range of different homes for sale and rent in order to promote a balanced, socially mixed community for all.

We will deliver 3,800 new homes, including affordable, private for rent and private for sale:



Private rented homes

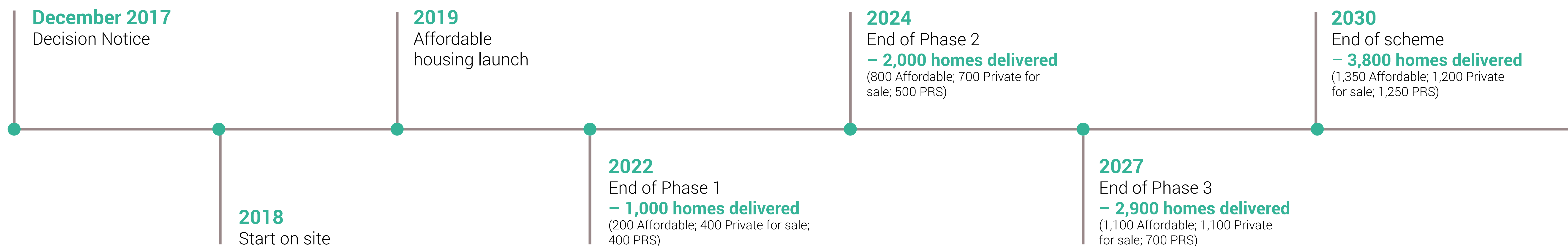
Approximately a third of the homes created at Stephenson Street will be for private rent. The tenants in the private rented homes will benefit from:

- Professional management and letting by a dedicated landlord providing more security and stability
- A range of additional services/ features to be provided including parcel collection and additional storage
- A mix of home types and tenancy lengths providing flexibility for families, sharers, couples and individuals
- Internal and external facilities such as communal lounges and gardens



View across residential street

TIMETABLE OF HOUSING DELIVERY

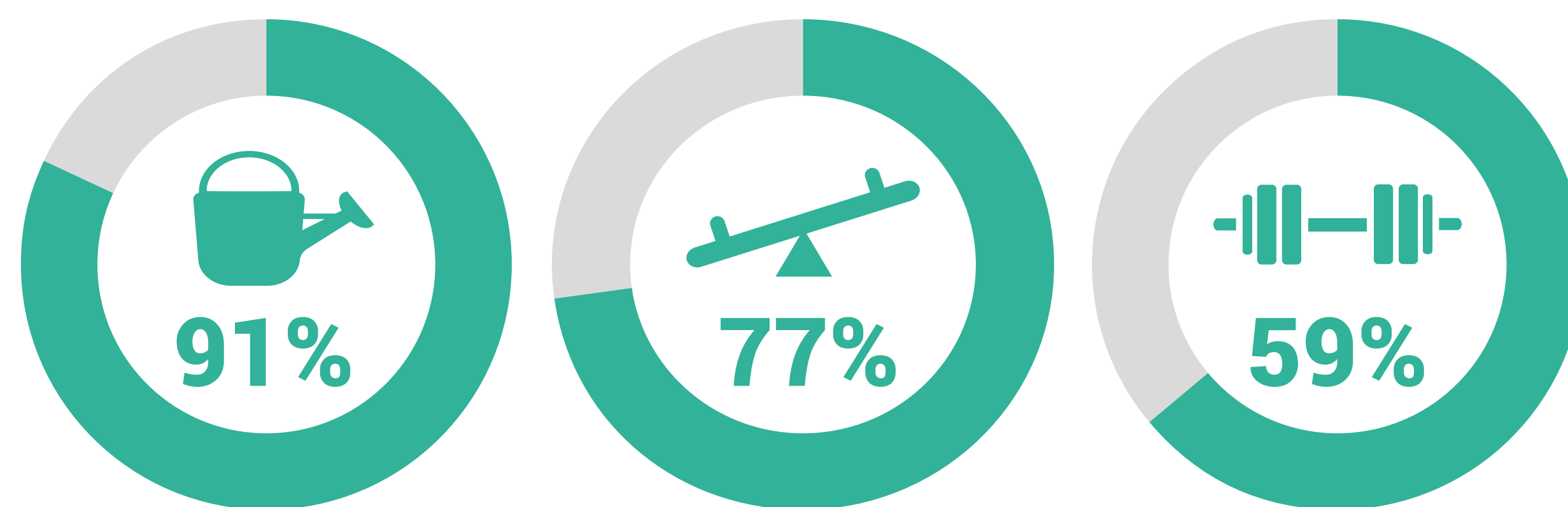


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NEW PARK

YOU SAID...



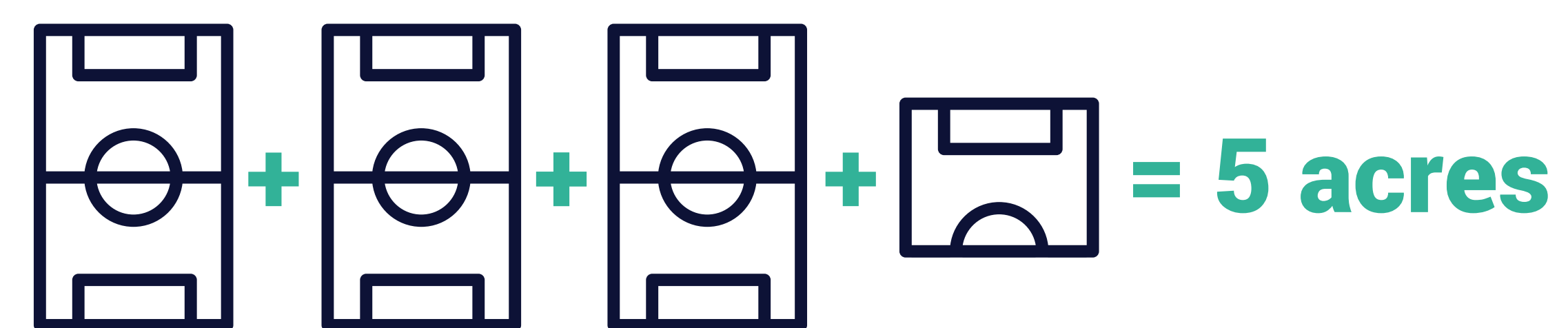
You wanted to see a community garden

You wanted to see children's play spaces

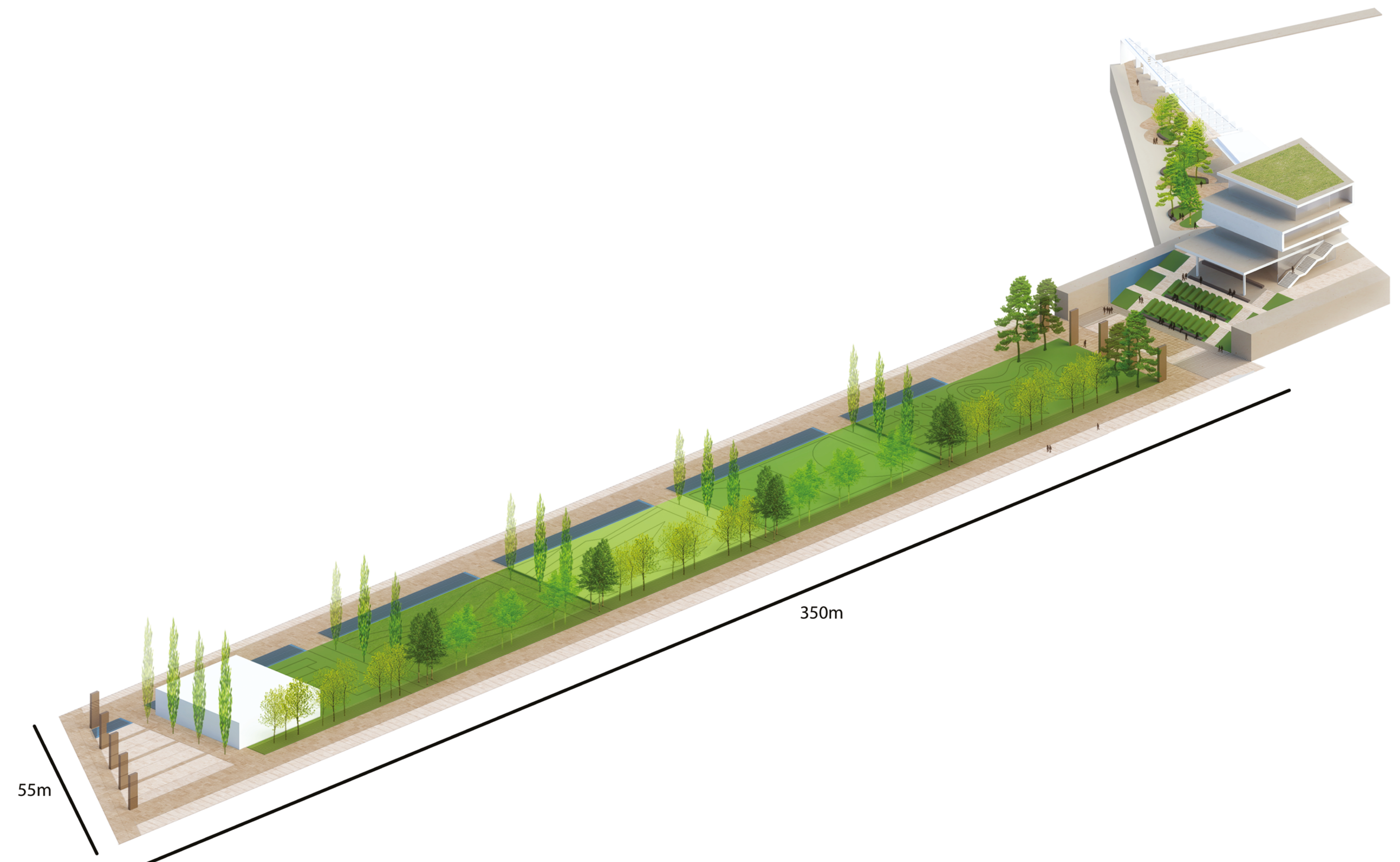
You wanted to see an outdoor gym or a designated space for outdoor exercise and sports

OUR PLANS

- At the heart of our proposal is a stunning new park.
- This linear park will create a new destination for everyone to enjoy and become the core of a new neighbourhood
- The park extends to nearly 5 acres, which is equivalent to 3.5 football pitches.



- It will include children's play spaces and informal areas for outdoor sports.



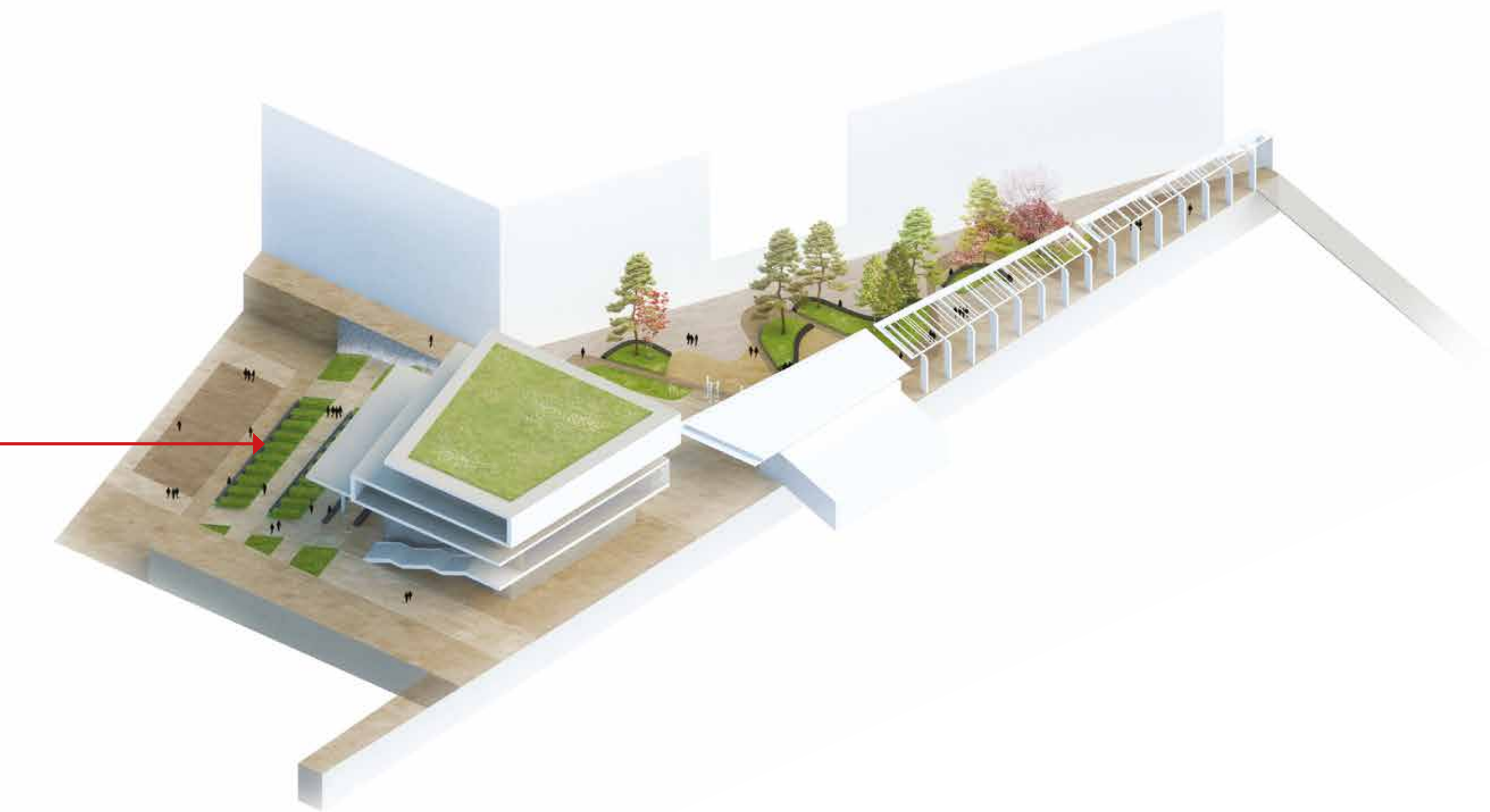
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NEW GREEN SPACES

In addition to the park, we will also provide:

- 1 Over 12.5 acres of exemplary, accessible public realm;
- 2 A 1.2 acre science garden, accessible for all that will also be used by the school for outdoor classrooms and active learning;
- 3 A network of green streets, which will integrate accessible routes within the masterplan and surrounding communities;
- 4 A public piazza and event space by the new station; and
- 5 Private courtyards and semi-private amenity spaces.



New station entrance and piazza



A stunning new park

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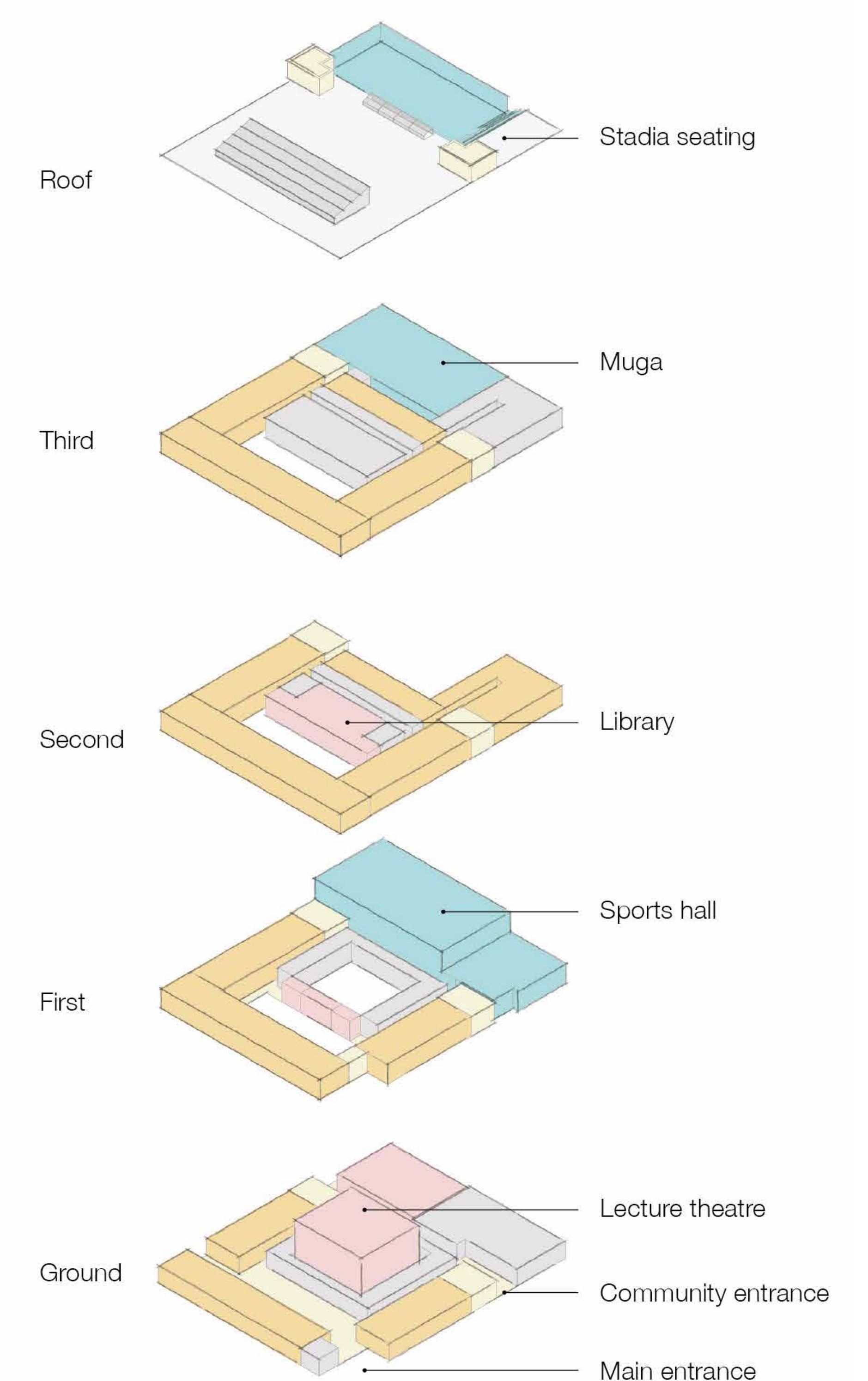
NEW SCHOOL & SCIENCE GARDEN

YOU SAID...

- Support for the provision of a new 1,000 pupil secondary school.
- Support for community facilities and amenities for young people in the area (training and education, but also recreation and entertainment).

OUR PLANS

- A 1,000 pupil secondary school, open to all and specialising in the sciences, which will be occupied by the East London Science School.
- Play spaces on the rooftop of the school building and ground play space for a range of sports, including cricket, tennis, netball and football.
- A science garden where students can learn in an interactive environment.
- A community sports hall and rooftop Multi-Use Games Area (MUGA) offering out of hours facilities for local sports clubs and community groups.
- A 300 seat auditorium for use by the school and the local community.
- Two dedicated classrooms available for adult learning and evening classes.
- Out of hours catering and dining facilities for use by community groups.
- If planning is secured by the end of 2017, we expect the new school to open in September 2020.



Axo of the school showing different community uses

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NEW COMMUNITY SPACES

YOU SAID...

- The area would benefit from a community hub with facilities and activities for all local people to enjoy
- The development should include space for arts to reflect the rich heritage of the area

“West Ham is in a prime location but sorely lacks in a community centre – the proposed development will add all this and more.”

OUR PLANS

As part of our proposals we are delivering:

- A new community hub adjacent to West Ham Station that will provide a space to bring new and existing communities together
- A further 4,000sqm of community space, designed to be adaptable to the changing needs of this evolving new community
- Integrating local arts and culture into the site via a series of curated events and programmes



Indicative view from community hub



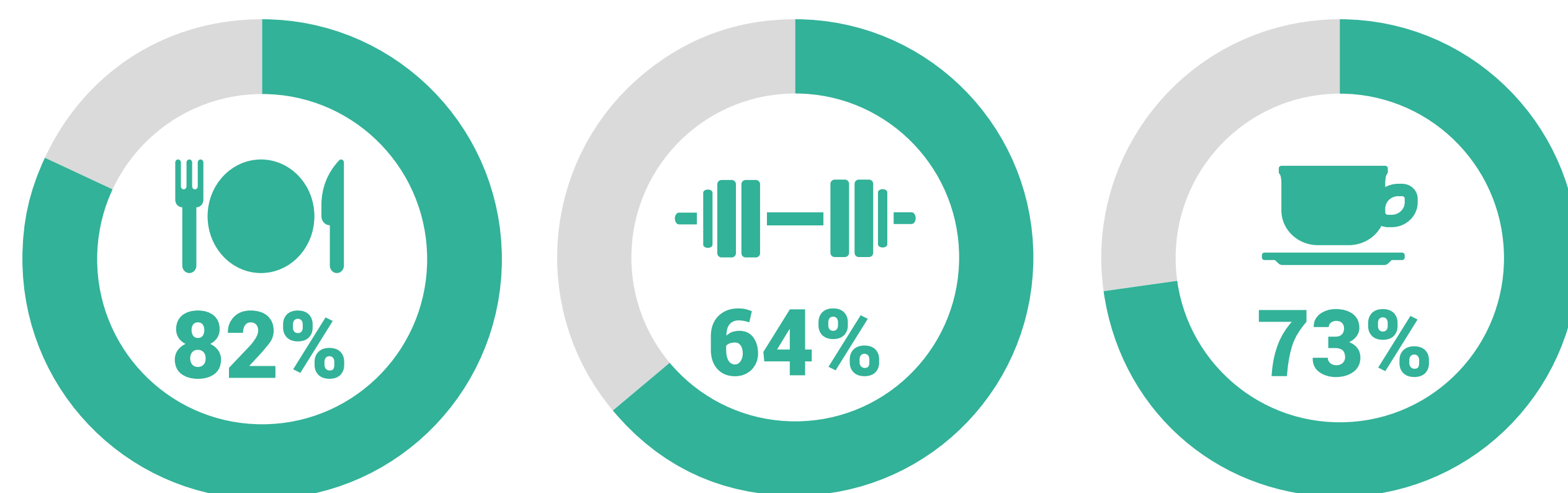
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NEW SHOPS, OFFICES, RESTAURANTS AND JOBS

YOU SAID...

When we asked you about your preferences for commercial space, your priorities were:



a restaurant

a gym or a
leisure facilities

a café or shops

Several other people also stated they would like to see more offices and workspaces available for local people, and that there is a lack of night-time activities and facilities.

“It would be nice to have shops and a farmers market.”

OUR PLANS

We want to create a destination at Stephenson Street. The new neighbourhood will therefore include:

- 25,000 sqm of retail and commercial space, 4,500 sqm of which will be delivered in Phase 1.
- New cafés, shops, leisure facilities and offices.
- Flexible studios and work spaces for local people in the creative industries.

NEW JOBS

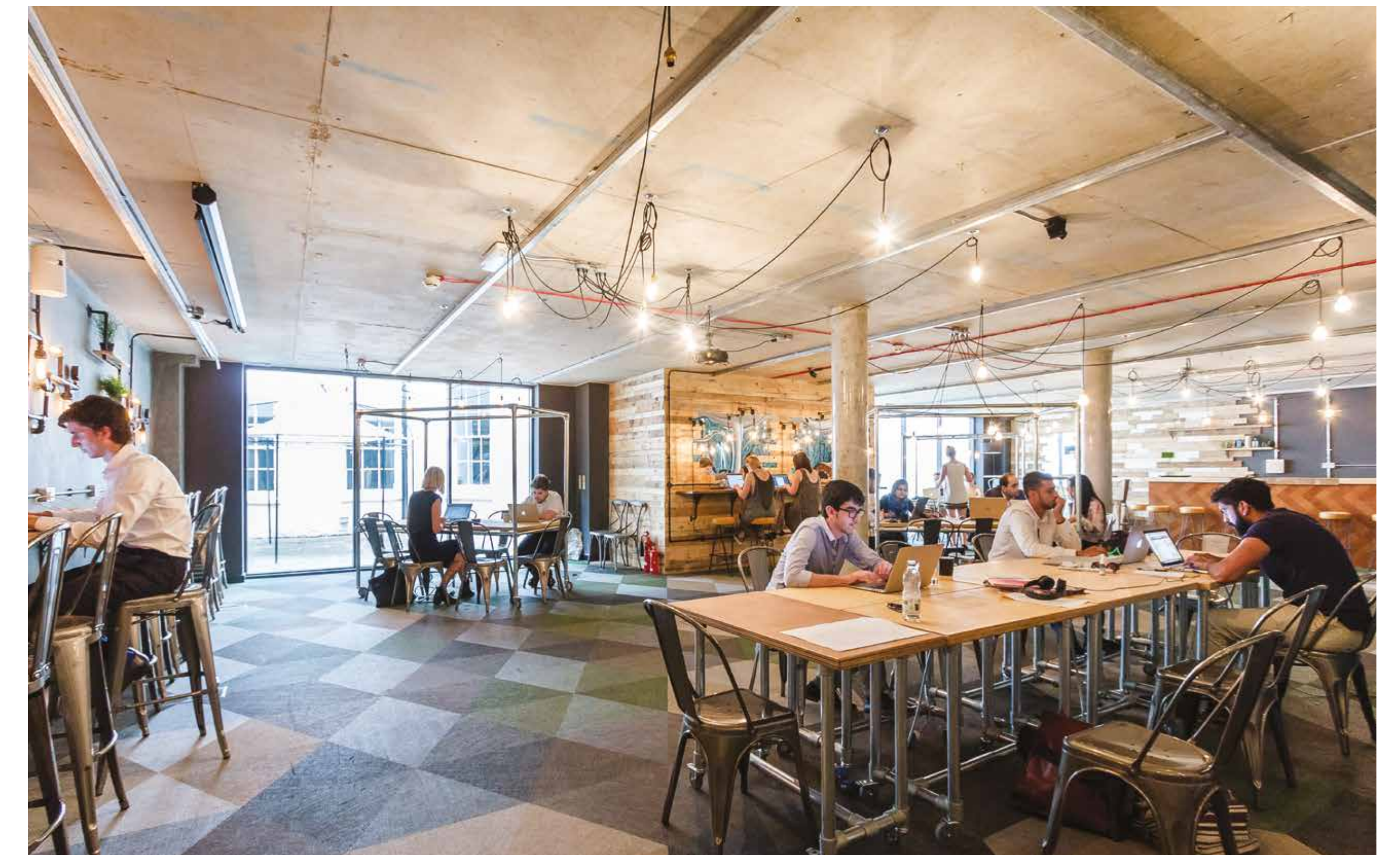


6,500
CONSTRUCTION
JOBS



1,750
OPERATIONAL
JOBS

Berkeley Homes is working with Newham Workplace to ensure these jobs are filled by local residents. The first jobs will become available by the end of 2017 and the apprenticeship programme will begin in December 2018.

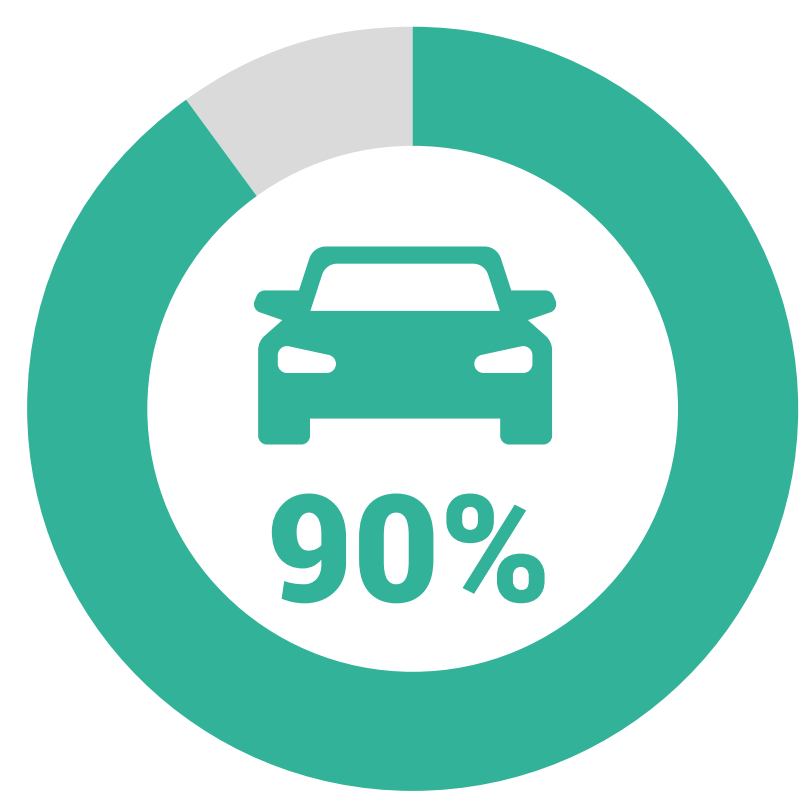


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IMPROVING TRANSPORT AND ROAD SAFETY

YOU SAID...



More than 90% of respondents were in support of our proposed access and traffic improvements.

Residents' transport priorities included:

- Pedestrian crossings
- Pedestrian bridges
- Improving access to West Ham station
- Road safety measures
- Improving traffic along Manor Road and Stephenson Street

“Improved road access will be required as will additional footbridges.”



Proposed new public piazza and entrance to West Ham station

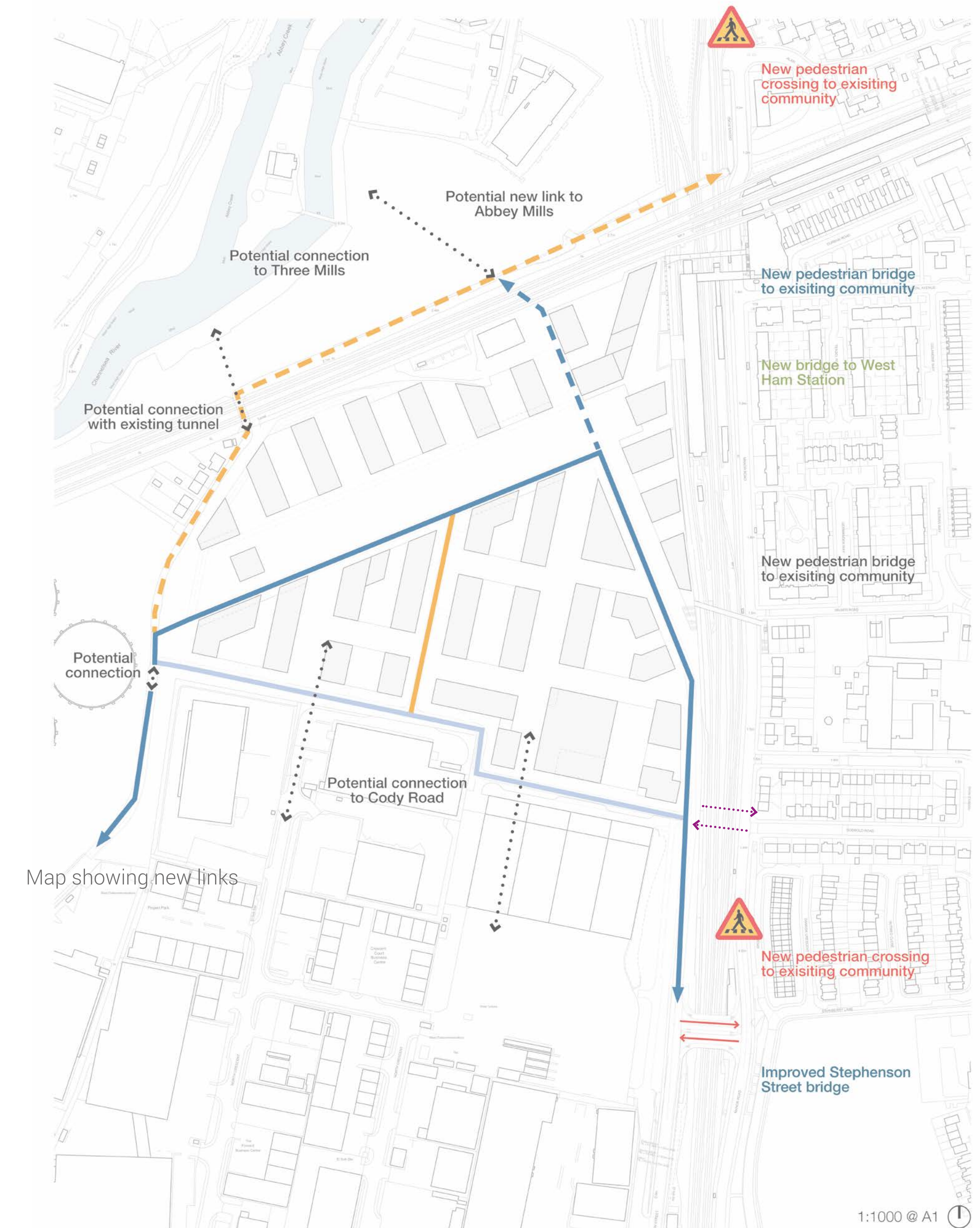
OUR PLANS

Our proposed transport and infrastructure improvements include:

- 1 a link from West Ham Station into a new local centre;
- 2 two new pedestrian bridges onto the site increasing permeability from existing communities;
- 4 a new road bridge / layout to improve traffic flow and ease potential congestion; and
- 5 green links that will extend as the project is built out and will be integrated into the Leaway.



View from northern bridge



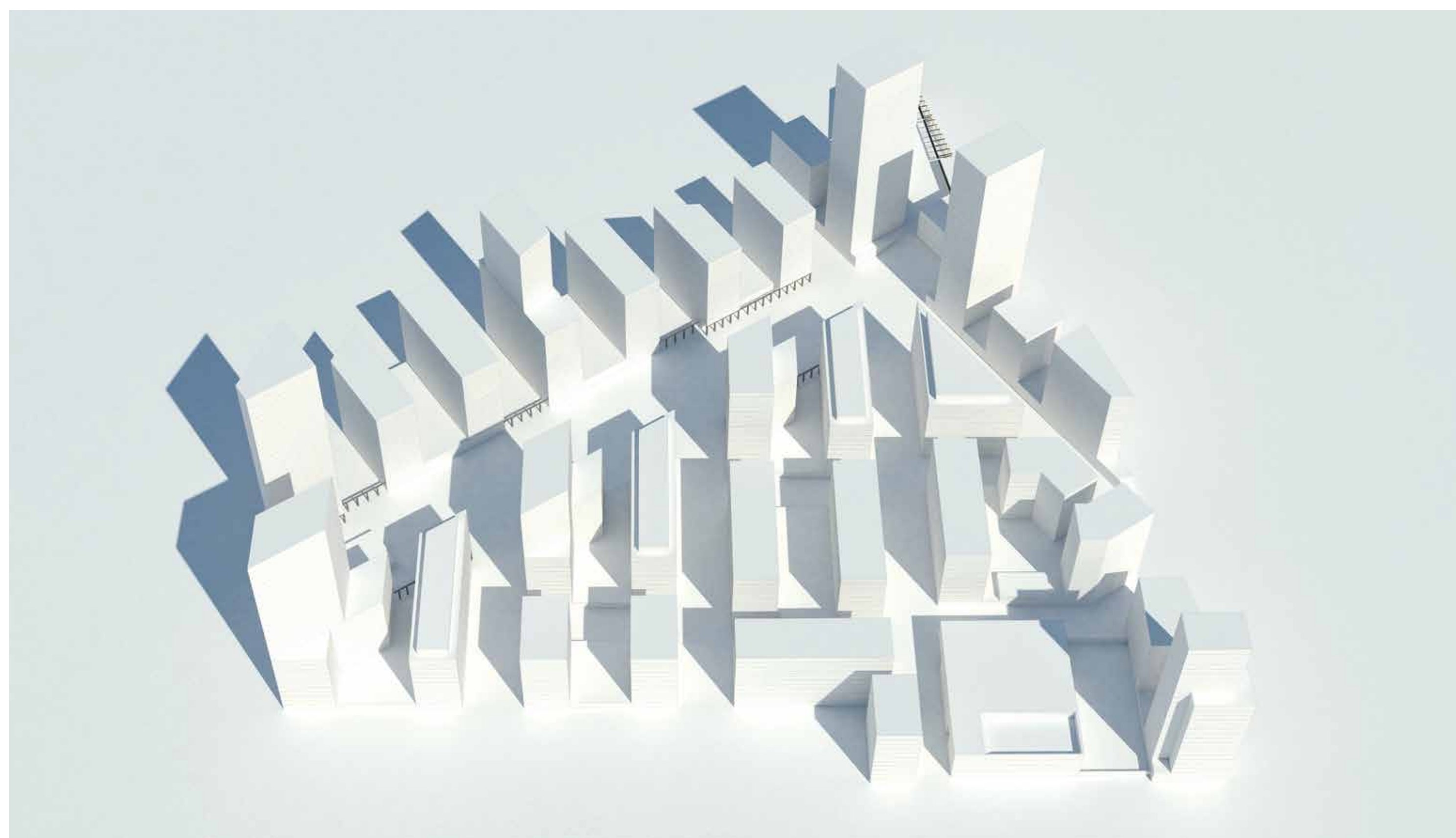
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MASTERPLAN – HEIGHTS



View from Four Seasons park



Massing diagram to show height across the site



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PHASE 1



Key phase 1 landscape deliverables

- 1 New public piazza to West Ham Station – Central Square 0.4ha
- 2 Four Seasons Park 0.5ha – over a third of the park
- 3 Science Garden 0.4ha
- 4 Community Garden
- 5 Building courtyards
- 6 The Avenue – a London street
- 7 Meanwhile and temporary uses (0.6 ha)
- 8 Improvements to West Ham Station
- 9 Pedestrian bridges

Phase 1 delivers 1.3ha of public open space (30% of total site open space).

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THE BERKELEY WAY

- Design our homes to consider future climate change
- Enable fibre broadband in all our new homes and provide community Wi-Fi
- Guarantee space standards by exceeding to nationally prescribed requirements
- Provide internal recycling facilities in all homes
- Ensure a net biodiversity gain on all developments and protect and enhance ecology
- Harvest rainwater for reuse on all developments
- Install living roofs on all available residential apartment roof spaces
- All commercial space will be built to BREEAM Excellent
- Part of the Considerate Construction Scheme



Over the last five years, Berkeley has delivered:



17,750
NEWHOMES



26,000 JOBS
ACROSS THE UK



700 APPRENTICESHIPS AND
TRAINING SCHEMES



£1,5BN FOR
AFFORDABLE HOUSING



£396M TO SUPPORT
SCHOOLS, PARKS AND
OTHER PUBLIC AMENITIES



OVER £10M FOR CHARITIES
AND GOOD CAUSES



Woodberry Down - Play space



Kidbrook – Informal play space



One Tower Bridge – Bee hives

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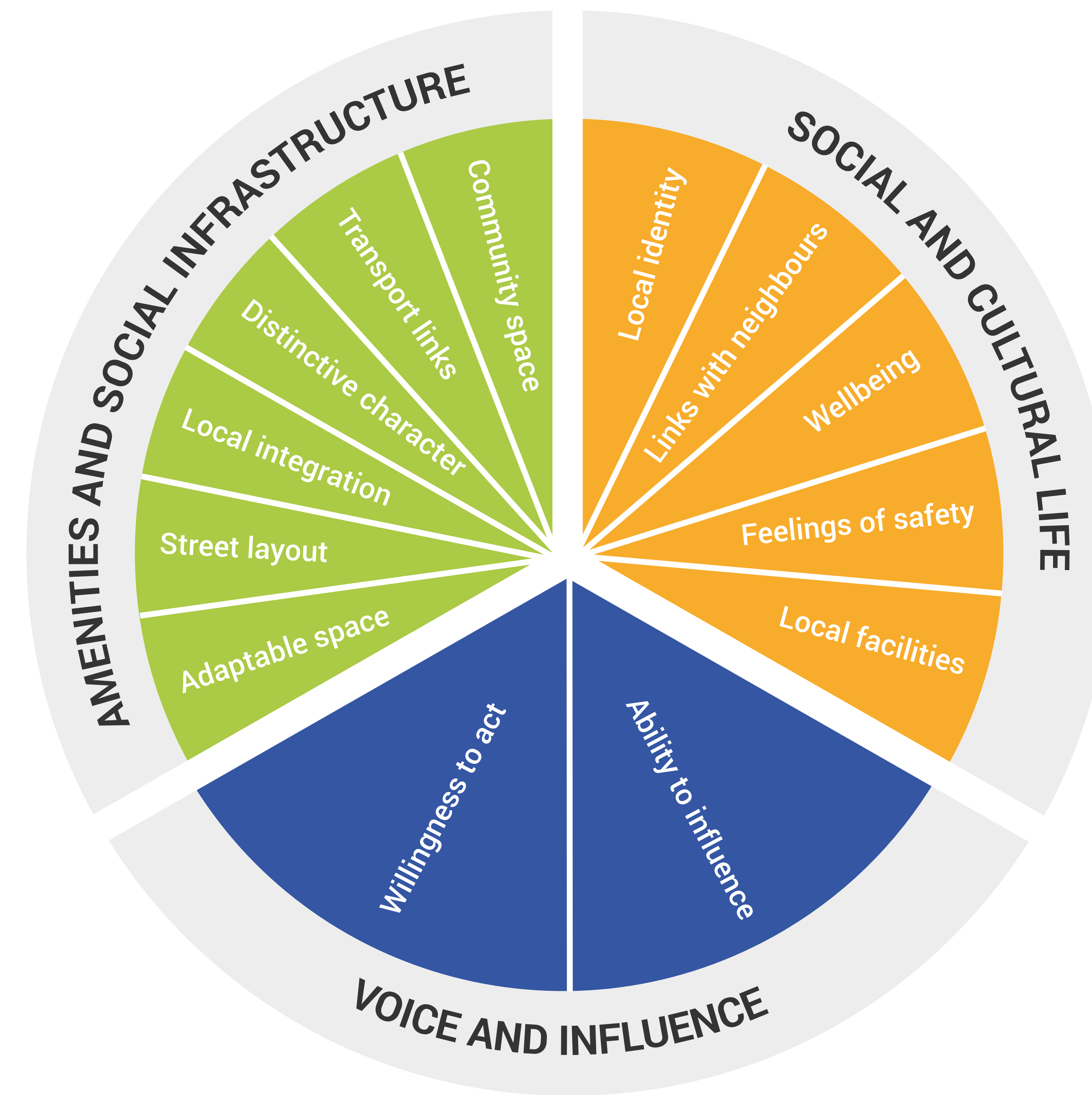
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SOCIAL SUSTAINABILITY

WHAT IS SOCIAL SUSTAINABILITY?

- The Berkeley Group social sustainability framework was developed with Social Life and provides a toolkit for assessing and improving quality of life for existing and new residents in the places that we build.
- It assesses physical factors, such as access to services and quality public realm, and non-physical factors such as wellbeing, sense of belonging, and local identity.

“...Social sustainability describes the way a neighbourhood supports individual and collective wellbeing. It is about people's quality of life, now and in the future....Social sustainability combines the design of the physical environment with a focus on how the people who live in and use a space relate to each other and function as a community...”



SOCIAL SUSTAINABILITY IN ACTION

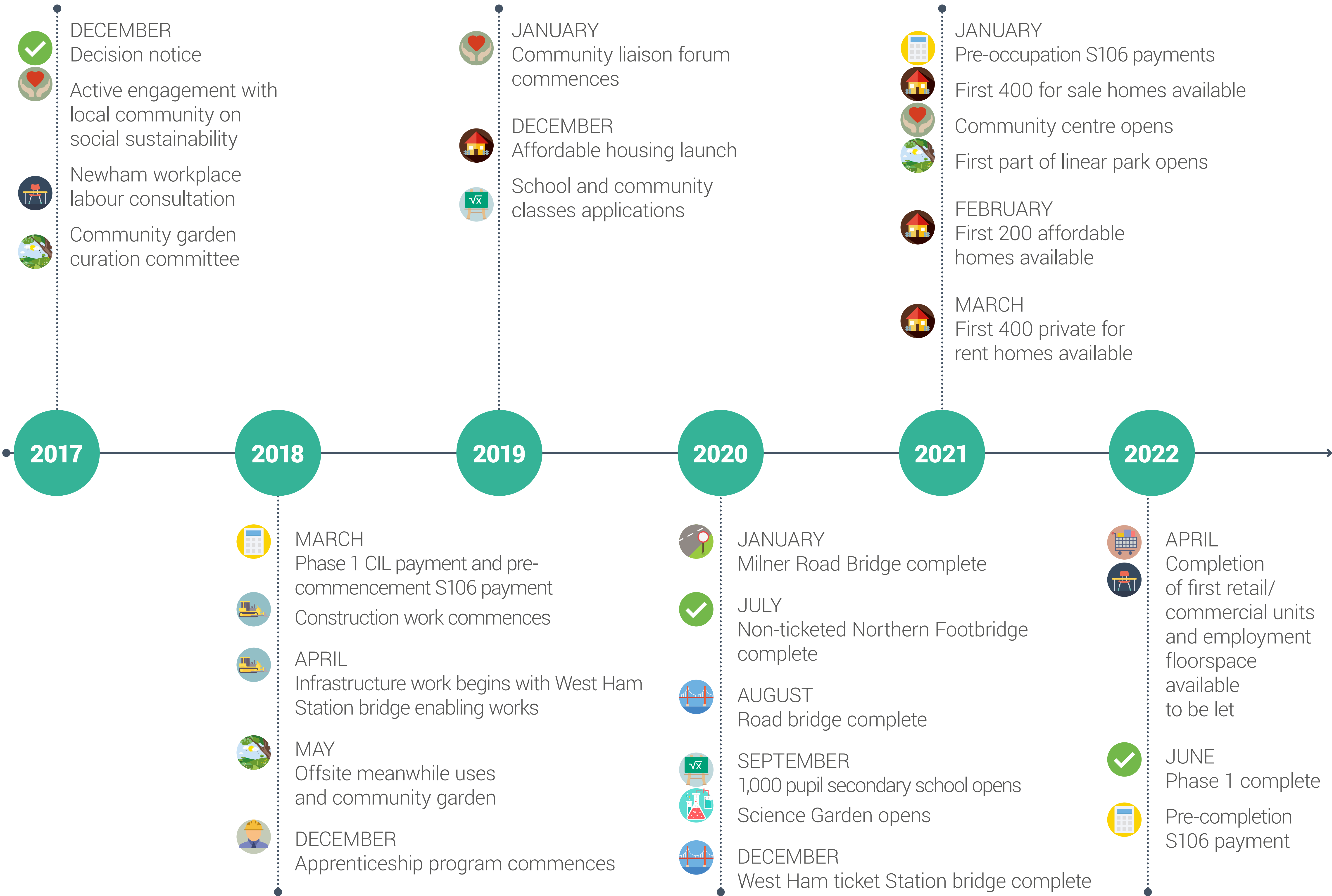
- A Community Chest of £10k per year at London Dock that provides small scale loans for local projects
- An Events Coordinator at South Quay Plaza to help knit the new community into the existing
- An outdoor cinema, summer festival and farmers market at Woodberry Down
- A Tall Ships Festival and farmers market at Royal Arsenal Riverside



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PHASE 1



By the end of Phase 1
we will have created:

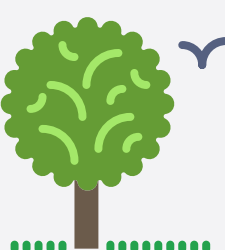
2,500
construction jobs



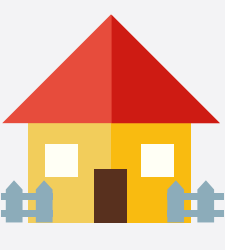
315
operational jobs



30%
of site wide
public realm



1,000
homes



4,500
sq m of retail
and commercial



**Community
Centre**



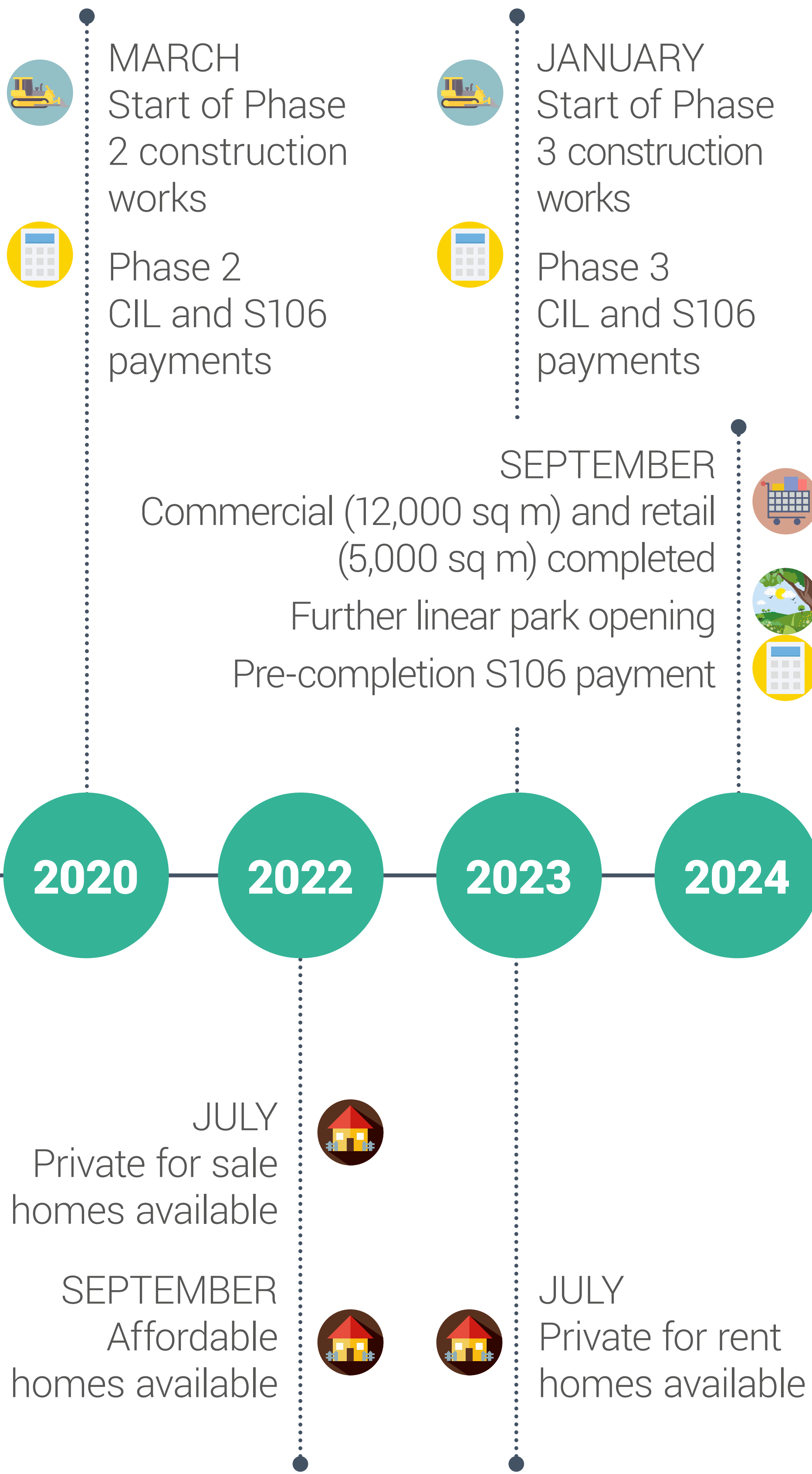
1,000
pupil
secondary school



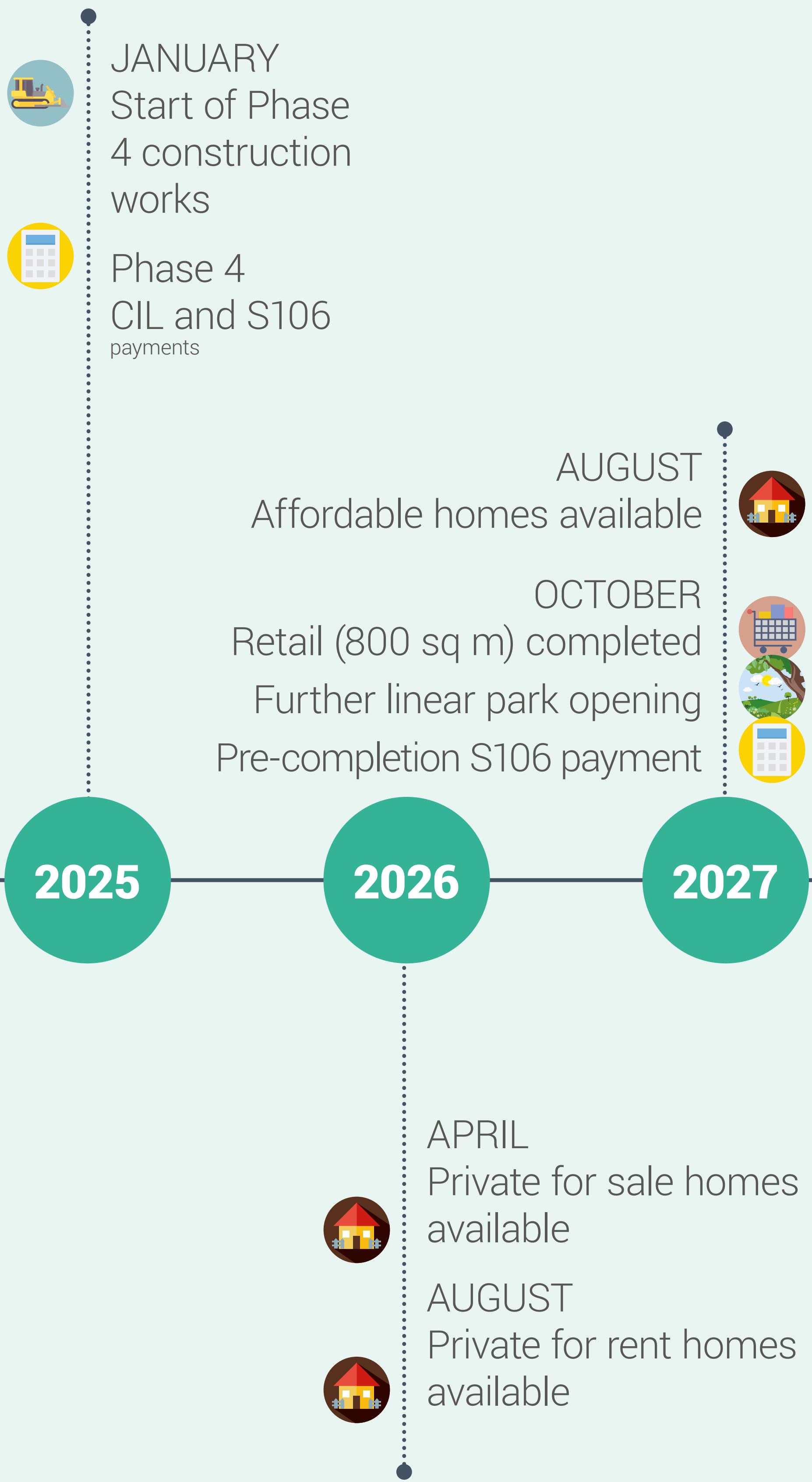
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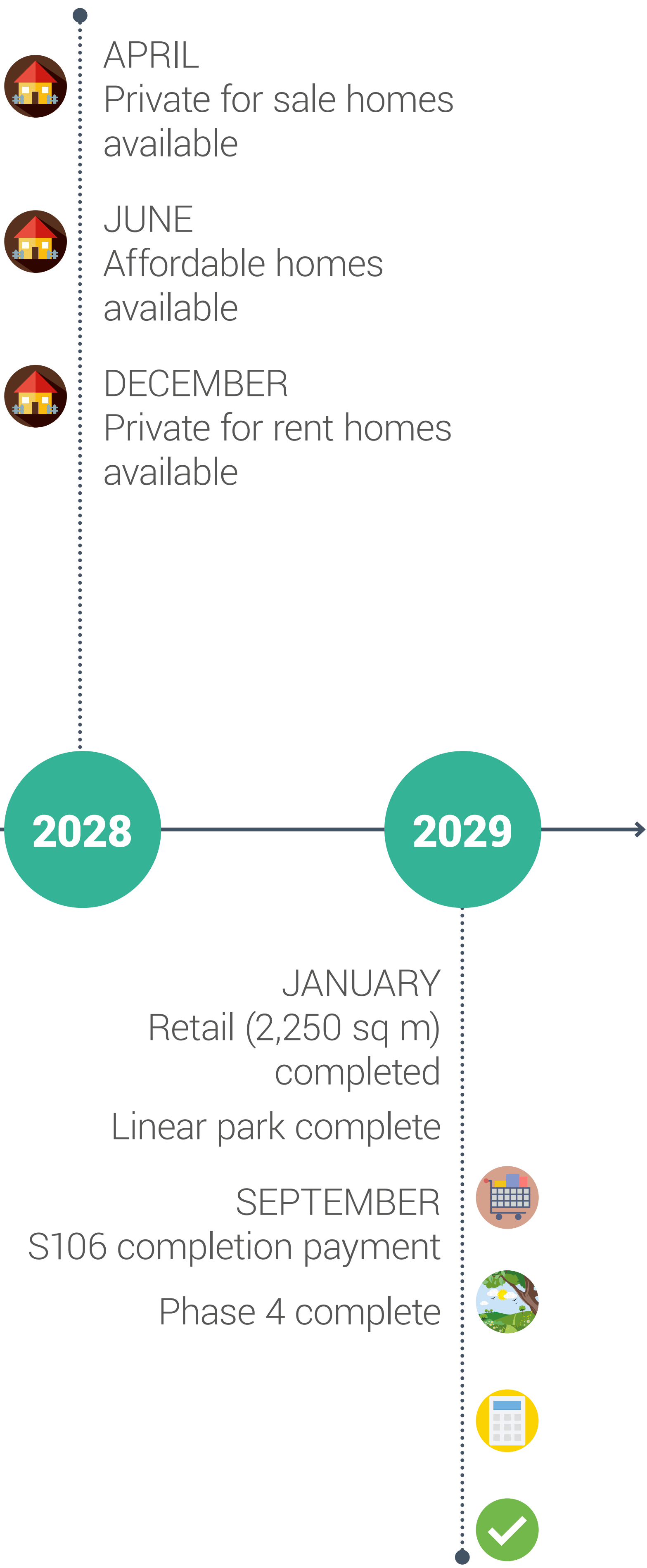
PHASE 2 – DELIVERY



PHASE 3 – DELIVERY



PHASE 4 – DELIVERY



By the end of the scheme we will have created:



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NEXT STEPS

We hope you found the exhibition useful and informative. We will be collating all the feedback we have received and, where possible, will take it on board ahead of submitting a planning application to the London Borough of Newham later this spring.

In the meantime, there will be further opportunities to meet, ask questions and give us your views about the development. The team is organising a series of briefings and community events in the coming months including:

- Site visits
- Drop-in sessions at local venues
- Briefings for councillors and local businesses
- Workshops with local primary and secondary schools

For more details about dates, please visit our website
www.berkeley-stephensonstreet.co.uk

Before you leave, please remember to leave your feedback with our colleagues. Residents' voice and influence are at the forefront of building a sustainable community and Berkeley is committed to creating an environment in which people work together to manage and improve their neighbourhood.

There are several ways to give us your comments:

- Feedback forms at this exhibition
- Calling our Freephone line on **0800 307 7572**
- Emailing us at
stephensonstreet@londoncommunications.co.uk
- Talking to a member of the project team here today
- Visit our website
- Come to any of our upcoming events

We hope to see you again soon.

