

LOWER LEA VALLEY

In the Lower Lea Valley, LTGDC's programme of projects is expected to deliver by 2016 4,300 new homes, 2,900 new jobs, £1.3 billion of private sector investment, 36 hectares of remediated brown field land, 160,000 square metres of new commercial space and 190,000 square metres of new or refurbished green and open space.

Canning Town

LTGDC, with the London Borough of Newham is delivering one of the most exciting regeneration projects in the capital.

The master plan framework for Canning Town and Custom House, which was adopted as Supplementary Planning Guidance in 2008, seeks to deliver 11,000 new homes and a new town centre opposite Canning Town's transport interchange for DLR, Jubilee Line and London Buses, with approximately 60,000 sq m of retail and commercial space.

To kick start the new town centre development, LTGDC provided funding to Newham Council to clear and demolish outdated tower blocks in order to provide a significant part of the new town centre site. An area of 2.5 hectares has now been cleared ready for development. A brief has been issued to select a development partner to work up the first phase of the development, which will eventually comprise up to 1,800 homes and 60,000 sq m of retail and commercial space.

Design work for the removal of the A13 slip roads and roundabout is well underway. The project will create a continuous pedestrian connection between the two communities north and south of the A13. A planning application for the improvements was submitted in December 2008 and work on the project will start in 2010.

Parmjit Dhanda MP, Communities Minister, officially opened The Place in June 2008. The Place is a new building which brings together a range of public services such as job brokerage training services, the safer neighbourhoods police team and local regeneration team closer to the community. LTGDC commissioned the construction of this project.

Olympic Arc

The London 2012 Games is already bringing many benefits to east London beyond the development of the Olympic Park. Many transport enhancements have been brought forward that benefit east London as a whole and act as vital catalysts for development in the Lower Lea Valley. Sustainable regeneration that benefits local communities will not come about without careful planning and coordination.

To ensure that the Olympic Park connects with the surrounding area and that the benefits of the Games are maximized for local communities, LTGDC has worked with partners to commission master plans for the areas directly adjacent to the Park. Known collectively as the Olympic Arc, the master plans cover Stratford Town Centre and High Street, Sugar House Lane, Bromley by Bow, Hackney Wick and Fish Island and the Northern Olympic fringe. Together these plans will help in shaping future strategic investments, site assembly and new infrastructure.

Undoubtedly the London 2012 Games provides a valuable opportunity to showcase the regeneration of east London and focus inward investors' attention on the Lower Lea Valley in order to encourage investment beyond 2012. With this in mind LTGDC has spearheaded the creation of an inward investment and marketing suite overlooking the Olympic Park, with prime views of the wider Lower Lea Valley. Planning permission has already been granted and work to convert the penthouse floors ready for opening in late 2009 has started.

We have made considerable progress in agreeing the business plan for Birkbeck College (University of London) and the University of East London to deliver a new academic centre in Stratford. A proposition has been agreed for a building of 8,500 sq m and costing £33 million to be located within the Cultural Quarter of Stratford, delivering higher and further education programmes and much needed rehearsal space for both the Theatre Royal Stratford East and Stratford Circus. If the funding application being made to the Higher Education Funding Council for England (HEFCE) in 2009/10 is successful, the new centre will open in 2012.

Stratford serves as an important gateway to the Lower Lea Valley and the London 2012 Games, and LTGDC has agreed funding for major enhancements to the High Street before 2011. A design partner has been appointed and work is programmed to start early in 2010.



Meridian Square, Stratford



Three Mills Lock, Bromley by Bow

Bromley by Bow

At the Lower Lea Valley's heart is an area of declining traditional industries. South of the Olympic Park and east of Bromley by Bow station this area is juxtaposed with Three Mills, an attractive area surrounded by waterways, a number of historic buildings and London's largest film studio.

This area of declining industry is in fragmented ownership and needs intervention to come forward. LTGDC completed a land use and design brief for the Hancock Road/Imperial Street area which was adopted by the London Borough of Tower Hamlets as Supplementary Planning Guidance in February 2009. Negotiations with landowners regarding delivery of the site have progressed well and LTGDC is considering use of Compulsory Purchase Order (CPO) powers to ensure comprehensive development is achieved.

Negotiations with landowners and master planning work in the Sugar House Lane area have also advanced and further progress can be expected in 2009/10.

LTGDC is assisting Poplar HARCA in the redevelopment of the Aberfeldy Estate through its funding of the demolition of Currie and Dunkeld House for redevelopment.

New connections across the area are being progressed and work should start on site for a new crossing across the A12 at Lochnagar Street next year.

Lea River Park

The LTGDC plan to extend the Lee Valley Regional Park south along the river valley to its mouth at the Thames is progressing well. Known as the Lea River Park, the two mile extension south from the Olympic Park celebrates the history, heritage and natural attributes of the Lea Valley, creating an ecological resource and a range of leisure and recreational opportunities for the local community and regional visitors.

LTGDC has completed a design framework for the Lea River Park and is working on phase one of its delivery which includes Three Mills Green, the first phase of the Fatwalk (a continuous north-south pedestrian and cycle route parkland link from the Olympic Park to the Thames) and East India Dock Basin. We have appointed Thames 21 to continue consultation with residential and business communities in order to start volunteering activities along the route of the park and the river, raising its profile and engendering a sense of local ownership. At the recent BURA Waterways Award the design framework for the Lea River Park was highly commended by the judging panel.

Latz + Partners were appointed as the design team for the Lea River Park and will work with stakeholders to build on the design framework and business plan before preparing planning applications.

A project that has made a significant contribution to the Lower Lea Valley is the water impoundment work at Three Mills Wall River and Prescott Channel that LTGDC funded with British Waterways Board, the Olympic Delivery Authority and Transport for London. The project's aim is to create a permanent water level north of the River Lea, to enable it to support leisure activities and allow commercial water freight to service the construction of the Olympic venues. The project embraces improvements to river banks and towpaths and the provision of a more attractive environment for future housing developments. Work commenced in February 2007 and Three Mills Lock was opened in June 2009.