

WE ARE CANNING TOWN.



The London Borough of Newham would like to welcome you to this update information session on the proposals for Vincent Street, Canning Town.

The proposed development will bring forward 147 new homes and a community space at the junction of Vincent Street, Forty Acre Lane, and Fords Park Road. The homes will be 100% affordable housing.

The new homes will include a variety of sizes and types, ranging from 1-bedroom flats to 5 bedroom townhouses. Almost half of the homes will be family housing, classed as 3 or more bedrooms, and 10% of homes will be designed for wheelchair users.

The buildings will be well-designed, high quality and with generous spaces inside. The buildings will range in size from 3 to 9 storeys, across a variety of different building types.

The development include a ground floor undercroft secure car park, with parking within targeted towards disabled users, below a landscaped communal courtyard at first floor.

Surrounding the buildings, we will be creating new streets and green spaces, with a focus on pedestrians over cars, and providing safe places for children to play.

We look forward to hearing your feedback on these designs.

Indicative timescales



2

WE ARE CANNING TOWN.



Our co-design sessions and engagement events have informed the design for the Vincent Street site.

Comments received so far have related both to the wider masterplan area as well as the Vincent Street project.

While we have aimed to take all comments into consideration where possible, some of the needs are difficult to address on an individual site.

We have highlighted the comments that are not possible to achieve, however, we will follow up any outstanding matters with you in the following design stages.

YOU SAID

Streets and Open Spaces - things you want to see

- Wide roads, wide pavements, and more green space;
- Water feature in the new square;
- Memorial plaques or art work done by children & adults;
- Plant more trees and beautify the space;
- A protected communal garden;
- Do not want fruit trees to be planted, the fruit could cause mess;
- Separate play areas for kids and youth;
- More child-friendly spaces;
- More things for teenagers to do and spaces for them;
- Recreation area for families/youth - table tennis and expand the basketball court or adventure playground;
- More car parking spaces;
- Need to accommodate the tradesmen of the area and make it easy for delivery and parking;
- Possibility for smaller streets to allow access for vehicles.



Wider Area Amenities - things you want to see

- A community centre including -a safe space for children to play and people to come together;
- A heritage centre;
- Support and spaces for local start-up businesses;
- Shopping facilities i.e. clothing not cafés & restaurants;
- A more innovative use for existing garages;
- A more innovative method of bin collection;
- Cycle parking spaces/storage with CCTV;
- The subway is useful but needs to be safer - ideal solution would be cameras/lights;
- Cameras around the estate as a deterrent for antisocial behaviour.



Homes - things you want to see

- Maisonettes with gardens;
- Different size flats including family friendly homes;
- Consideration of the current standards/sizes in designing the new homes - not smaller homes;
- Better lighting required on the stairs - motion lights are problematic for safety concerns.

WE DID

Streets and Open Spaces - things we propose

- **The proposal will add 1660 square metres of landscape which will maximise greening and planting** which will help to cope with increasing heat, possible flooding and meet climate change challenges;
- There will be an area of hard surface that could have **water features**, this is still being explored in relation to maintenance;
- Areas for community art work have been identified and more work will be done in the next design stages;
- The trees and plant species will be chosen for attractiveness, ease of maintenance and contribution to shading and biodiversity;
- **Opportunities for formal and informal play** will be embedded in the public realm;
- There will be specific children's play spaces in the internal courtyard - accessible to residents only;
- No specific provision for teenagers in the Vincent St development but potentially in the following phases of the development;
- Below a communal garden;
- In line with current policy, no increase in parking spaces but car parking will be provided for blue badge holders within the new block;
- There will be dedicated servicing and delivery spaces around the buildings;
- There are limited areas for vehicular access to create **safe spaces for children, and maximise greening and planting.**

Wider Area Amenities - things we propose

- **New space for community uses will be prioritised on the Vincent St site.** More opportunities for other uses will be explored as part of the wider masterplan;
- The proposed creation of a **flexible space** could accommodate community uses and will include play spaces;
- The Vincent St scheme will focus on the delivery of new homes and does not include work spaces;
- The square and the flexible space provide recreational spaces however more will be delivered as part of the wider masterplan, especially within the new parks;
- No garages are part of this phase however, ways to enhance the use (and appearances) of existing garages in the wider area will be explored while the regeneration progresses;
- There will be secure cycle parking for all the new flats and houses;
- Different options are being considered for bins (including an underground refuse system), and consideration given to organic and bulk waste;
- Options to improve the **connection across the A13 are being explored**, however this is part of the following stages of the masterplan;
- **CCTV** will be provided in appropriate locations and the CCTV cameras will be designed to have clear visual lines.
- Pedestrian routes to Barking Road and the Hallsville Quarter's shops and services will be enhanced.

Homes - things we propose

- **Maisonettes with gardens are included in the design;**
- **A range of flats of different sizes are included in the design;**
- The design of flats reflect current needs as well as at least National Described Space Standards or bigger;
- Proposed private enclosed stair cores for the new development will not use the problematic lighting system.

- **Community Hub Launch**
21st May 2022
- **Local Research**
22nd May 2022
- **Presence at Trinity Centre**
23rd June 2022
- **Online Co-design workshop**
23rd June 2022
- **In-person Co-design workshop**
25th June 2022
- **Community Walk 1**
6th July 2022
- **Community Walk 2**
13th July 2022
- **Online Co-design workshop**
28th July 2022
- **In-person Co-design workshop**
6th August 2022

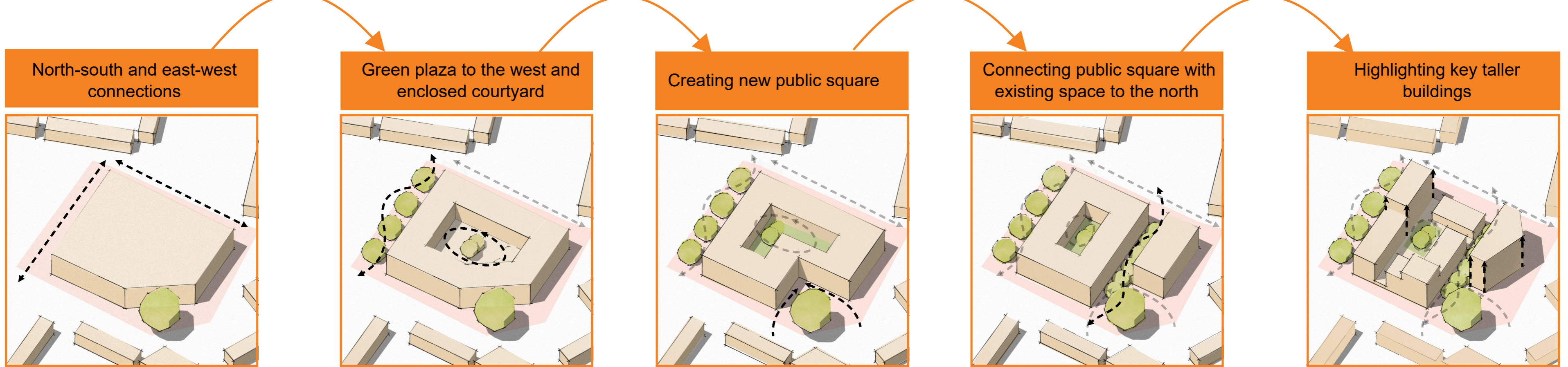
To stay informed on the project and the next engagement activities, please visit newhamco-create.co.uk

or come to see us at the **Trinity Hub (Bothwell Close E16 1QS)** every **Thursday between 1 and 4PM.**

3

DESIGN PRINCIPLES.

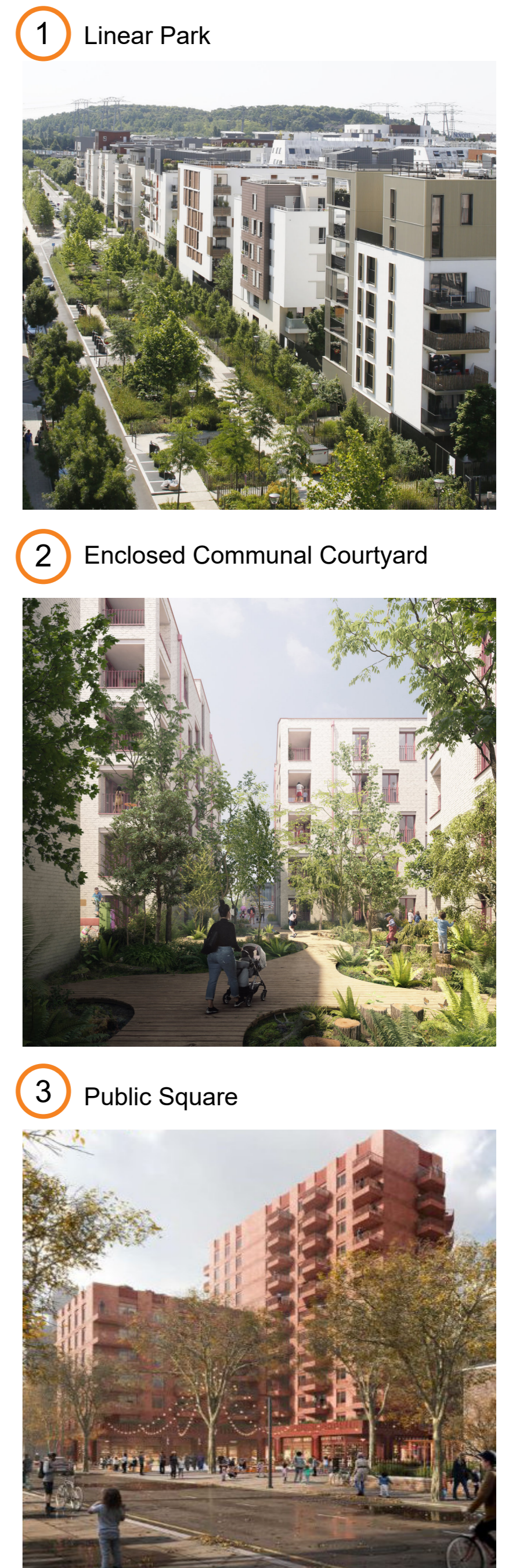
Design Steps Diagram



Site Plan Diagram



Inspirations



4

FLOOR PLANS.



Ground Floor Plan



First Floor Plan

5

FLOOR PLANS.



Second Floor Plan



Fourth Floor Plan

6

YOUR NEW HOMES.

Indicative Layouts

1 bedroom 2 person apartment (min. areas)

Overall area	50 sqm 538 sqft
bedroom	11.5 sqm 124 sqft
Storage	1.5 sqm 16 sqft
Balcony	5 sqm 54 sqft



2 bedroom 4 person apartment (min. areas)

Overall area	70 sqm 753 sqft
Master bedroom	11.5 sqm 124 sqft
Twin bedroom	11.5 sqm 124 sqft
Storage	2 sqm 22 sqft.
Balcony	7 sqm 76 sqft



3 bedroom 5 person apartment (min. areas)

Overall area	86 sqm 926 sqft
Master bedroom	11.5 sqm 124 sqft
Twin bedroom	11.5 sqm 124 sqft
Single bedroom	7.5 sqm 81 sqft
Storage	2.5 sqm 27 sqft.
Balcony	8 sqm 86 sqft



4 bedroom 6 person apartment (min. areas)

Overall area	99 sqm 926 sqft
Master bedroom	11.5 sqm 124 sqft
Twin bedroom	11.5 sqm 124 sqft
Single bedrooms	7.5 sqm 81 sqft
Storage	3 sqm 32 sqft.
Balcony	9 sqm 97 sqft



7

YOUR NEW HOMES.

Indicative Layouts

3 bedroom 5 person maisonette (min. areas)

Overall area	93 sqm 1001 sqft
Master bedroom	11.5 sqm 124 sqft
Twin bedroom	11.5 sqm 124 sqft
Single bedroom	7.5 sqm 81 sqft
Storage	2.5 sqm 27 sqft
Balcony	8 sqm 86 sqft

4 bedroom 6 person maisonette (min. areas)

Overall area	106 sqm 1141 sqft
Master bedroom	11.5 sqm 124 sqft
Twin bedroom	11.5 sqm 124 sqft
Single bedrooms	7.5 sqm 81 sqft
Storage	3 sqm 32 sqft
Balcony	9 sqm 97 sqft

5 bedroom 7 person townhouse (min. areas)

Overall area	134 sqm 1442 sqft
Master bedroom	11.5 sqm 124 sqft
Twin bedroom	11.5 sqm 124 sqft
Single bedrooms	7.5 sqm 81 sqft
Storage	3.5 sqm 38 sqft
Balcony	10 sqm 108 sqft



8

PUBLIC SPACE.



9

ILLUSTRATIVE VIEWS.



10

ILLUSTRATIVE VIEWS.

