

# WELCOME

**Welcome and thank you for visiting this public exhibition about the future of Blackwall Yard. This is your opportunity to:**

-  Learn more about our early ideas
-  Meet the project team and ask any questions
-  Give your views to help shape the emerging proposals as they develop

## Who are Hadley Property Group?

Hadley Property Group is a privately-owned development company which specialises in progressive, sustainable schemes with high-quality design teams across London and in other major UK cities.

The company was founded in 2003 and is one of only a handful of developers selected by the Mayor last year for the London Developer Panel (LDP2) framework, which delivers housing-led schemes on publicly owned land in London. Hadley has also formed strategic joint ventures with a number of Housing Associations and Local Authorities.

This collaborative approach has seen much success, with recent mixed-use regeneration schemes including Totterdown Reach in central Bristol, South Grove in Walthamstow, Green Lanes in Haringey and Greenwich Square – just across the river from Blackwall Yard.



Greenwich Square.



South Grove, Waltham Forest.



Totterdown Reach, Bristol.

## The Blackwall Yard Team

We have assembled an experienced and award-winning design team to bring forward a vision and masterplan for the site. Following an architectural competition late last year we selected Glenn Howells Architects (GHA) as master planners and lead architects for the site. Working alongside GHA will be Scandinavian waterside development experts White Arkitekter and regeneration experts Panter Hudspith. LDA Design will lead on the new public realm, which is a central feature of the proposals. This will include the reimagining of the long-neglected Graving Dock.

Glenn Howells Architects    LDĀ DESIGN

panter hudspith architects    white



Hammarby Sjöstad, Stockholm, White Arkitekter.



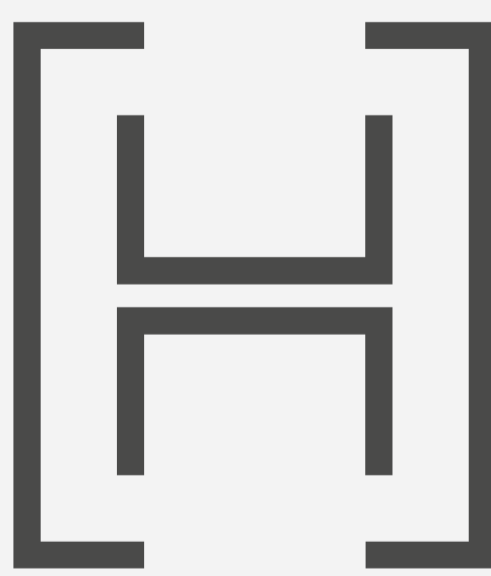
Wardian, Glenn Howells Architects.



Royal Road, Kennington, Panter Hudspith.



Jubilee Gardens, LDA Design.



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# ABOUT THE SITE



View along the River Thames of Blackwall Yard, the O2 and Canary Wharf.

**The Blackwall Yard site is located on the north bank of the River Thames, directly opposite the O2. The northern half is currently used as a private car park and the southern half extends down to the river front and includes the historic Graving Dock. It represents one of the last significant regeneration opportunities on the river in the Poplar area.**

Blackwall Yard is very well connected. It is only a few steps away from the East India DLR station and Aspen Way.

However, there is no public access to the waterfront and this has prevented a link through to the Thames Path for many years. It is our intention to reopen the path for pedestrian access along the Thames and we are in discussions with the neighbouring landowners at Thomson Reuters about this.

We think there is now a really exciting opportunity to create a new neighbourhood and bring life to this part of the Thames front.

## Did you know?

Tower Hamlets Council and the Greater London Authority have identified this site for a residential-led development, containing a primary school. It is part of the Poplar Riverside Housing Zone and the Isle of Dogs and South Poplar Opportunity Area.

## Previous planning consent

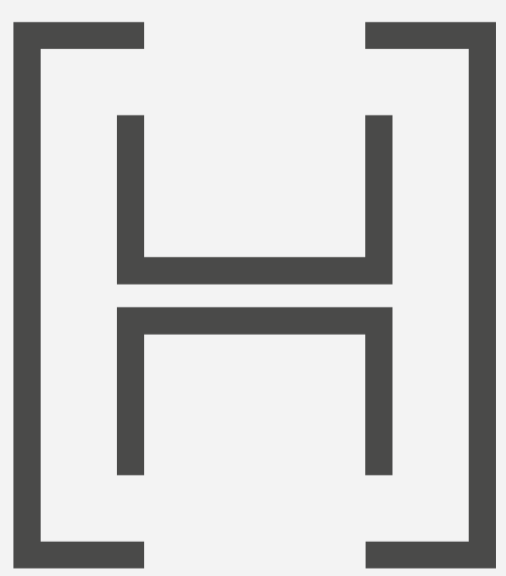
The permission, which was never implemented, was for 708 homes across six separate buildings, reaching a maximum height of 29 storeys. The proposals would have seen the towers on the river front, whereas our own scheme will see the bulk of the residential height on the north side of the site, away from the Thames.



## Site considerations



Blackwall Yard and red line site boundary.



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# THE HISTORY OF BLACKWALL YARD AND ITS FUTURE

## The history of Blackwall Yard

The wider Blackwall Yard area was formerly one of the most important maritime sites in Europe. An important shipbuilding site since 1617, the original Blackwall Dock was opened by the East India Company for the building and repair of its own ships, transferring into private hands in the 1650s. Later on, Blackwall Yard played an active role in Britain’s war effort in WWI as a repair point for munitions ships, hospital ships and destroyers. Although the wider area did not cease maritime operations until 1987, the Graving Dock had stood unused for more than twenty years prior to this. It was then truncated to two-thirds of its original length and re-profiled in 1989.



East India Dock, 1806.

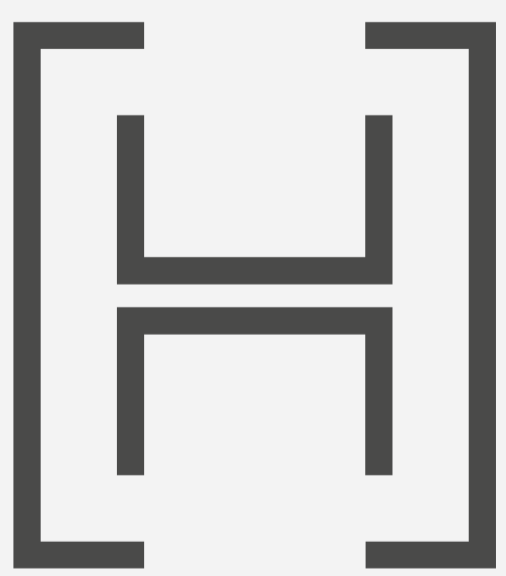
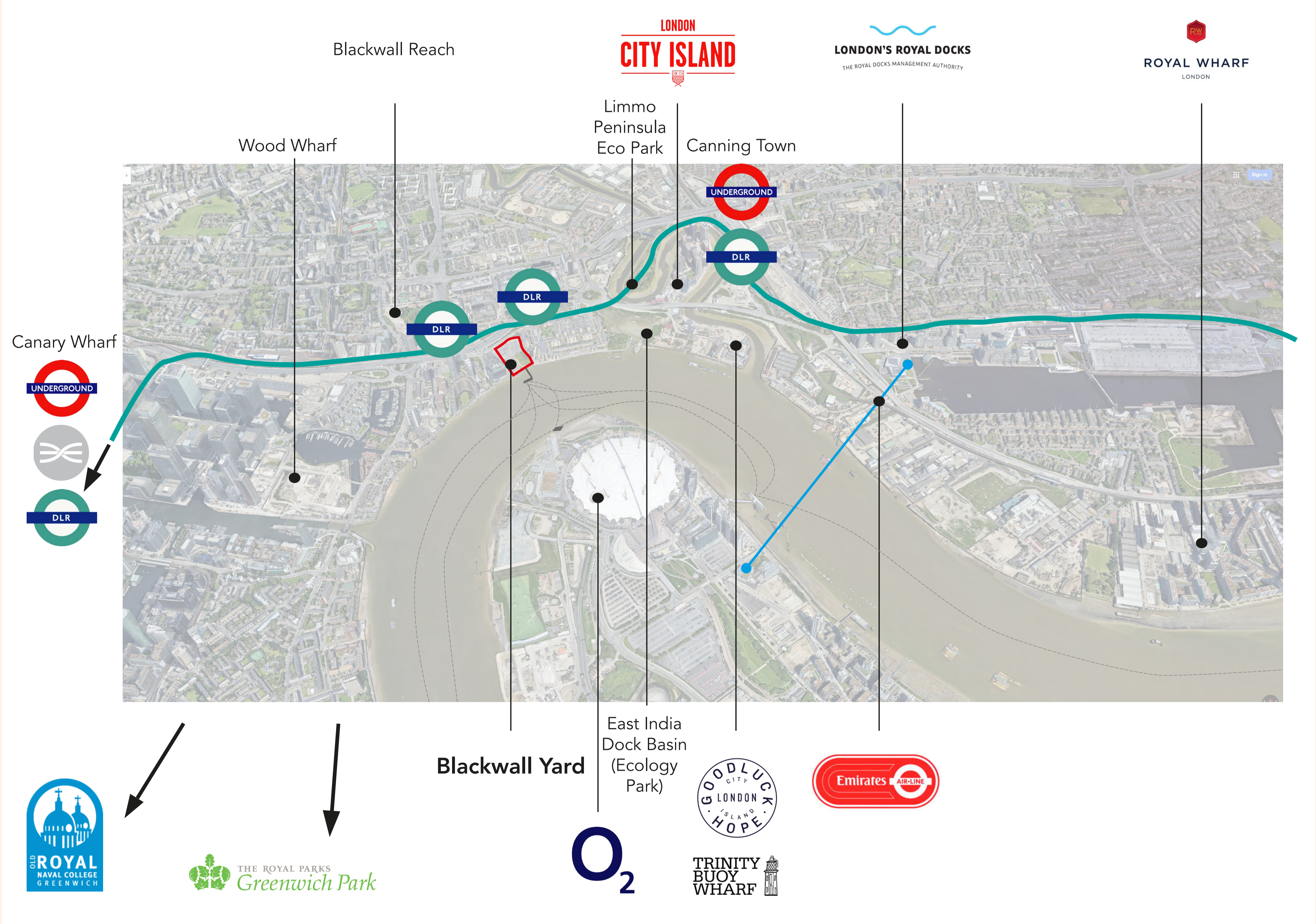


Blackwall Yard, 1949.

## Opportunities and constraints

Blackwall Yard presents a number of exciting opportunities and challenges for us to respond to as a team. This includes:

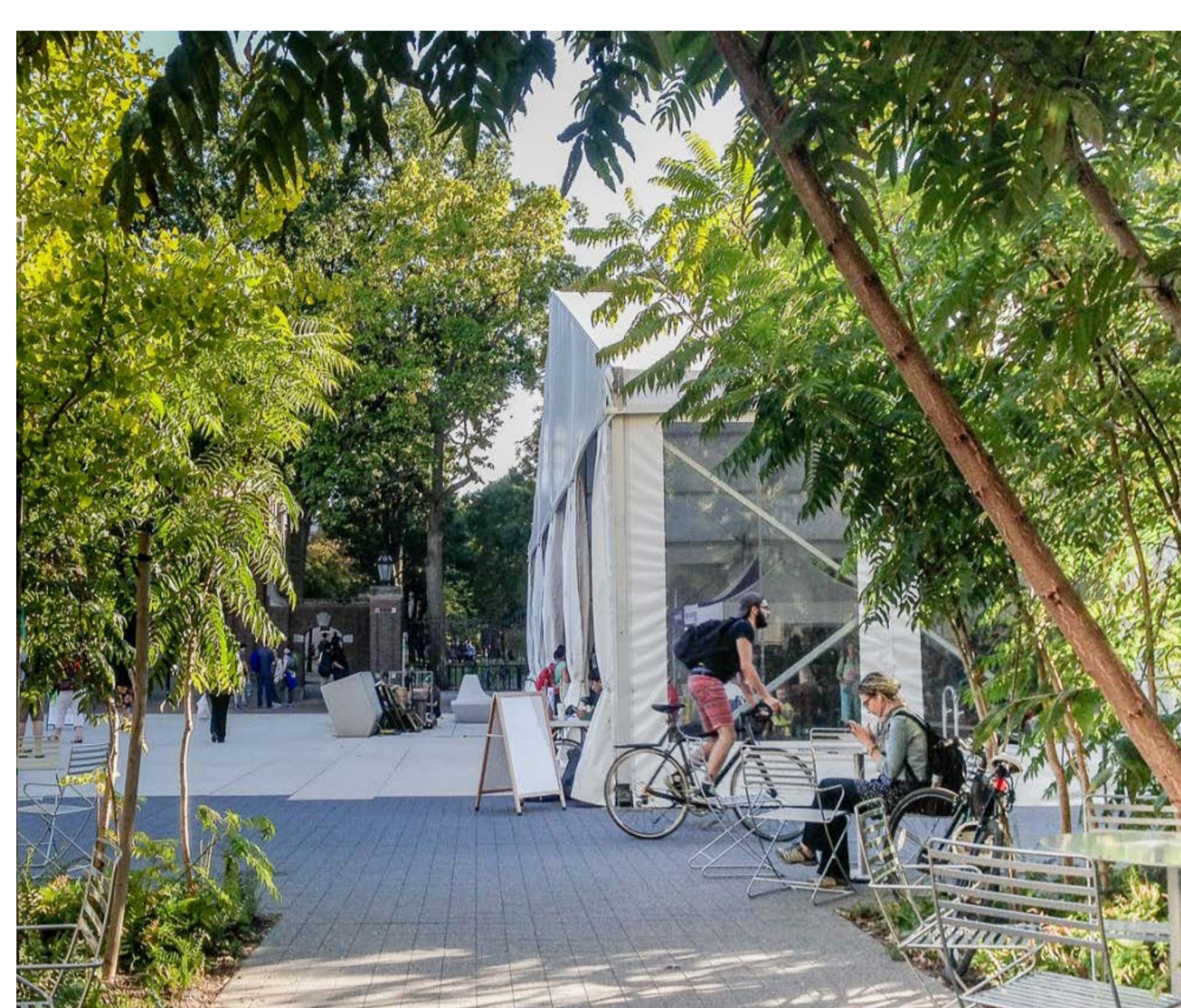
- **The Grade II listed Graving Dock** and how we preserve and activate this;
- **The Thames Path** and the potential to extend it;
- **The possibility for new connections** running east-to-west;
- **The challenge of Aspen Way** and how we minimise noise and pollution;
- **The chance for a new neighbourhood** which respects our neighbours to the east and creates a place to visit on the Thames front.



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# POTENTIAL OPPORTUNITIES AND BENEFITS

We believe Blackwall Yard presents an opportunity to bring forward a mixed-use neighbourhood which delivers real benefits for both existing and future residents. We want to explore this with you as we develop our masterplan and have included some of the key principles that will guide us as we work up designs over the coming months.



## Opening up the site

There are few pedestrian or cycle links between the different communities in the area and we are aware that it is difficult to get down to the riverfront. We would like to change that by introducing new connections and routes through Blackwall Yard. We also want to open the Thames Path up to enable access along the waterfront.

What would encourage you to walk and cycle more around the area?



## Homes

We think this is a great location for a new residential neighbourhood. We have an excellent reputation for delivering affordable housing in our developments and often provide more than local authorities require through planning policy. This will be our ambition for Blackwall Yard as well.

Where on the site do you think the new homes should be concentrated?



## New community uses and potential for a new two-form primary school

Tower Hamlets Council has identified a possible need for a new primary school here and we know that there may be other community spaces and services that you might need.

What do you think the area needs to support residents and families who live locally?



## Somewhere to visit, shop and relax

We want to create a place that all local people can enjoy with opportunities for shops, cafés and a pub/restaurant.

What kind of places do you think the area needs?



## A reimagined Blackwall Yard Graving Dock

As part of our scheme we want to preserve this important Grade II listed piece of history and give it a new lease of life as an attraction and cultural asset.

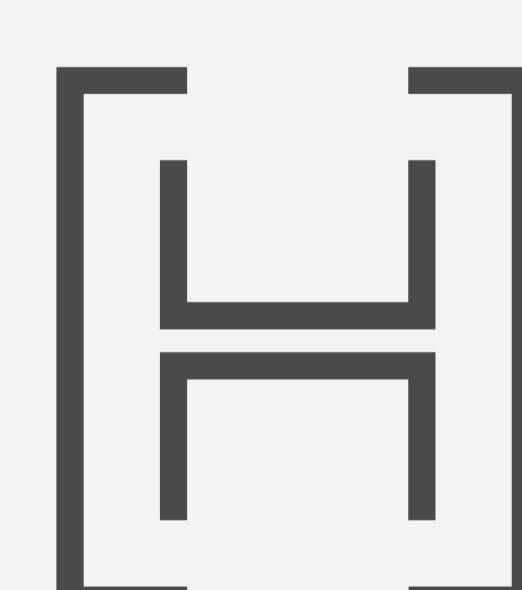
Were you aware of the Graving Dock at Blackwall Yard?



## Accessible waterside spaces

The river is an amazing asset but at the moment it is inaccessible and underused. We would like to enhance this as a waterside location, bring life back to this part of the Thames front and create somewhere for neighbouring communities to enjoy.

How do you think the river front could be enhanced at Blackwall Yard?



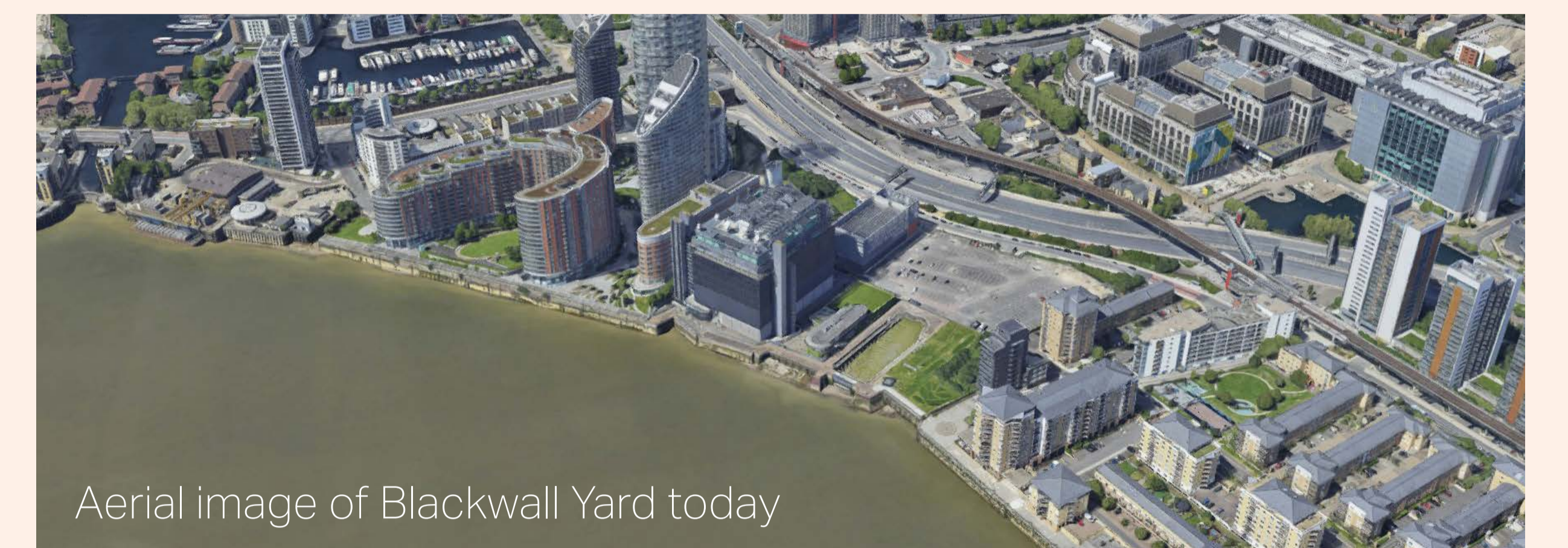
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# OUR VISION

Our vision is to transform Blackwall Yard into a new neighbourhood on the Thames. As well as being a place that people live, we want it to be a place for people to visit for fun and to relax. This will be an open development, with cafes, restaurants and public spaces by the waterfront.

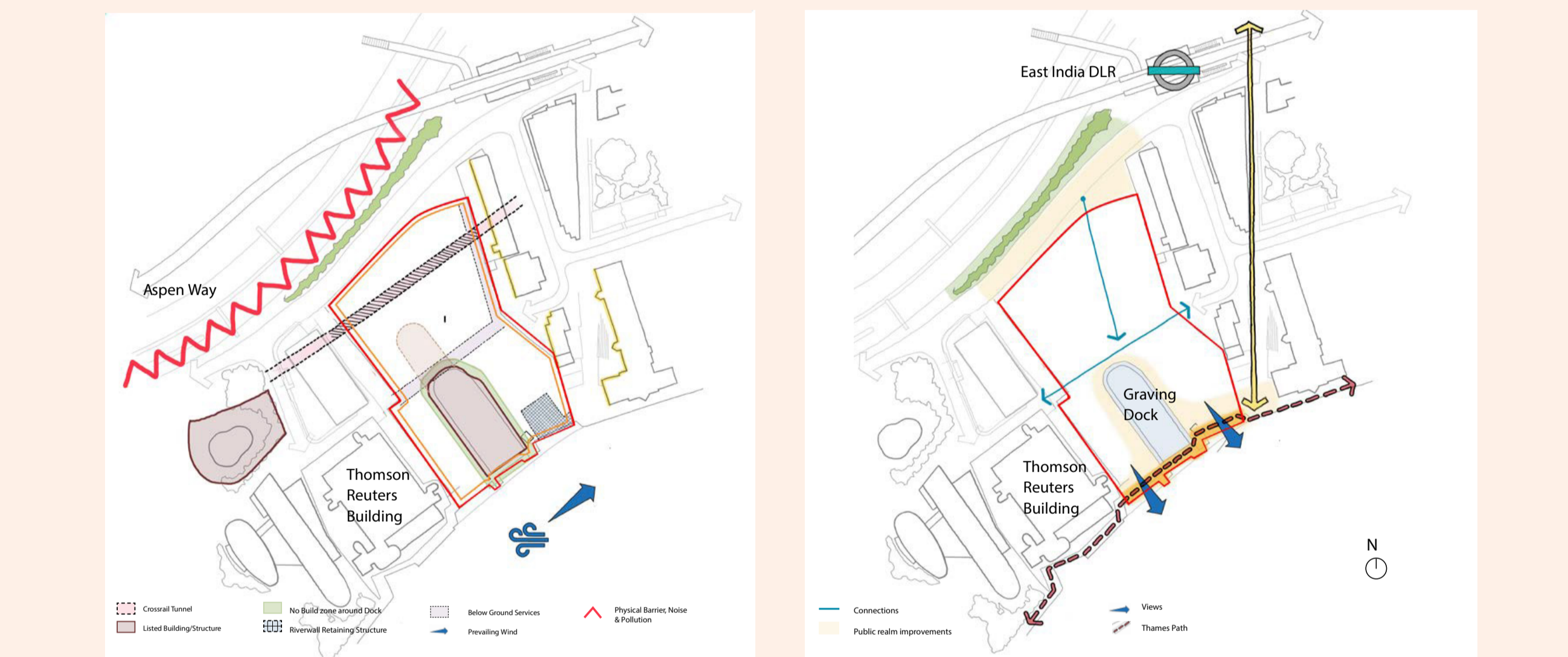
## Our aspiration

- To create a destination and waypoint
- To deliver public spaces for the enjoyment of the wider neighbourhood and community
- To design contemporary buildings
- To create a new place that is integrated with the wider area
- To deliver a project of high environmental performance



## Constraints & Opportunities

- Aspen Way - a noisy and polluted environment to the north
- Existing Crossrail tunnels below the site
- Thomson Reuters Database to the west
- Existing residential buildings to the eastern boundary
- Optimising the pedestrian route from the DLR station to the site
- Potential for a long term east-to-west route across the site
- Views across the River Thames to the O2 and Greenwich
- Opening up and integrating with the Thames Path

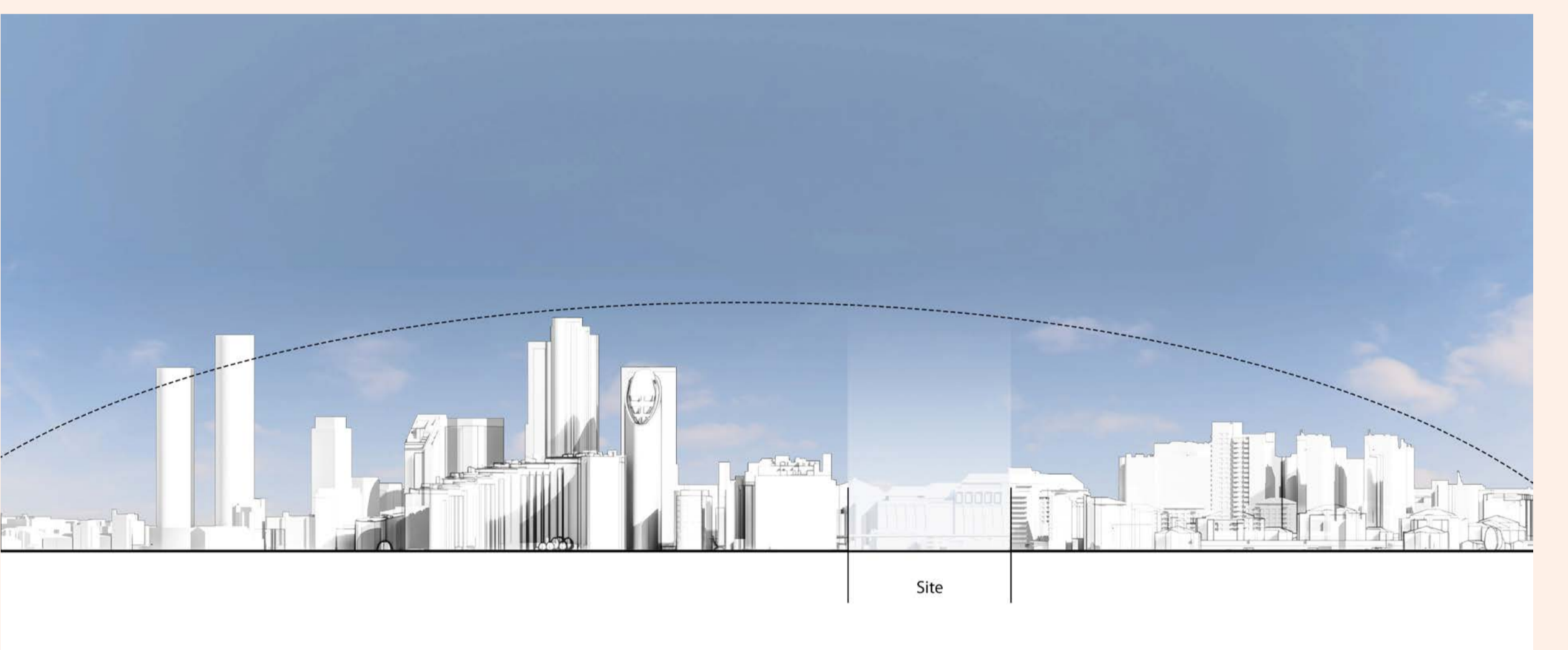


## Our brief

To achieve this, we've set our architects a detailed design brief which they will work towards over the coming months. This brief includes:

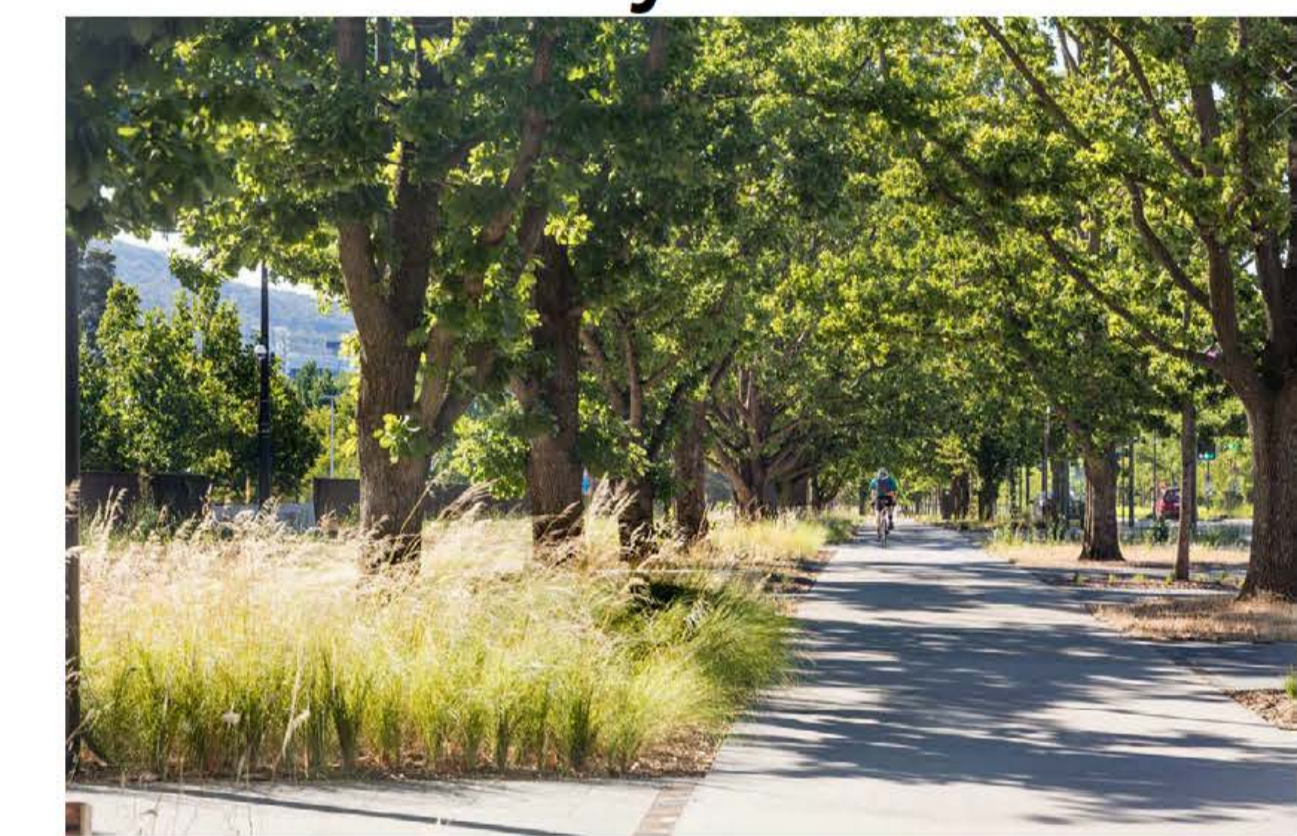
- A new **two-form primary school**;
- Space for **cafés, a pub, retail or workspace**;
- **Public realm** that celebrates the river and activates the Graving Dock;
- **An open and extended Thames Path**;
- **'The hub'** – a focus for resident and community uses;
- **A new landscape street** for Blackwall Way;
- New homes, including at least **35% affordable homes**;
- A **state-of-the-art mobility hub** for bicycles and electric vehicles;
- **New job opportunities**;
- **A relatively car-free scheme**, with residential car parking for blue badge holders only and discrete servicing to minimise the impact on public realm and local roads.
- **Potential for a new jetty and pier** for river services;

## Urban context



The site sits within the Blackwall cluster and has been designated as somewhere suitable for taller buildings within the London Plan. We are still at an early stage in our masterplanning, but envisage heights that respond to this and the character of the surrounding area.

### Blackwall Way



### Graving Dock



### Riverside



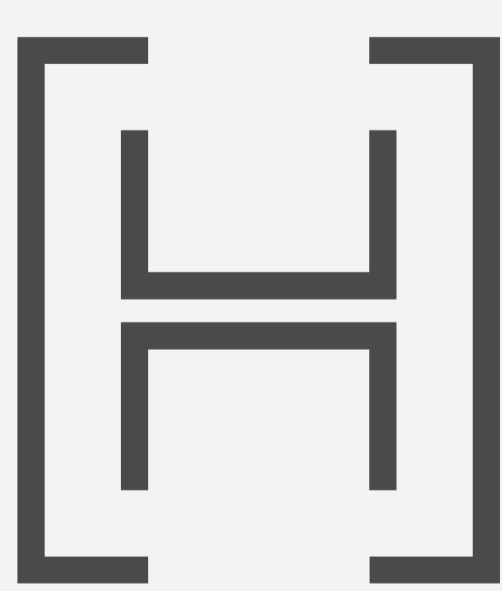
### The Lane



### The Square



### Meridian Square



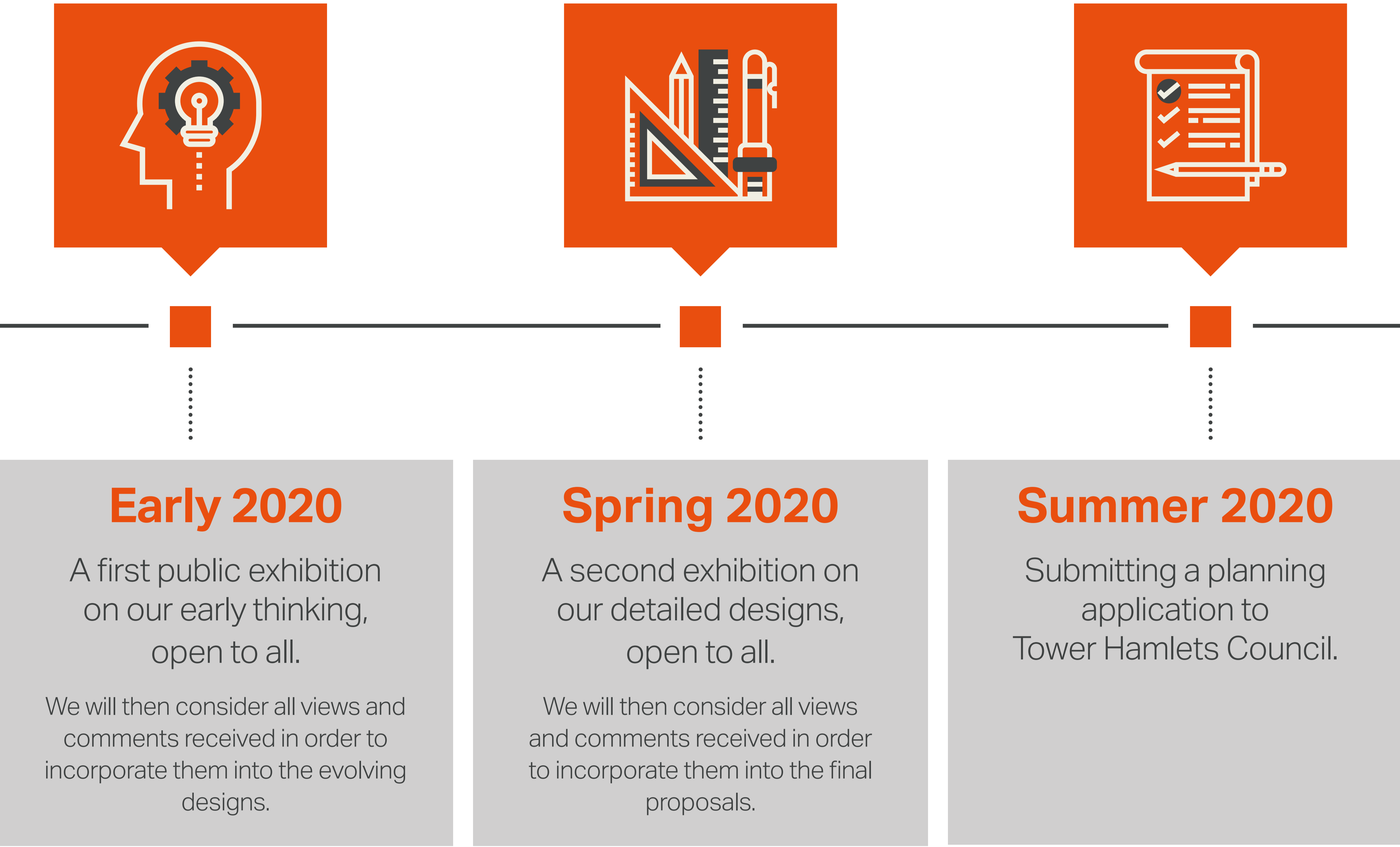
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# CONSULTATION AND NEXT STEPS





**Thank you for taking the time to visit and take part in this public exhibition on the future of Blackwall Yard.**

Any comments you provide will be reviewed by the project team and we'll be working to develop more detailed designs over the coming months.

The next public exhibition will take place in spring 2020 and will be open to all those who live or work locally.

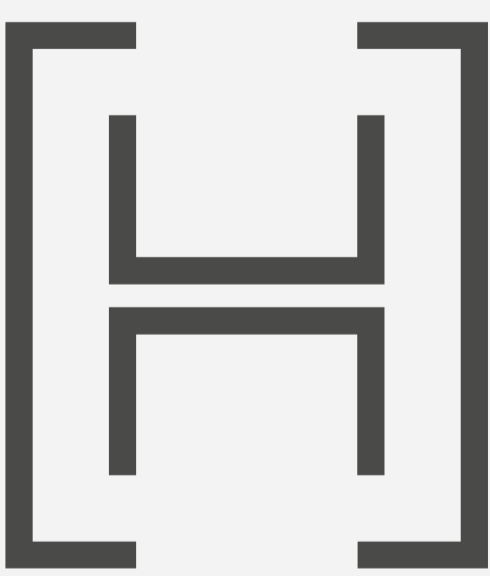
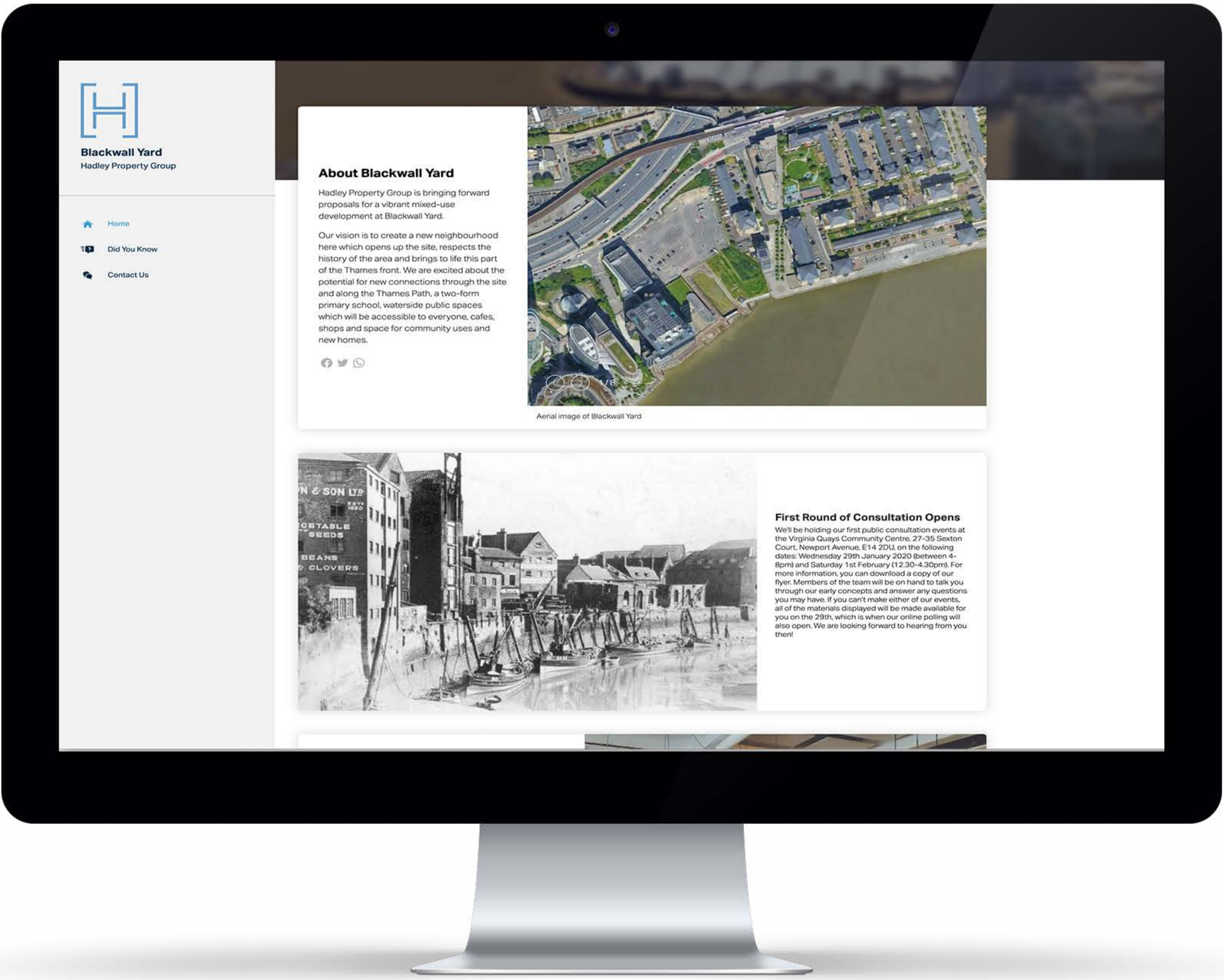


**If you would like to provide comments, you can do so by:**

-  Speaking to a member of the team
-  Leaving your comments via our freephone line **0800 307 7656**
-  Completing one of the comments cards provided
-  Emailing us at **blackwallyard@londoncommunications.co.uk**

**Keep up to date**

To keep up to date and feed into our proposals online through a series of digital polls, you can visit our new consultation website – **blackwallyard.co.uk**.



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