

# Welcome



**You are invited by JTP, on behalf of St William, to the Beckton Gasworks Community Planning Weekend to help shape the Vision for the regeneration of this historic site on the banks of the River Thames. Please come along, for some, part or all of the weekend!**

The former Gasworks is an important site in Beckton, owned by St William Homes LLP (part of the Berkeley Group). The site has been allocated in the 2018 Newham Local Plan

for comprehensive residential-led, mixed-use development. The redevelopment provides an opportunity to bring forward high-quality new homes, a mix of other uses, significant public realm and connections to and through the site, including access to the historic river frontage.

**Give us your ideas**

St William is committed to working closely with the local community and hard to reach groups and has appointed architects and community planners from JTP to facilitate the Beckton Gasworks (Phase One) Community Planning Weekend (CPW), which will be open to everyone.

Alongside the Community Planning Weekend, Icení will be working with St William on a community engagement strategy, including an opportunity to share your ideas with us through a dedicated website and email address. Further details to follow.

**Reporting Back The Vision**

After the public workshop days, the team will analyse and summarise the outcomes and draw up a shared Vision for Beckton Gasworks, presenting back to the local community on Tuesday evening 7 November.

Potential Questions to Consider This Weekend



How can we unlock an inaccessible site?



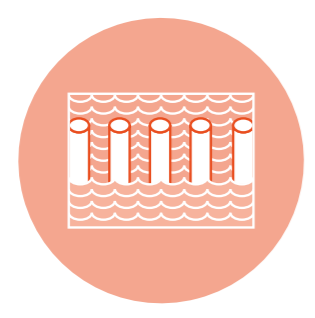
How can we promote sustainable transport?



How can we provide improved public spaces?



How can we provide safe, quality homes for all?



How can we celebrate the unique history of Beckton?



How can we further involve the community?



How can we restore land quality?



How can we improve community health & wellbeing?



How can we provide a vibrant neighbourhood parade?



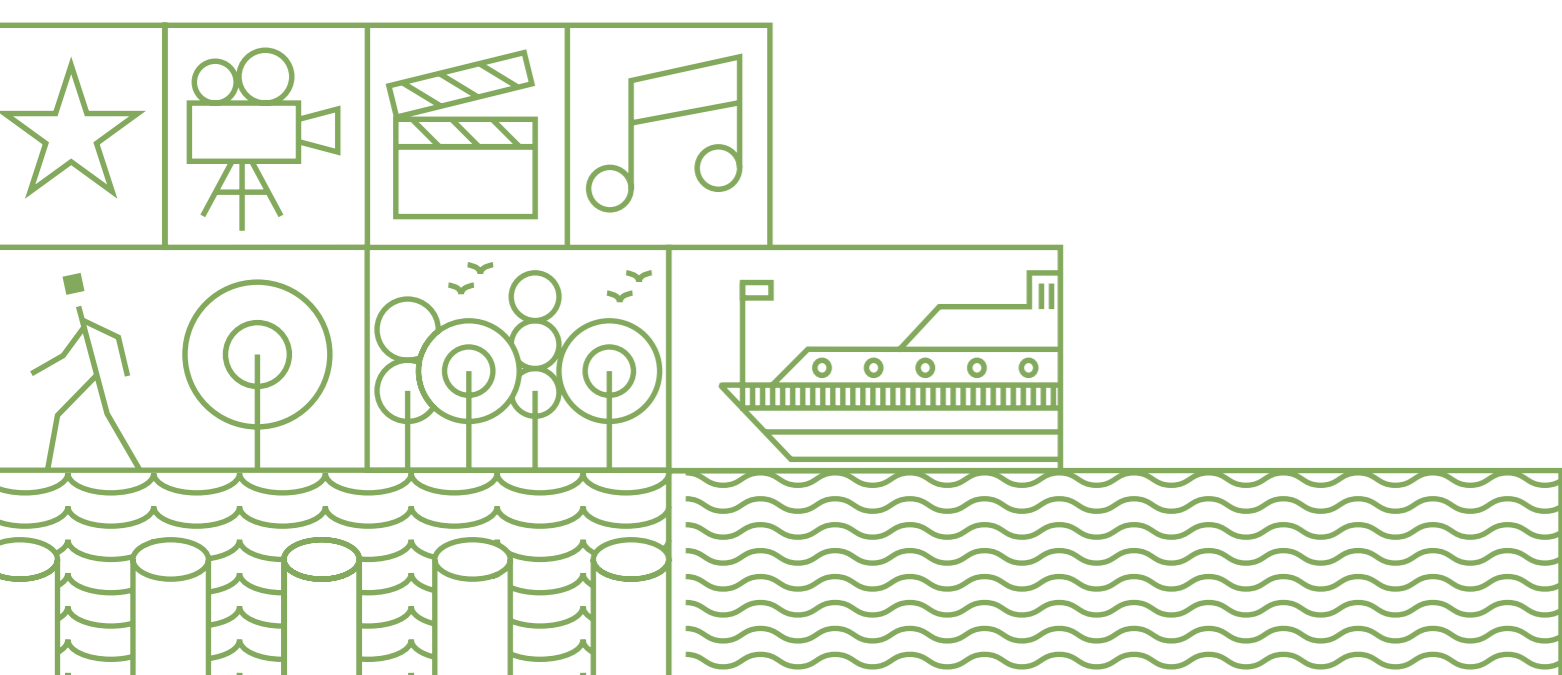
How can we aid Newham in it's COVID recovery?



How can Beckton Gasworks become a catalyst of wider regeneration?



How can we provide local opportunities?





# Programme



## What to expect at a Community Planning Weekend



## Beckton Gasworks (Phase 1) Community Planning Weekend Programme

**Friday 3 November**  
Public Workshops - Day 1  
Venue: Art in the Docks

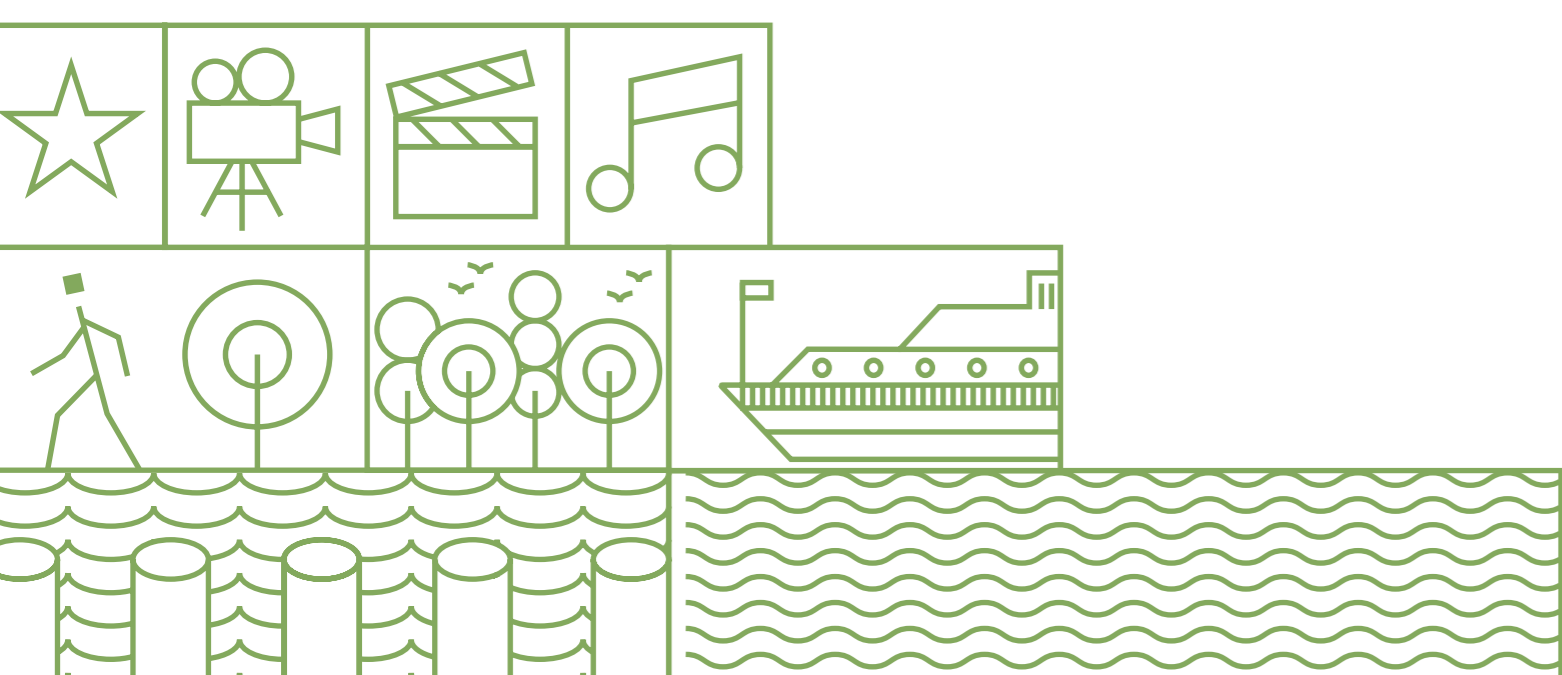
- 1.30pm Doors open & exhibition begins
- 2.00pm Welcome and introduction
- 2.10pm Talking Workshop**
- Young People's Workshop**
- 3.10pm Refreshment break
- 3.30pm Hands-on Planning Workshops**
- 4.30pm Refreshment break
- 4.45pm Feedback from Hands-on Planning Workshops**
- 5.30pm Close

**Saturday 4 November**  
Public Workshops - Day 2  
Venue: Art in the Docks

- 11.30am Doors open and exhibition begins
- 11.50am Welcome and introduction
- 12.00pm Talking Workshop**
- Young People's Workshop**
- 1.00pm Lunch break
- 1.30pm Hands-on Planning Workshops**
- Young People's Workshop (continued)
- 2.45pm Refreshment break
- 3.00pm Feedback from Hands-on Planning Workshops**
- 3.30pm Next Steps Workshop**
- 4.00pm Close

**Tuesday 7 November**  
Report Back Presentation  
Venue: Art in the Docks

- 6.30pm Doors open
- 6.45pm Report Back of the Vision for Beckton Gasworks**
- 8.00pm Close



Continuing community engagement



# The Team

## Applicant

### St William

Designed for life

St William are unlocking some of the most technically complex regeneration sites at the heart of communities across London and the South East of England, creating homes for everyone. The places built by St William will be renowned for the quality of their public realm and open spaces. To achieve this we adopt a landscape-led approach, on every site, which can be summarised as “first life, then spaces, then buildings.” So on every site, we start with the landscape. This is a practical way to open up and reconnect places that have been closed to the public for decades.

Below shows some of our developments, which we are proud to say are a testament to our vision.



Poplar Riverside, LB of Tower Hamlets

#### PLACES THAT STAND THE TEST OF TIME

##### CUSTOMERS

Put our customers at the heart of our decisions and provide an industry-leading home buying experience.

##### QUALITY

Lead the industry in producing high quality, safe homes for all.

##### COMMUNITIES

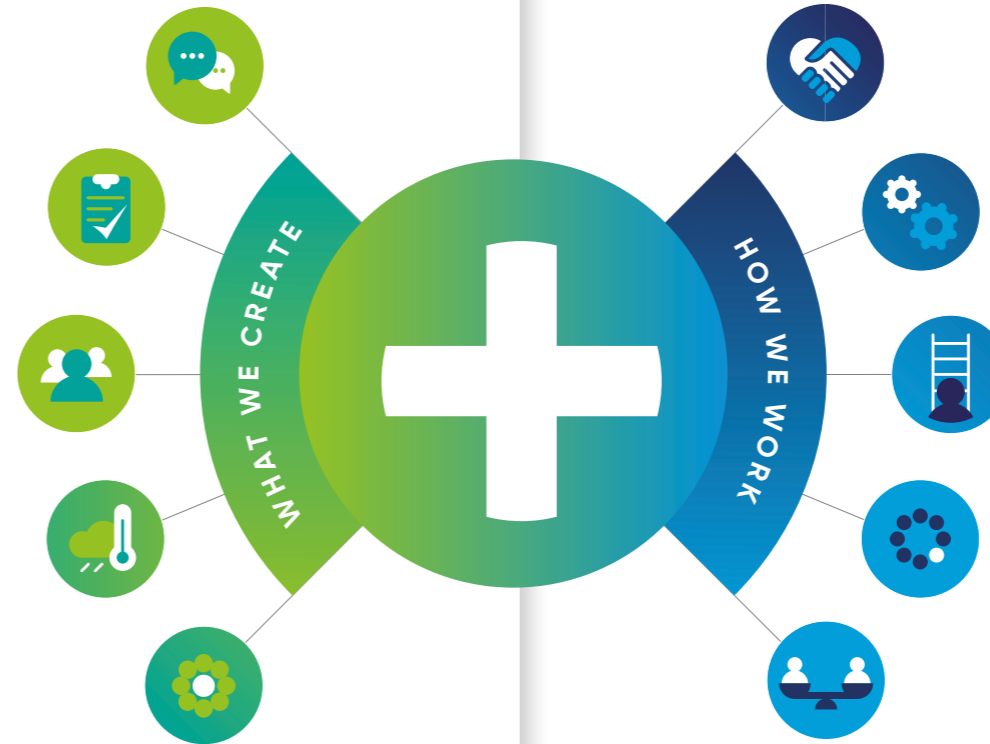
Transform underused land into unique, well connected and welcoming places where people and communities can thrive for the long-term.

##### CLIMATE ACTION

Play an active role in tackling the global climate emergency by creating low carbon, resilient homes.

##### NATURE

Create a biodiversity net gain and make a measurable contribution to the natural environment on every development.



#### EXCEPTIONAL PEOPLE AND RESOURCES

##### EMPLOYEE EXPERIENCE

Create a positive working environment for our people, one that fosters respect, support, wellbeing, safety and inclusivity.

##### MODERNISED PRODUCTION

Harness advanced manufacturing and digital technology to build more homes and to achieve higher standards of quality, safety and sustainability.

##### FUTURE SKILLS

Equip our people with the skills they need both now and for the future, enhancing social mobility and inspiring new talent to join the industry.

##### SUPPLY CHAIN

Build a responsible and constructive supply chain; one that is productive, practical and profitable, sustainable, ethical and dependable.

##### SHARED VALUE

Allocate capital to deliver sustainable returns to our shareholders whilst creating value for our other stakeholders, including through the work of the Berkeley Foundation.

#### WHY ARE THESE OUR PRIORITIES?

##### WHAT WE CREATE



##### CUSTOMERS

Maintaining the trust, loyalty and advocacy of our customers is fundamental to our business model and sets Berkeley apart from other homebuilders.



##### QUALITY

Creating unique homes and places of lasting quality is fundamental to our brand, purpose, values and working culture.



##### COMMUNITIES

We believe that holistic placemaking can strengthen communities and make a lasting positive difference to people's lives.



##### CLIMATE ACTION

We believe every business has a duty to tackle the global climate emergency and we want to continue leading our industry in taking decisive action.



##### NATURE

We want to play a lead role in nature's recovery and to create more beautiful, wild and open spaces in the heart of cities, towns and communities.

##### HOW WE WORK



##### EMPLOYEE EXPERIENCE

Our highly skilled people are the drivers of our success and we want to build an increasingly diverse, talented and productive workforce.



##### MODERNISED PRODUCTION

We want to lead a step change in industry performance to address housing needs while harnessing the great potential and benefits of new technologies.



##### FUTURE SKILLS

We want our people to have the skills to embrace innovative technologies and working practices, while attracting a new generation to drive our growth.



##### SUPPLY CHAIN

We want to maintain strong partnerships with our supply chain, sharing goals and collaborating to ensure we are the client of first choice.



##### SHARED VALUE

We want to make a lasting positive impact, using our unique operating model and resources to fulfil our purpose and deliver value for all.

Infographic demonstrating St William's Values



Claredon, LB of Haringey



Woodberry Down, LB of Hackney

## Consultant Team



### Architects, Masterplanners & Placemakers

JTP is an award-winning international placemaking practice of architects and masterplanners with extensive experience of delivering successful projects for both private and public sectors throughout the UK and Europe.

From our studios in London and Bristol we undertake placemaking projects at every scale, from cities and towns, to neighbourhoods, streets and the design of individual buildings; creating new places and breathing life into old ones.



### Transport Consultants

Vectos is a specialist, independent consultancy in transport planning, infrastructure design and flood risk. With a focus on value and society, we bring development forward positively and sustainability.



### Planning Consultants

Quod is a dynamic independent consultancy at the cutting edge of planning, development economics, socio-economics and environmental planning based in London and Leeds. Founded in May 2010, we use our extensive and unrivalled experience in advising on strategic and complex sites to help deliver some of the most exciting developments in London and across the UK.



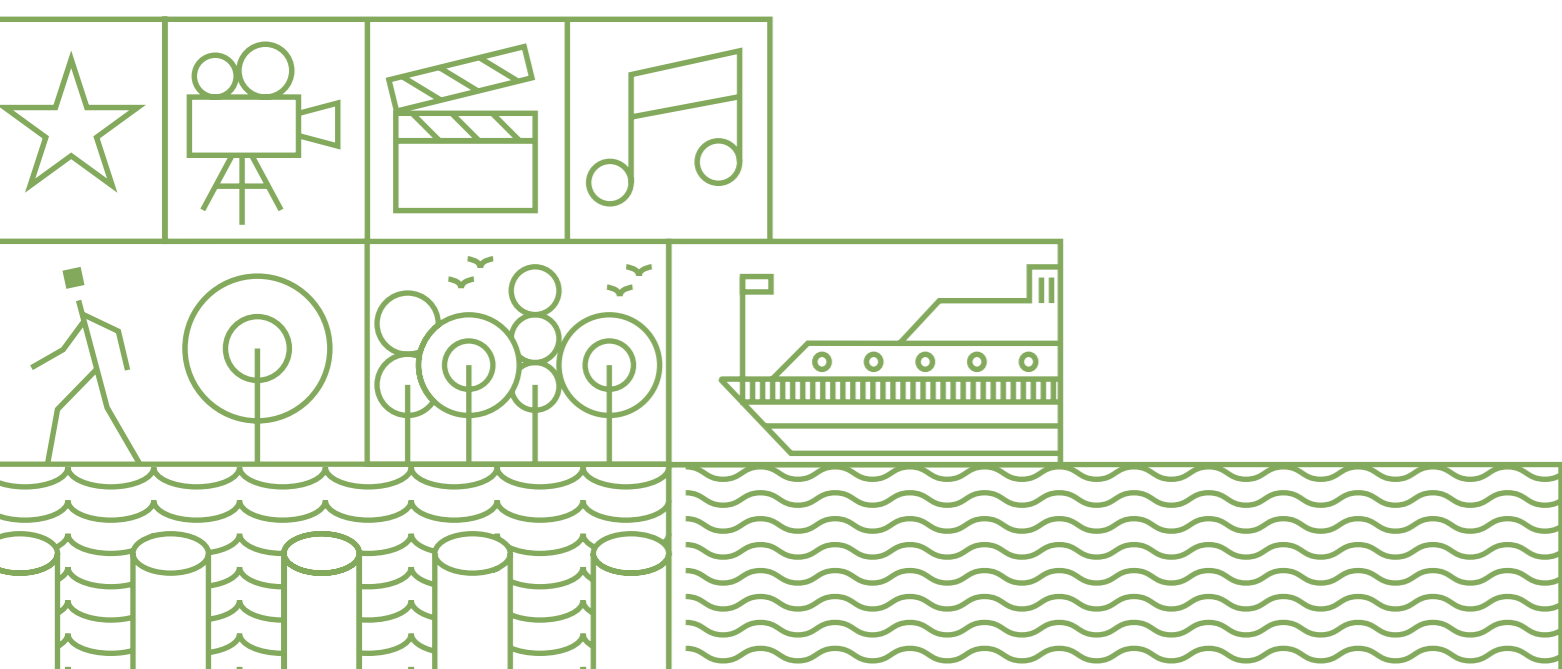
### Stakeholder Engagement

The engagement team at IcenI Projects are supporting St William with community engagement. IcenI put stakeholder engagement and consultation at the heart of what we do to support the creation of great places. We help clients undertake effective and meaningful dialogue with local communities.



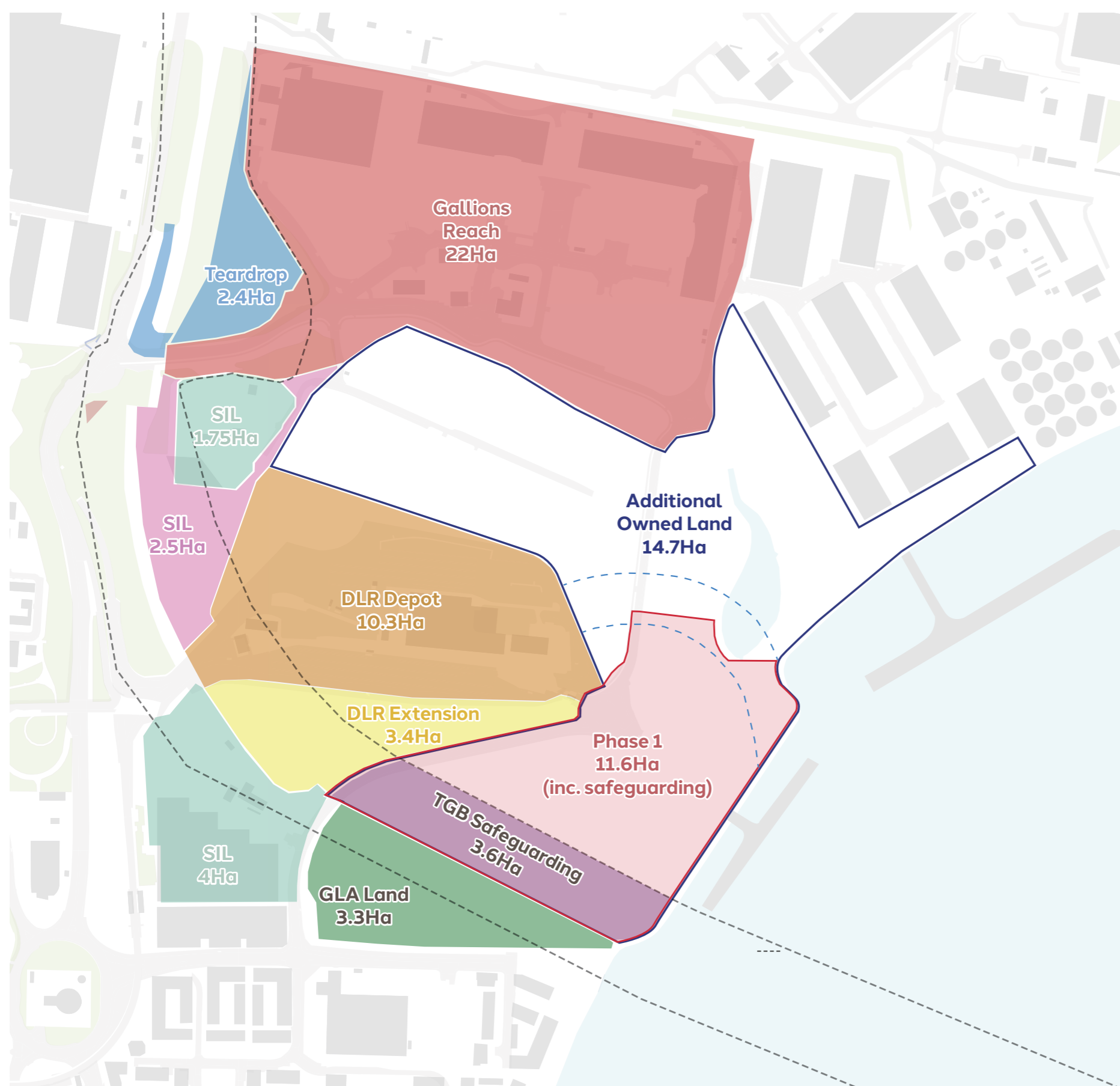
### Landscape Architects

HTA is a practice of over 200 architects, urbanists, planners, landscape architects, interior designers, sustainability specialists, graphic designers and researchers. Our collective focus is on creating great places to live and we have a 50 year track record of the design and delivery of better housing.





# The Site



- KEY:**
- Phase 1 Site Boundary
  - Additional Owned Land
  - Gallions Reach
  - The Teardrop (within ownership)
  - SIL (within ownership)
  - SIL (outside of ownership)
  - TGB Safeguarding (within ownership)
  - DLR Depot
  - DLR Depot Expansion
  - GLA Land
  - Thames Gateway Bridge Safeguarding



On-site Lagoon



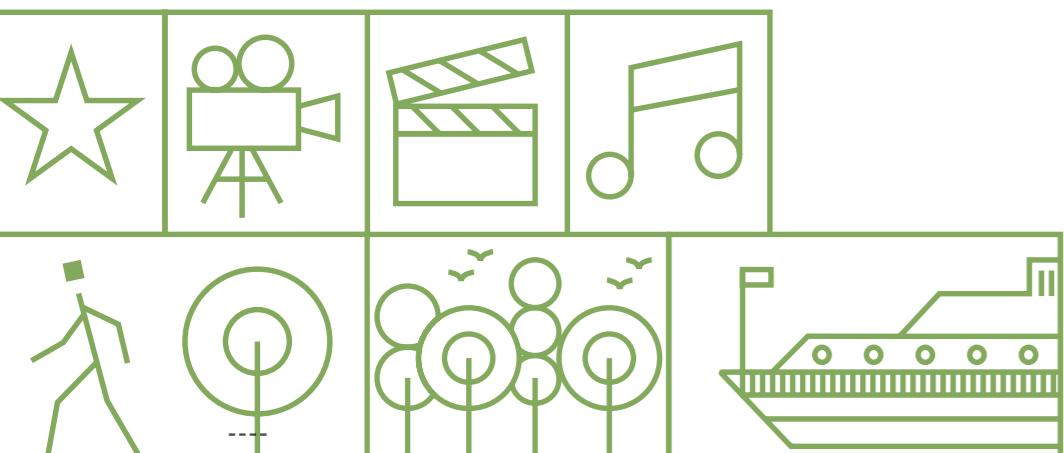
Disused Riverside Piers



Armada Way/ Gallions Reach Junction



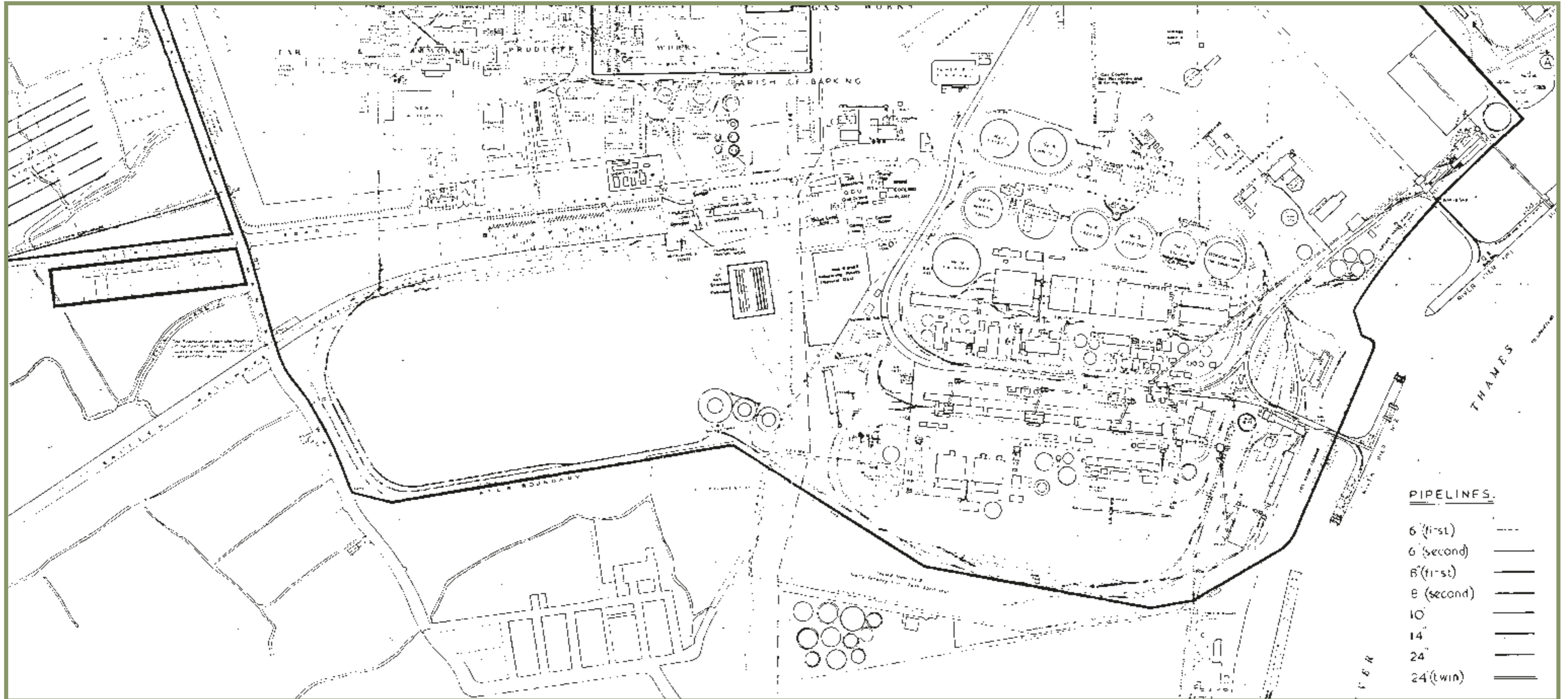
Existing River Wall







# Site History



Beckton Gasworks Historic Plan in the Context of Greater London

## Europe's Largest Gasworks

After opening in the 1870's, the site would eventually become Europe's largest gasworks, with 4,500 employees at its peak. Then eventually closing in 1969 when competition from cheaper North Sea gas made the site unviable. The Gasworks had its own railway system, with connections to a series of wharfs over the Thames, where coal from Durham was off-loaded for the production of gas.



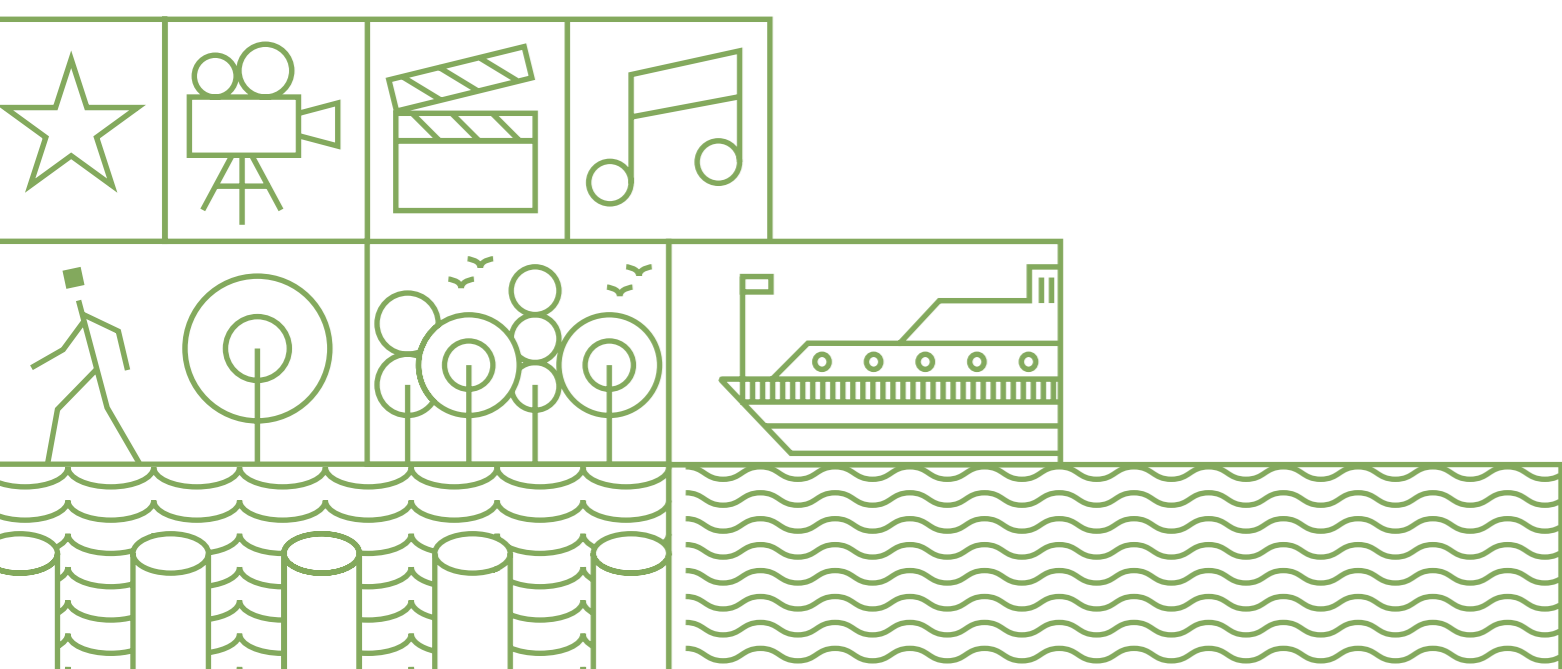
Beckton Gasworks Historic Aerial

## The Gasworks as a Movie Set

In the 80s and 90s Beckton Riverside's large and mainly unused site was utilised as a film and music video set location. Movies would include 1981s James Bond: For your Eyes Only and 1987s Full Metal Jacket . Whilst music videos would include 'The Queen is Dead' by The Smiths and 'D'you Know What I Mean'.



Beckton Gasworks Historic Aerial





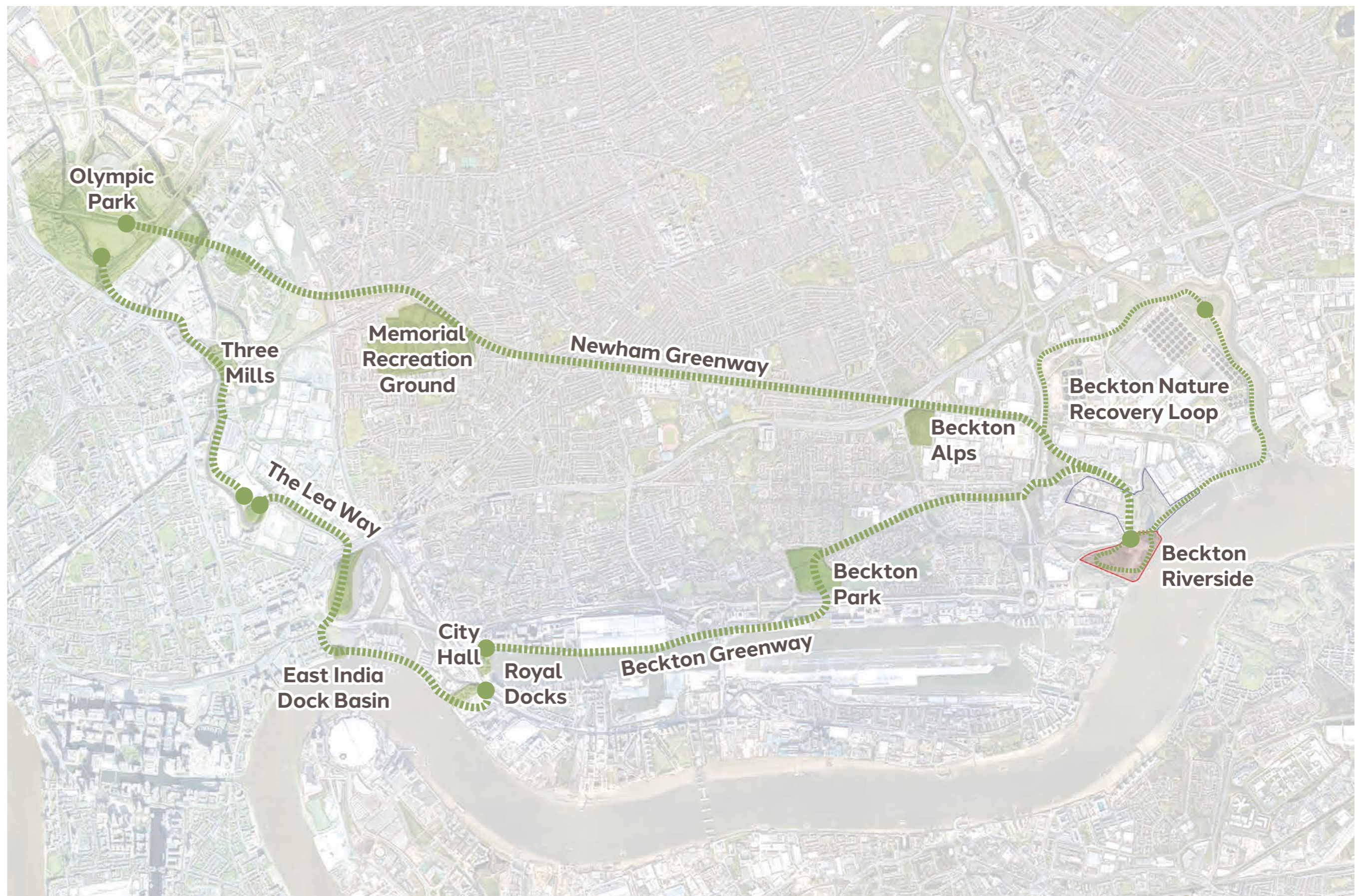


# Wider Context

## Green Network

Arguably the most valuable feature of this site is its connection to the river which sits immediately to the East. The Beckton Gasworks scheme intends to take full advantage of this feature by developing a 450m long riverside public park to improve Beckton's relationship with the water.

The Beckton Gasworks scheme intends on forming a connection between the Lea Way and Newham Greenway called Beckton Greenway. This will complete the green loop extending all the way to the Olympic Park.



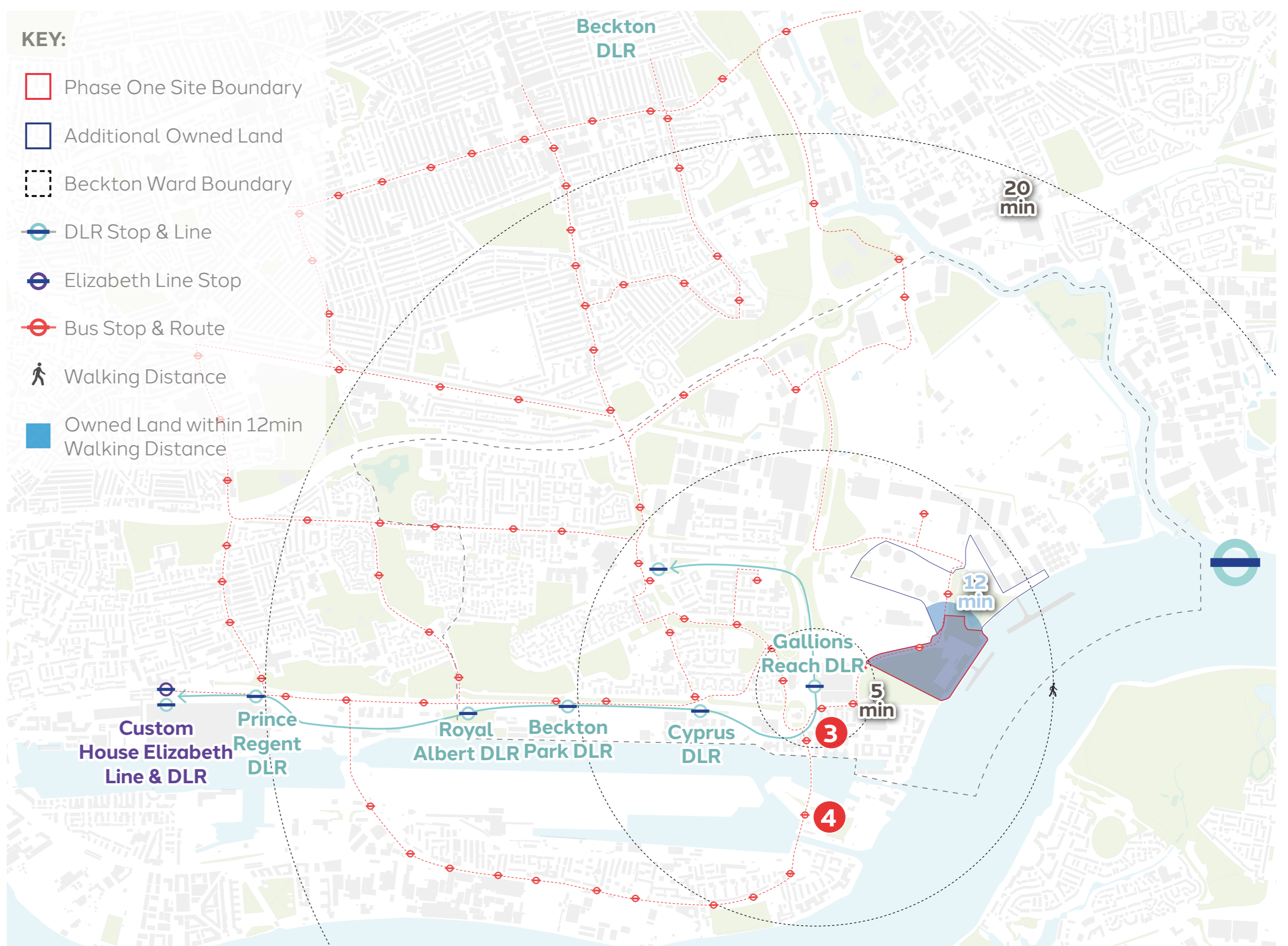
## A Key Site in Newham

Beckton Gasworks is well connected through public transport, with all Phase 1 sitting' from Gallions Reach DLR station. This connects to the Elizabeth line at Custom House and the Jubilee Line at Canning Town.

The site is also well connected via bus with the 262 and 366 routes stopping on Armada Way en route to destinations including Stratford Bus Station, Ilford Station, Gallions Reach Station and Beckton Bus Station. There is potential here for these routes to be extended into the site.

There is also currently a fragmented walking and cycling route up Armada Way to Gallions Reach Shopping Park, we are looking to enhance this.

St William are working with TfL on the potential extension of the DLR line from Gallions Reach to Thamesmead which would create a new DLR station at Beckton Riverside in the future.



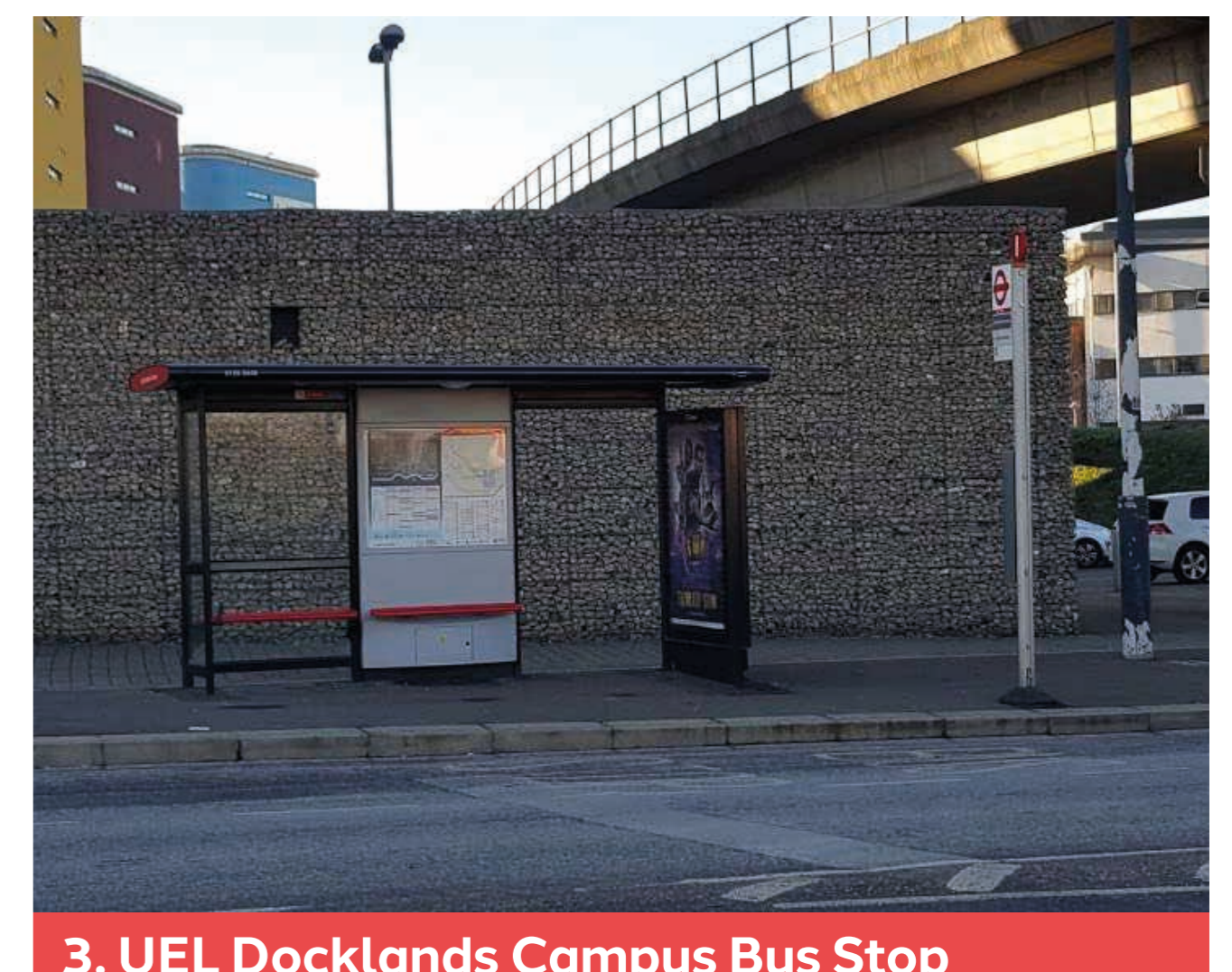
Key Local Public Transport Links



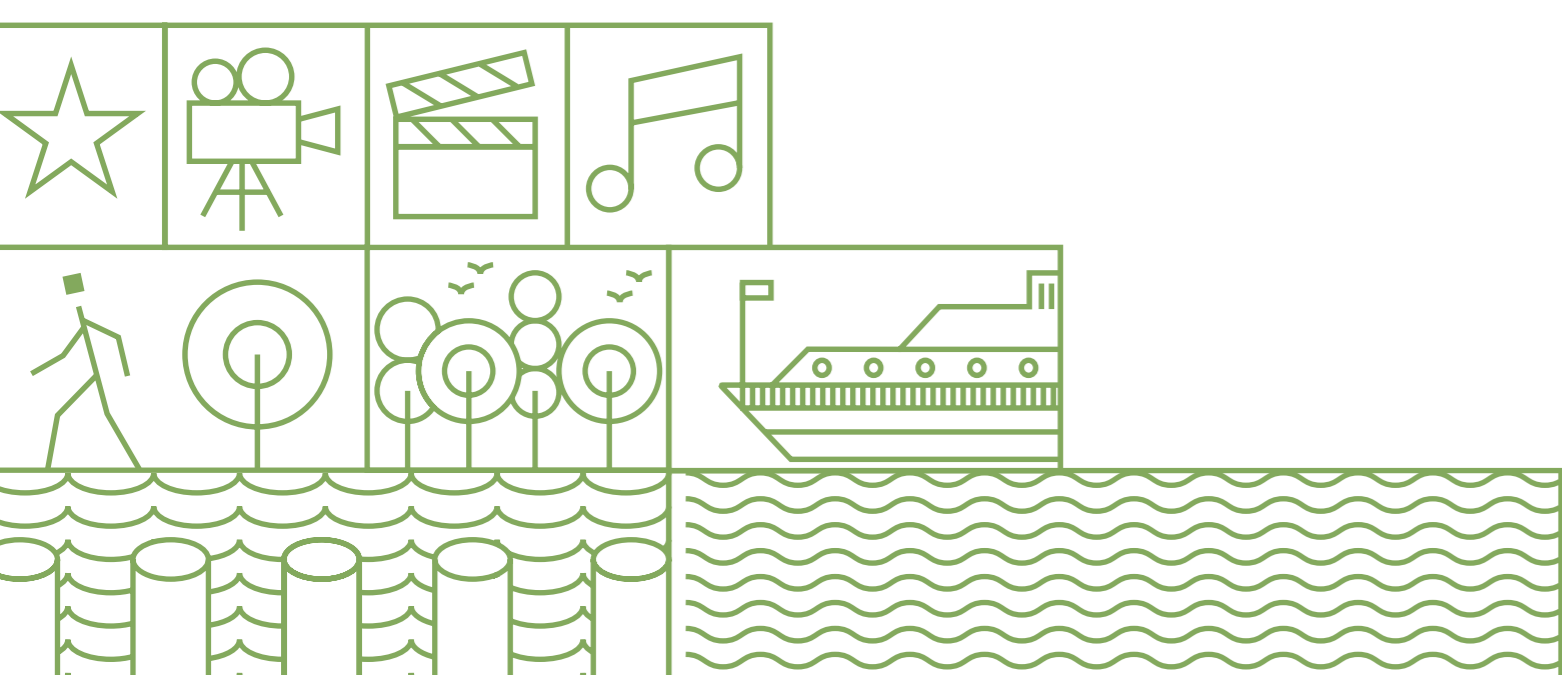
1. Beckton DLR Station



2. Gallions Reach DLR Station



3. UEL Docklands Campus Bus Stop





# Community Facilities



## Supporting the Community

The Beckton Gasworks site neighbours a variety of cultural, community, industrial, sports and arts organisations. It is vital to our team that our scheme can support these local facilities and provide more

**If you have any ideas on how we can aid your community groups, we would love to hear them!**



Wider Context Overview, Beckton Gasworks DRPO1

**KEY:**

- Phase One Site Boundary
- Local Facilities
- Industry
- Residential
- DLR Station
- Additional Owned Land
- Education & Health
- Green Space
- DLR Rail



1. Winsor Park Community Centre



2. Gallions Primary School



3. UEL



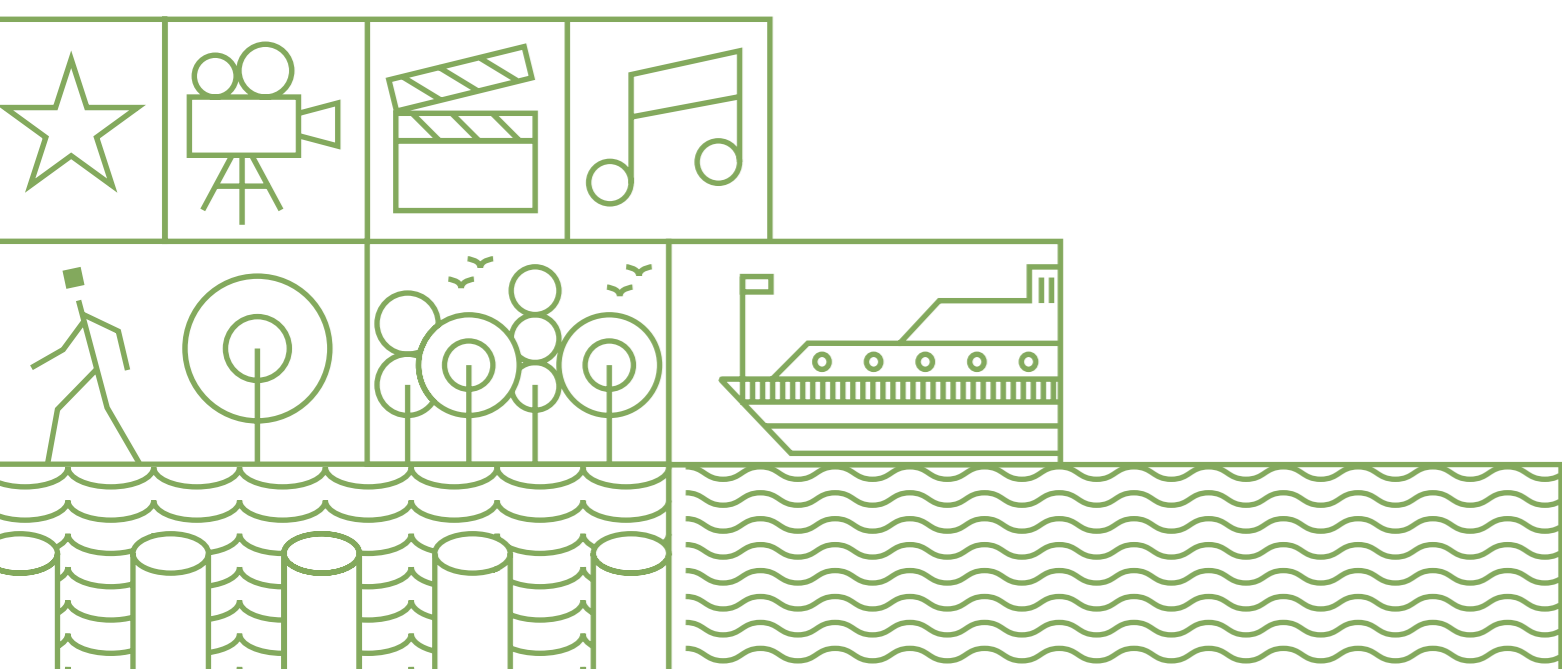
4. Art in the Docks



5. Gallions Reach Shopping Centre

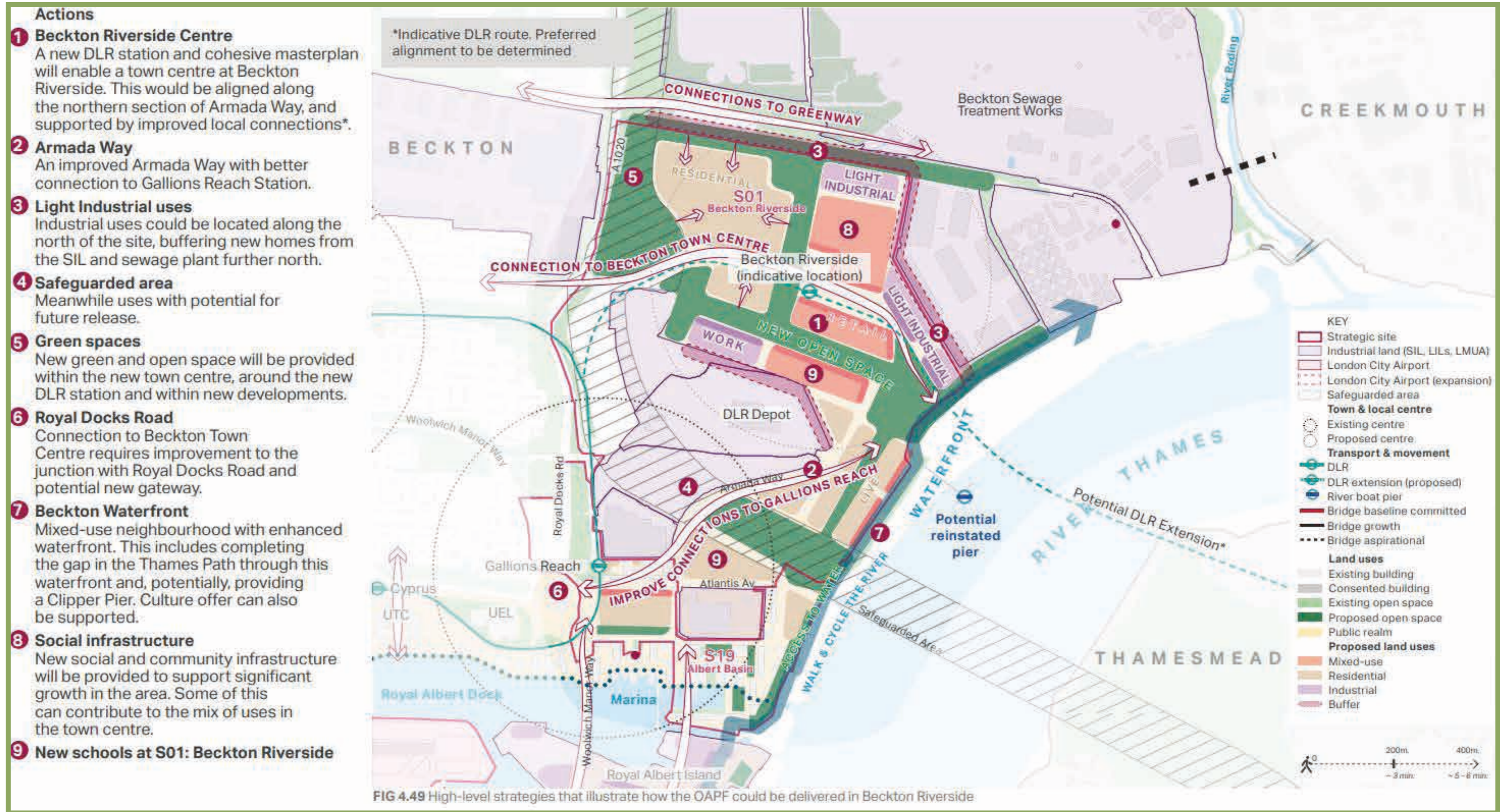


6. Buhler

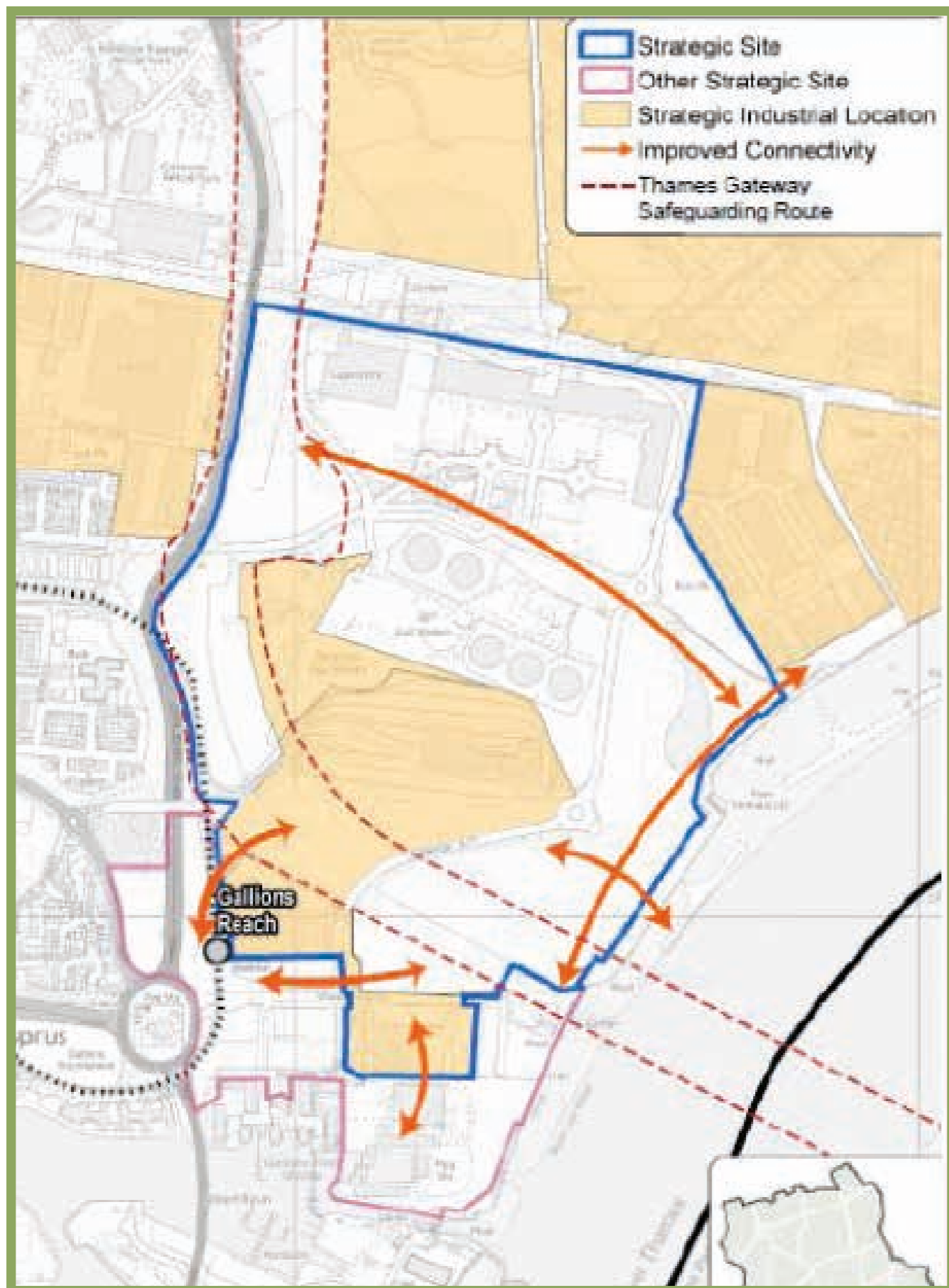




# Planning Context



High-level Strategy Map taken from Royal Docks & Beckton Riverside - Opportunity Area Planning Framework 2022



Newham London

## Towards a Better Newham

### Covid-19 Recovery Strategy

People at the Heart of Everything We Do

'Towards a Better Newham' Covid Recovery Strategy

Newham London

## WE ARE NEWHAM

### WE ARE SHAPING

## OUR LOCAL PLAN

DRAFT LOCAL PLAN (REGULATION 18) FOR CONSULTATION December 2022

WE ARE NEWHAM.

Draft Newham Local Plan 2022

Draft Newham Local Plan 2022

Newham London

## NEWHAM STRATEGIC FRAMEWORK 2020-2022

People at the Heart of Everything We Do

**STRATEGIC PRINCIPLES**

- A Healthy, Happy and Well Newham
- Community Wealth Building
- Brighter Futures - The Best Place for Children and Young People to Thrive
- Tackling Racism, Inequality and Disproportionality
- Putting People at the Heart of Everything We Do.

**Towards a Better Newham - Our Recovery and Reorientation Strategy**

**1 Pillar** Our mission of recovery will be the health, happiness and wellbeing of our residents.

**2 Pillar** The Council is committed to building a resilient and inclusive Newham that can thrive in the long-term.

**3 Pillar** The Council will work with our partners to ensure that all residents have the opportunity to thrive in the new economy.

**4 Pillar** The Council will ensure that all residents have the opportunity to thrive in the new economy.

**5 Pillar** The Council will ensure that all residents have the opportunity to thrive in the new economy.

**6 Pillar** We will become a leader in green and digital economy.

**7 Pillar** The Council will ensure that all residents have the opportunity to thrive in the new economy.

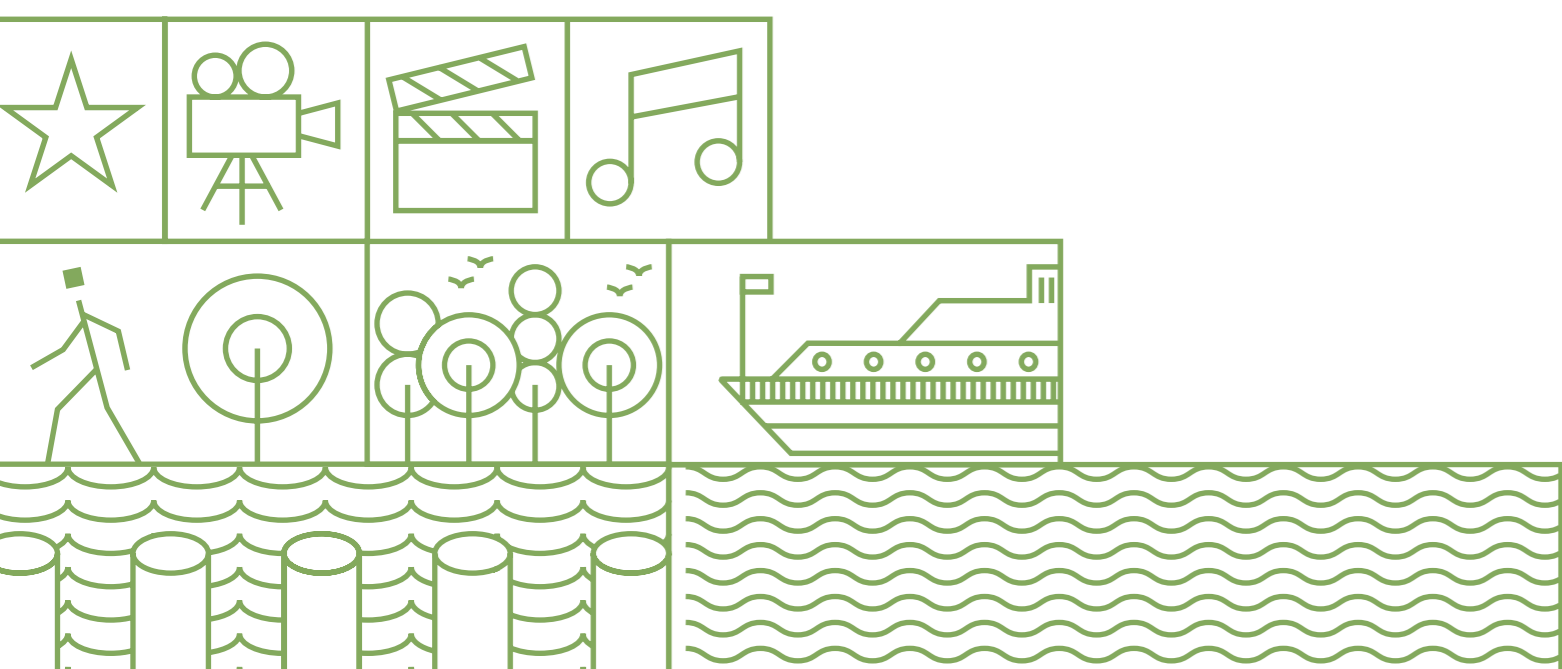
**8 Pillar** The Council will ensure that all residents have the opportunity to thrive in the new economy.

**OUR CORPORATE DELIVERY PLAN**

Internal Control, MTFS, Changing Together, Core (statutory) Provision, HEART Values, Assets/Property, Smarter Newham, ICT and Digital.

Newham Strategic Framework 2020-2022

Newham Strategic Framework 2020-2022







# What have we heard to date?

Royal Docks and Beckton Riverside OAPF Consultation



LB Newham-led Consultation



## Community



## Transport



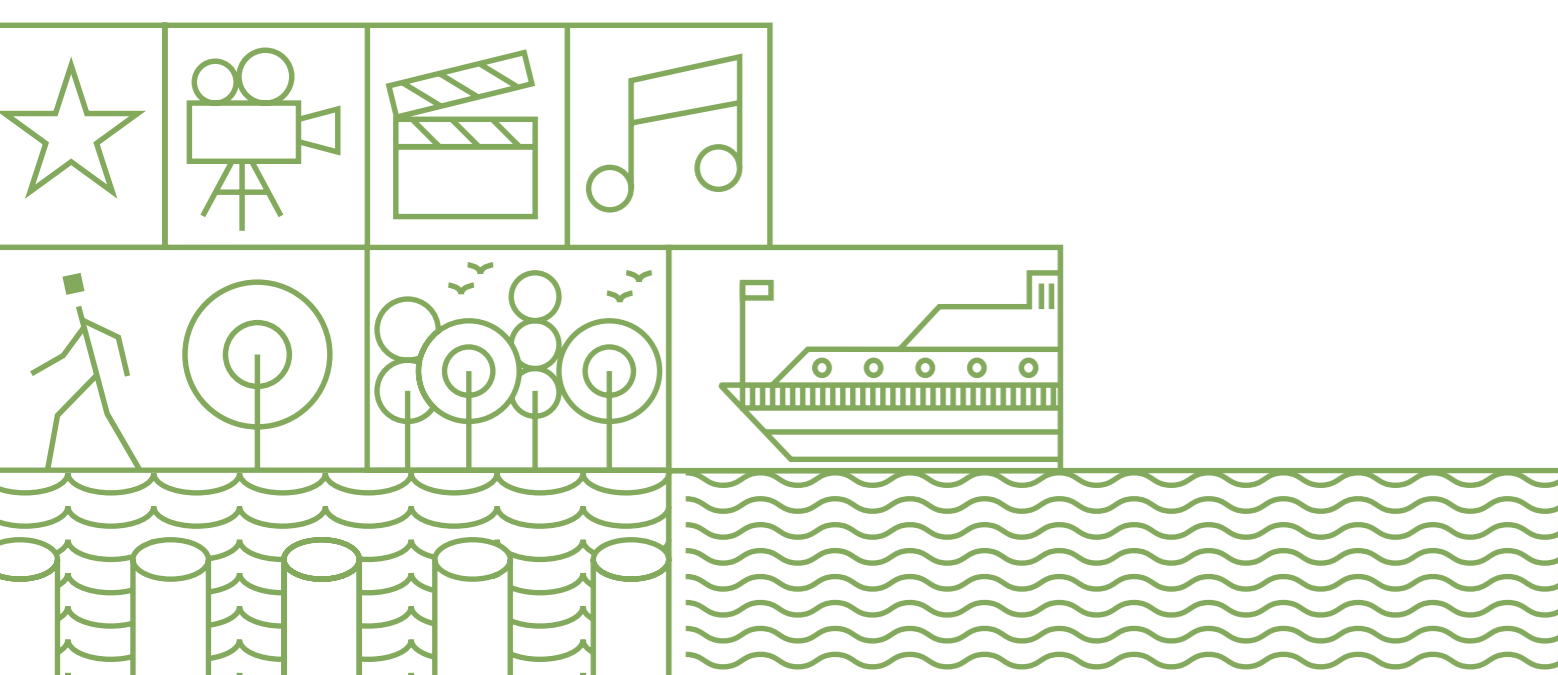
## Economy



## Sustainability



Sounding (LB Newham-led) Consultation Boards





# Constraints & Opportunities

## Site Constraints

Due to its close proximity to London City Airport, the site is subject to some height restrictions. The Metropolitan Open Land on the sites eastern edge prohibits building from taking place in this area. There is also a Thames Gateway Road Bridge Safeguarding which restricts built development coming forward until the safeguarding designation is released. We are working closely with TfL and other stakeholders to get this land released for development.

- KEY:**
- Phase One Site Boundary
  - Additional Owned Land
  - Main Roads
  - Secondary Roads
  - Potential Site Access Points
  - Safeguarded Zone
  - Strategic Industrial Location
  - Flight Protection Area\*
  - River Defence Wall
  - Noise Concern
  - Odour Concern
  - View Concern
  - Pylons
  - Metropolitan Open Land



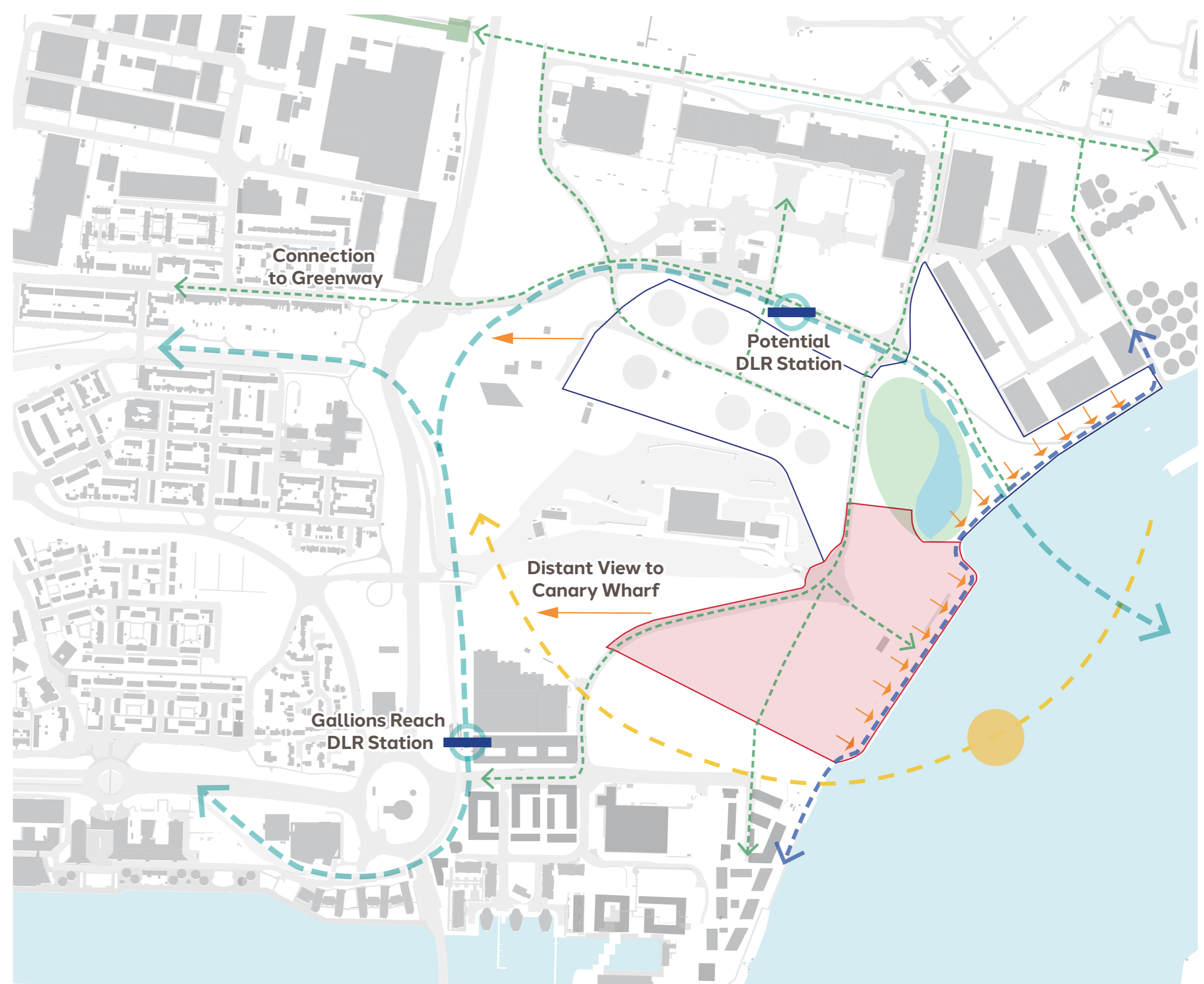
Site Constraints, Beckton Gasworks

## Site Opportunities

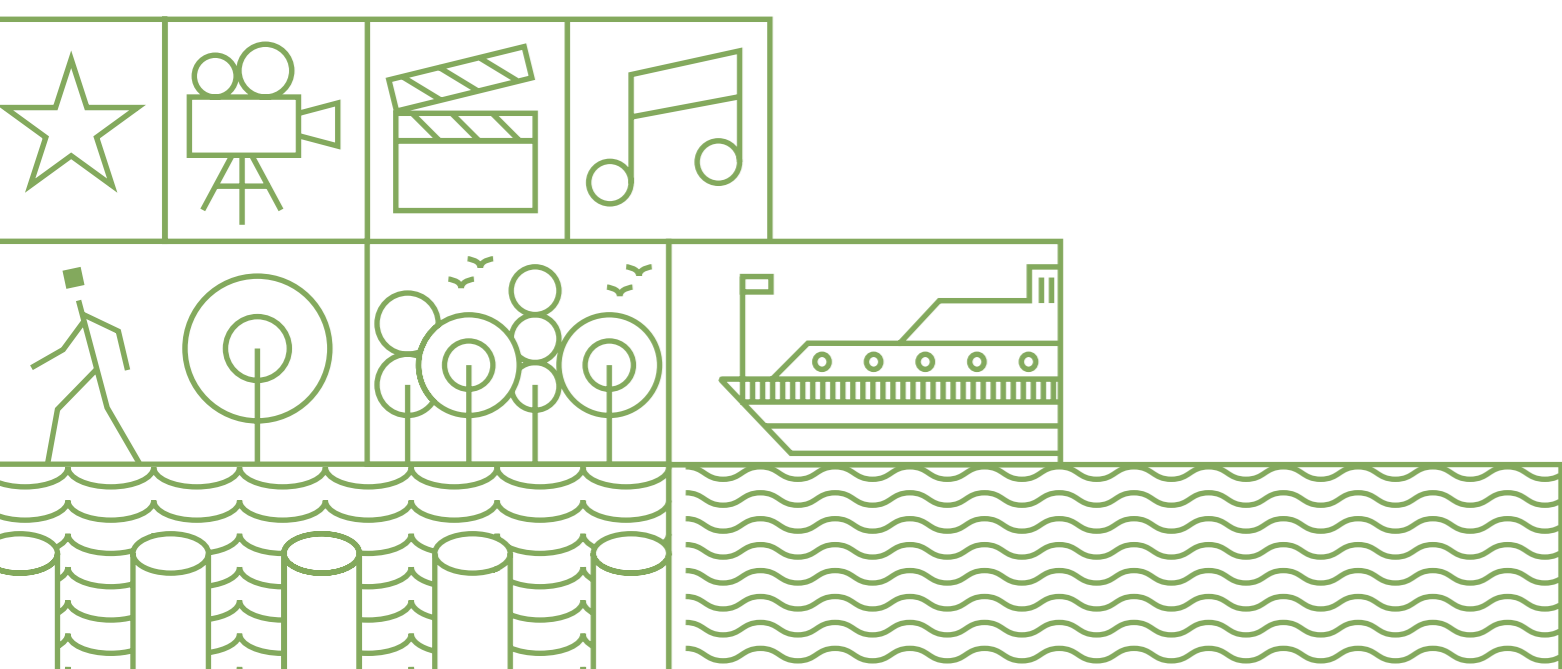
There are plans to utilise the site's 450m of riverside frontage, creating an extension to the existing Thames Path and views to the Historic piers. There is potential for the site to connect into the Newham Greenway linking all the way up to the Olympic park and creating routes west into Beckton District Park.

Armada Way will be improved with safer walking and cycling routes, enhancing access to Gallions Reach DLR Station and Gallions Reach Shopping Park.

- KEY:**
- Phase One Site Boundary
  - Additional Owned Land
  - Key Potential Site Connection
  - Potential Riverside Boardwalk
  - DLR Rail & Station
  - Potential Riverside Park Location & Pond



Site Opportunities, Beckton Gasworks

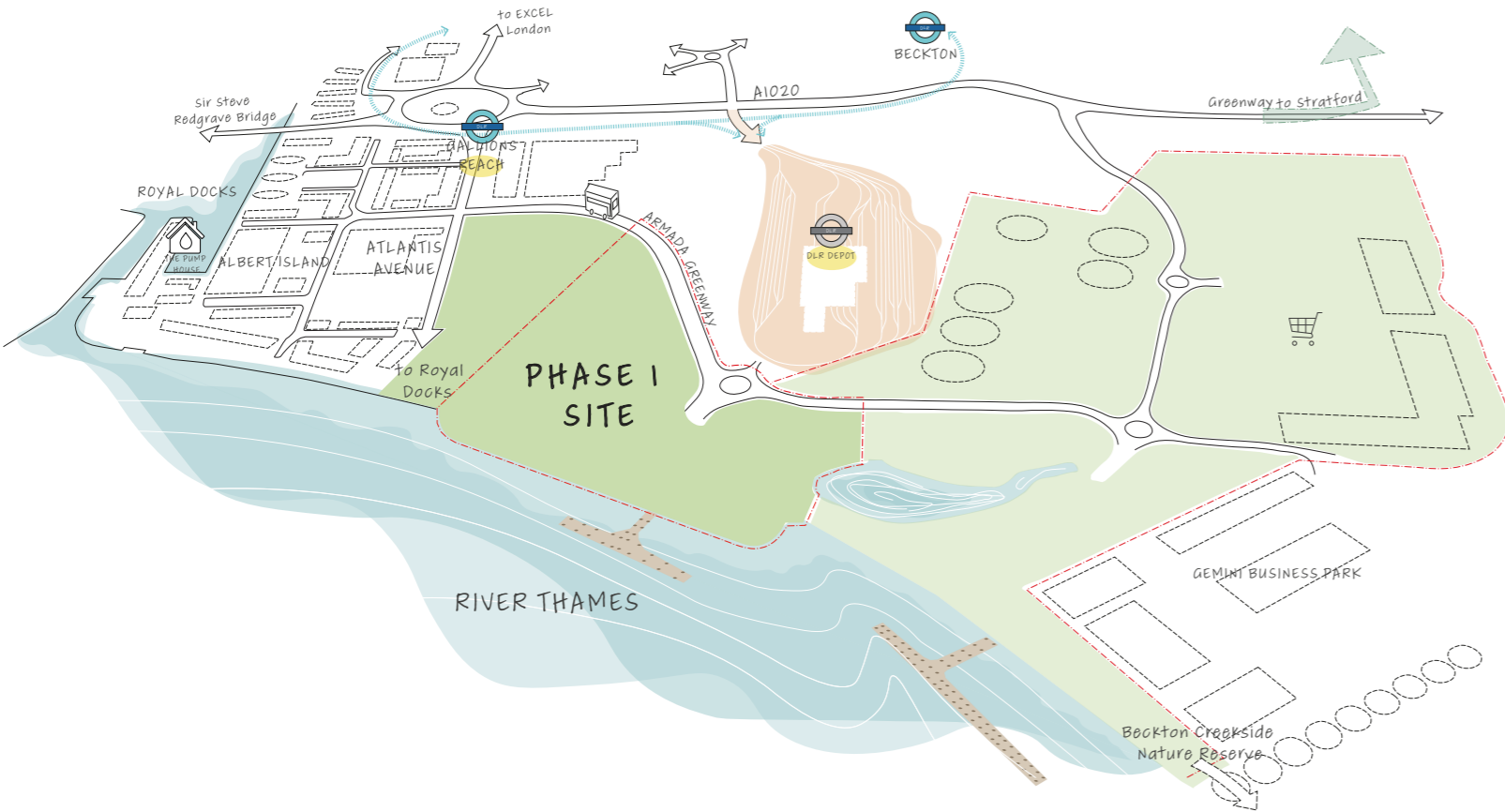




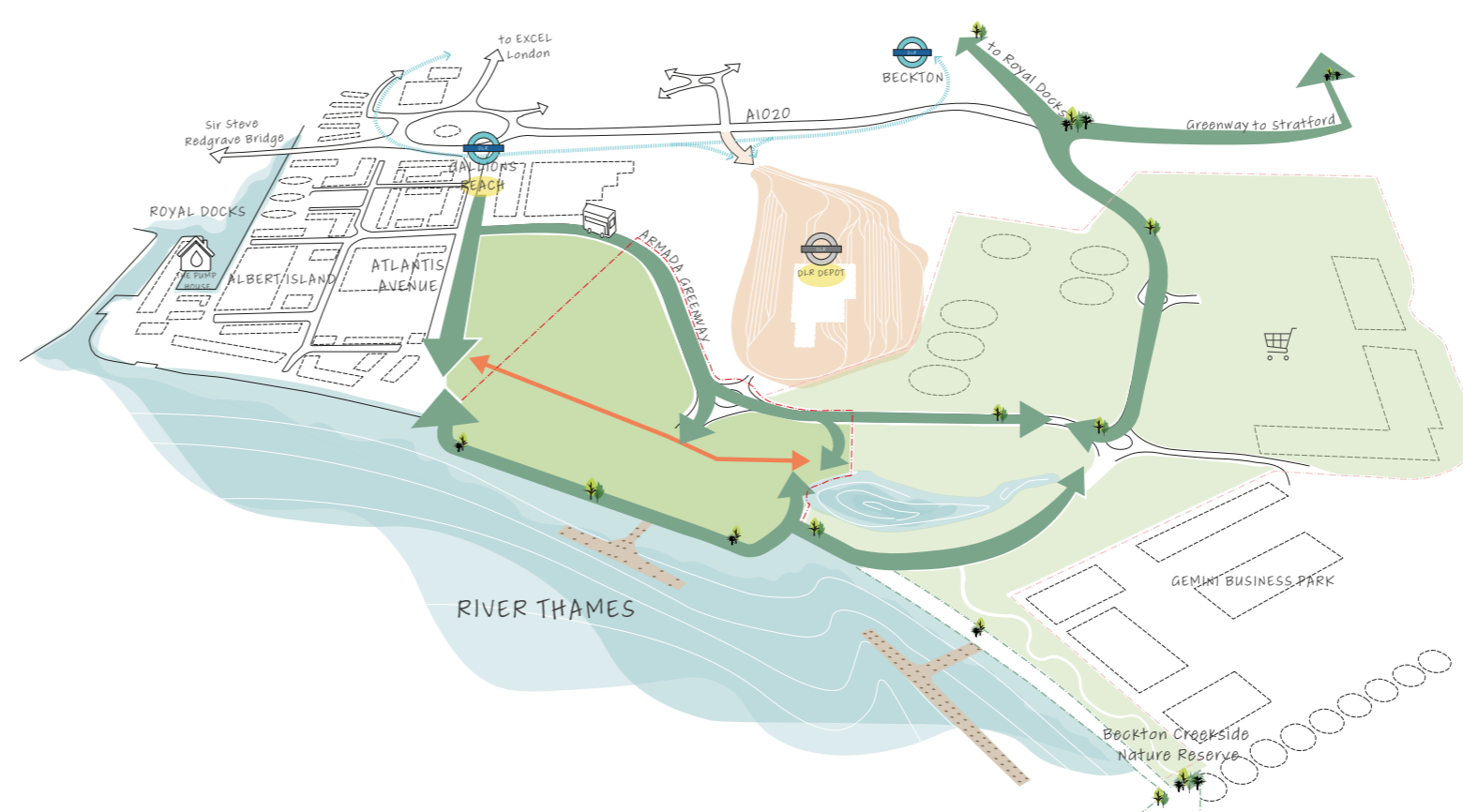
# Initial Framework Vision

The team have been exploring initial masterplan ideas with stakeholders including London Borough of Newham, GLA and TfL.

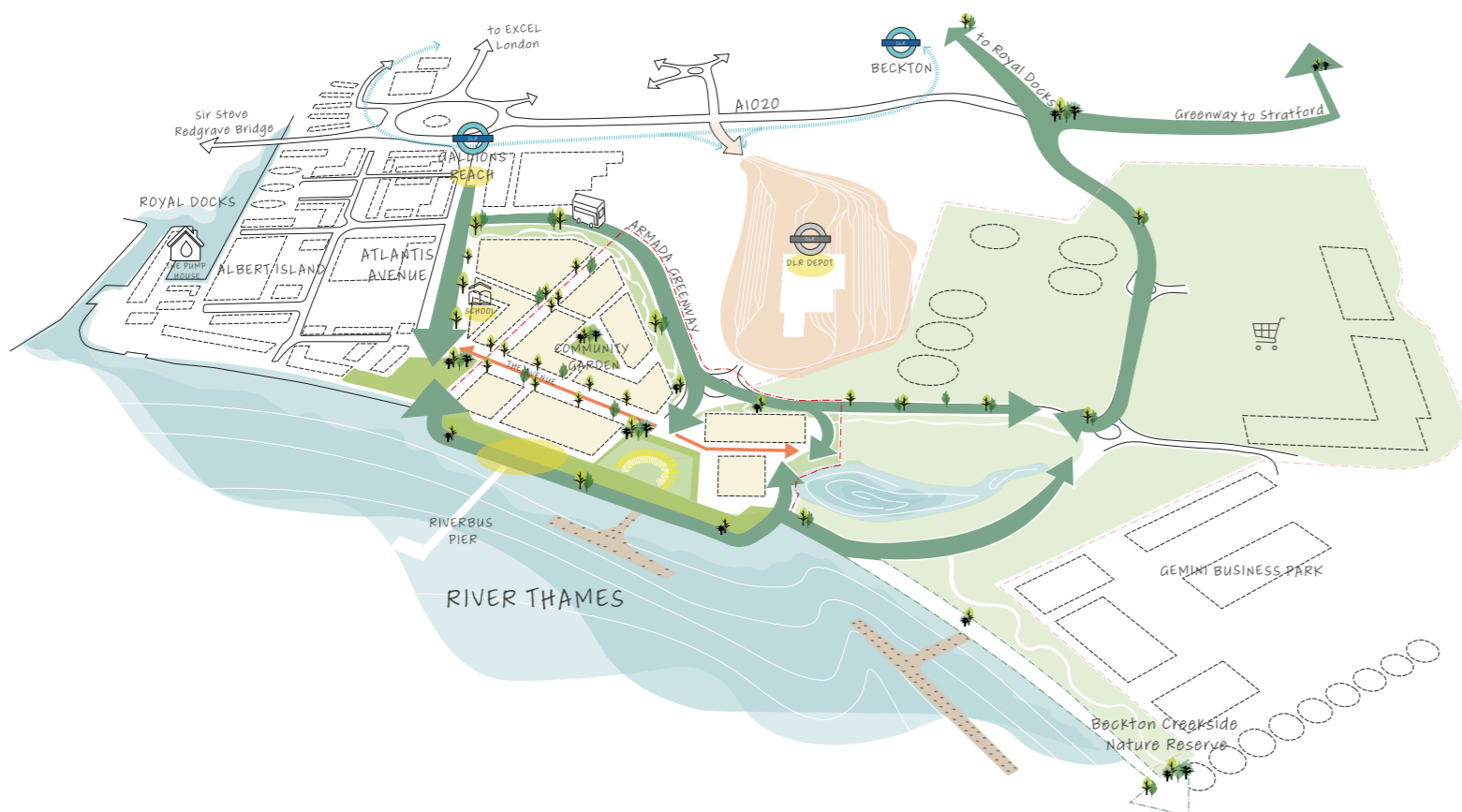
Existing Phase 1 Site



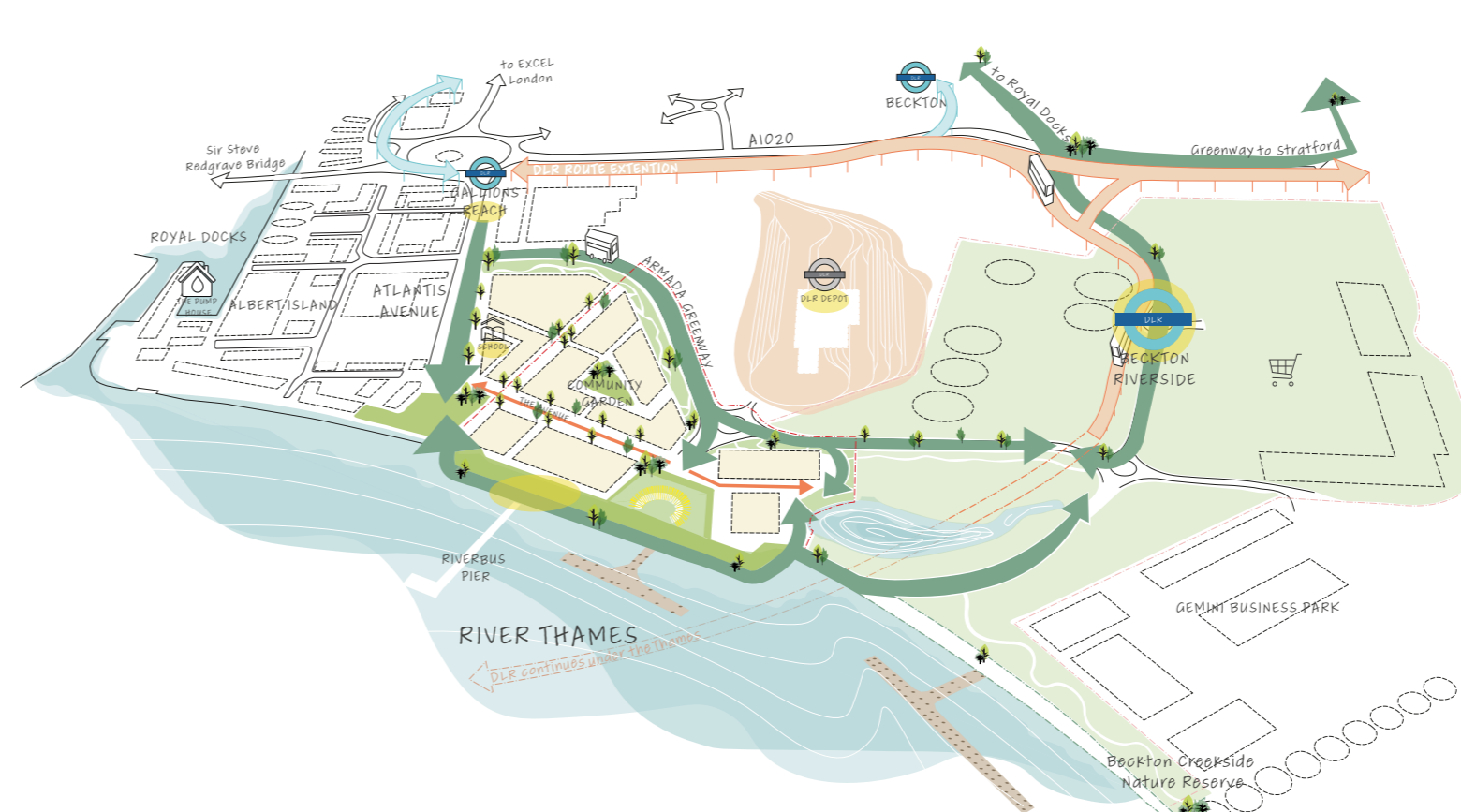
Indicative Framework - Phase 1



Indicative Framework - Phase 1, a development in its own right



Indicative Framework - Phase 1 with new DLR Station



Indicative Framework - Future Phases around the Major Town Centre

