

A Vision for Beckton Gasworks

Community Planning Weekend Report Back Presentation

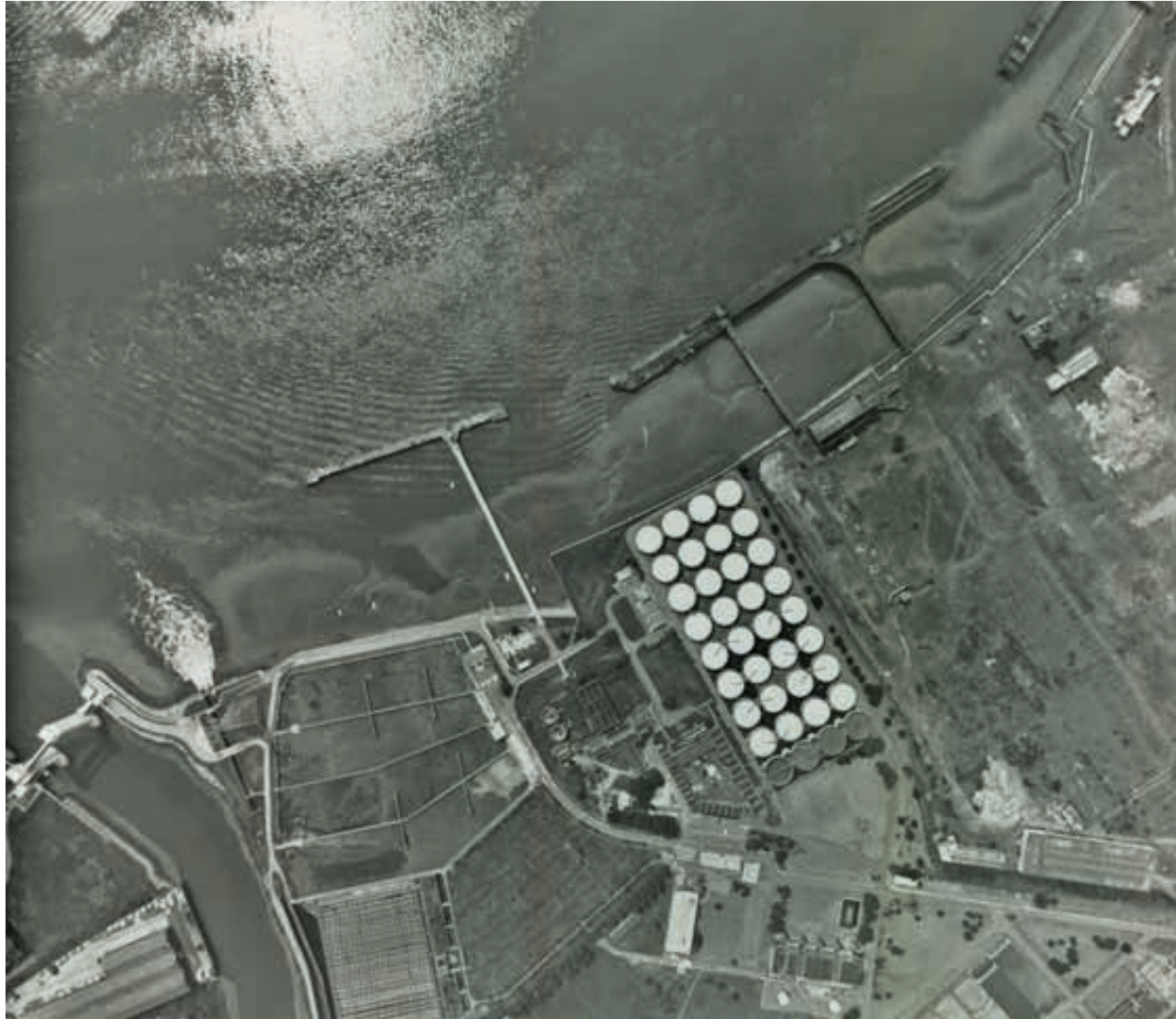
3 to 7 November 2023

St William
Designed for life

jtp



The Site - Historic Images



Planning Context

High-level Strategy Map taken from Royal Docks & Beckton Riverside - Opportunity Area Planning Framework 2023

- Actions**
- 1 Beckton Riverside Centre**
A new DLR station and cohesive masterplan will enable a town centre at Beckton Riverside. This would be aligned along the northern section of Armada Way, and supported by improved local connections*.
 - 2 Armada Way**
An improved Armada Way with better connection to Gallions Reach Station.
 - 3 Light Industrial uses**
Industrial uses could be located along the north of the site, buffering new homes from the SIL and sewage plant further north.
 - 4 Safeguarded area**
Meanwhile uses with potential for future release.
 - 5 Green spaces**
New green and open space will be provided within the new town centre, around the new DLR station and within new developments.
 - 6 Royal Docks Road**
Connection to Beckton Town Centre requires improvement to the junction with Royal Docks Road and potential new gateway.
 - 7 Beckton Waterfront**
Mixed-use neighbourhood with enhanced waterfront. This includes completing the gap in the Thames Path through this waterfront and, potentially, providing a Clipper Pier. Culture offer can also be supported.
 - 8 Social infrastructure**
New social and community infrastructure will be provided to support significant growth in the area. Some of this can contribute to the mix of uses in the town centre.
 - 9 New schools at S01: Beckton Riverside**



FIG 4.49 High-level strategies that illustrate how the OAPF could be delivered in Beckton Riverside

The Site



The Development Team

St William

Designed for life

Developer



Architects, Masterplanners & Placemakers



Transport
Consultants



Stakeholder
Engagement



Landscape
Architects



Planning
Consultants

Project Timeline



Continuing community engagement

Launch of the CPW Process



Publicity

A Vision for Beckton Gasworks Community Planning Weekend 3 to 7 Nov 2023



You are invited to the Beckton Gasworks (Phase 1) Community Planning Weekend to help create a new sustainable riverside neighbourhood, the first phase of a future town centre, on the banks of the River Thames.

This is your opportunity to discuss quality homes for all, ground floor uses, open spaces and access to the river, play space, meanwhile uses, community spaces, sustainable travel and much more.

Public Exhibition & Workshops

1.30pm to 5.30pm, Fri 3 Nov 2023
11.30am to 4.00pm, Sat 4 Nov 2023
You can drop in for a short while, a couple of hours or stay for the whole event, as you wish.

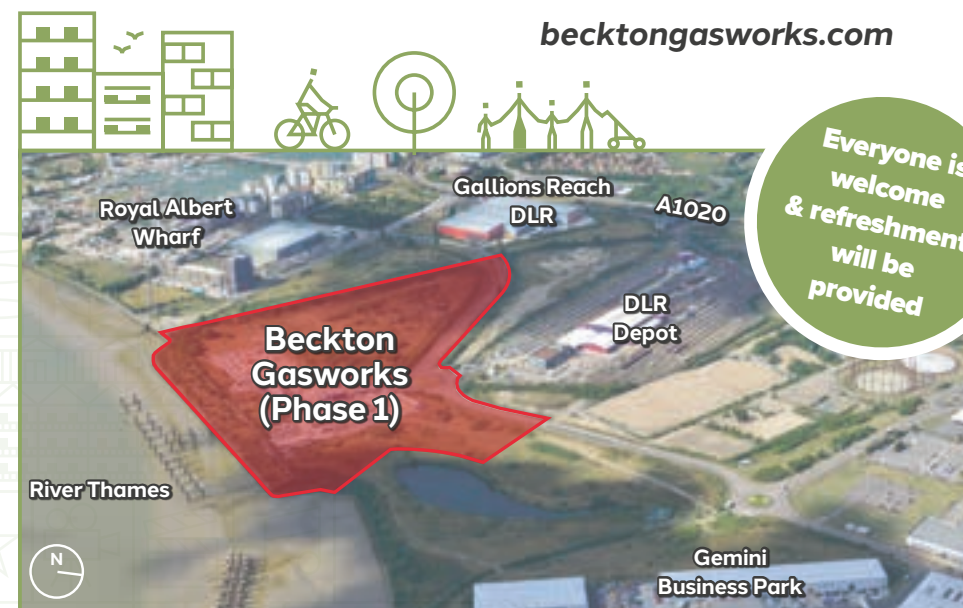
Report Back of the Vision for Beckton Gasworks

6.30pm to 8.00pm, Tue 7 Nov 2023

Venue: Art in The Docks

17-18 Lower Dock Walk,
Royal Albert Wharf E16 2GT

becktongasworks.com



Everyone is welcome & refreshments will be provided

The Beckton Gasworks community planning process is organised by JTP on behalf of St William. For more information, please visit becktongasworks.com or contact the JTP Community Planning team at community@jtp.co.uk on Freephone 0800 012 6730 or write to **Freepost JTP** (no stamp required).

Weekend 3 to 7 Nov 2023

For the whole event, as you wish.

Friday 3 November, Public Workshops

Venue: Art in The Docks, 17-18 Lower Dock Walk, Royal Albert Wharf E16 2GT

- Doors open & exhibition begins
- Welcome and introduction
- **Talking Workshop**
What are the issues and opportunities in the local area?
- **Young People's Workshop** - draw ideas for the future
- Refreshment break
- **Hands-on Planning Workshops**
Work in facilitated, themed groups to consider issues and opportunities for the site and start to plan ideas for the future.
- Refreshment break
- **Feedback from Hands-on Planning Workshops**
- Close

Saturday 4 November, Public Workshops

Venue: Art in The Docks

- Doors open and exhibition begins
- Welcome and introduction
- **Talking Workshop**
What are the opportunities for the regeneration of the site?
- **Young People's Workshop** - draw ideas for the future
- Lunch break
- **Hands-on Planning Workshops**
Another opportunity to work in facilitated, themed groups to consider opportunities for the site and plan ideas for the future.
- **Young People's Workshop (continued)**
- Refreshment break
- **Feedback from Hands-on Planning Workshops**
- **Next Steps Workshop**
- Close

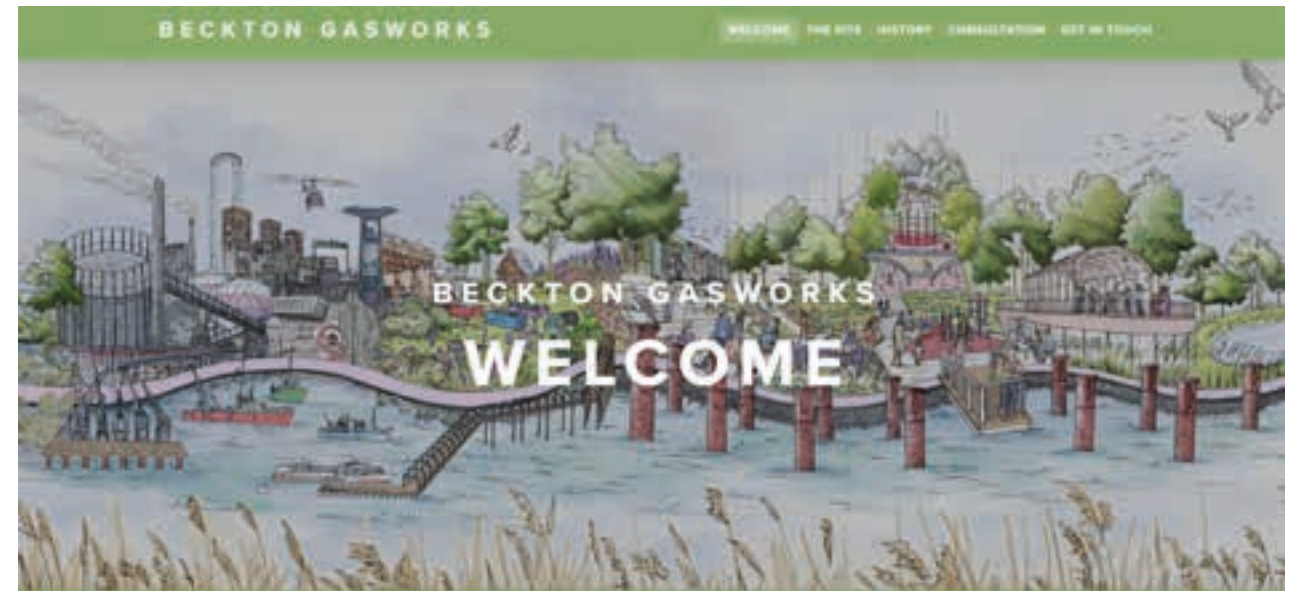
Tuesday 7 November, Report Back Presentation

Venue: Art in The Docks

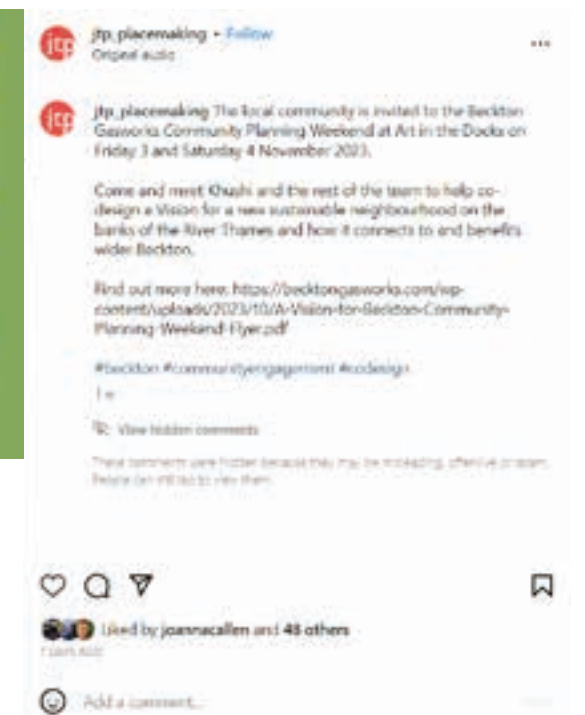
- Doors open
- **Report Back of the Vision for Beckton Gasworks**
- Close

For more information or to register for ongoing updates, visit becktongasworks.com

Organised by JTP on behalf of St William



Project website: becktongasworks.com



Instagram adverts & video promo
+ Twitter, LinkedIn & Facebook posts
+ Local community WhatsApp groups

Publicity flyer: Over 9,000 distributed to local area

Community Meetings & Workshops

- University of East London (UEL)
- Royal Docks Learning Activity Centre (RDLAC) in North Woolwich
- Asda Beckton Superstore
- Youth Zone at Beckton Globe
- People Powered Places (PPP) event
- Good Hotel trainees & employees
- St Mark's Community Centre - Art for Fun
- Kingsford Community School
- And ad hoc conversations...

Community Meetings & Workshops



Good Hotel trainees & employees



UEL



Asda Beckton Superstore

Community Meetings & Workshops



People Powered Places (PPP) event



People Powered Places (PPP) event



St Mark's Community Centre

Pop-up table at UEL (1/2)

Getting around & better connectivity

- Open public right of way along the river
- No gated areas or 'us and them' signalling
- Getting around – use walking and cycling routes
- Access to water - canoeing
- Community isolation and lack of connectivity

Facilities

- Need for more facilities such as hotels, restaurants, medical centre, dance, yoga, community / wellbeing centre, pubs and cafes
- Information hub to learn about the wider area and what's on
- Need more bookable community spaces nearby

Image and identity

- The development should contain different character areas
- Designate areas for self-build and affordable living

A place for everyone

- Ensure plenty of affordable housing
- Ensure the development is for everyone

“We all live in isolation... it's so normal these days that you don't know your neighbours!”

Pop-up table at UEL (2/2)

Landscape and green space

- Provide plenty of open public space, clean and well maintained
- Places to socialise like clubs, sports, play areas, courtyard eating, pop-up stalls, meeting places in parks & gardens

History, art and culture

- Art and culture such as sculpture park, light show using the historic piers
- Research local history, especially oral history of area

Sustainability

- Sustainable living (solar energy etc) to heat neighbouring areas as well as new build
- Decontamination: Fungi have the power to clean contaminated areas “use mushrooms!”
- Noise and fuel pollution “the blight of City Airport”

Community engagement

- Need for meaningful consultation

“I’d like to be able to walk all the way along the riverside.”

“You need somewhere to meet informally, where you can encounter other people.”

Beckton Globe Youth Zone (1/2)

Getting around & better connectivity

- Link up all the parks in the area
- Good connections to surrounding neighbourhoods
- Activity places should be dotted around the site but linked up by walking paths (safe / well lit)
- Access to river: boats and benches

Facilities

- Places to chill, with music, bean bags - free / affordable & well organised
- A Youth Zone for socialising - with adjacent skate park
- Pubs, restaurants, fast food, food markets, small medical centre, shops
- Park, with pond, children's play area, (trampolines, swings & slides)
- Stage with semi-circular concrete seating (amphitheatre) + small pop-up shops offering BBQ food, ice cream etc
- Increase variety of sports activities (basketball, handball, tennis, MUGA)
- Training facilities – place to learn skills
- Outdoor gym; indoor gym (easily accessible)

History, art and culture

- Statues of famous people who were born in the area

Beckton Globe Youth Zone (2/2)

Beckton on the river

- Water-based ideas: fountains, 'water mirror', canoes/kayaks/ jet skis, an Aqua Park, 'artificial beach' with sand and deckchairs
- Build out to the piers to create a space over the water, maybe an Aquarium (tourist attraction

Sustainability

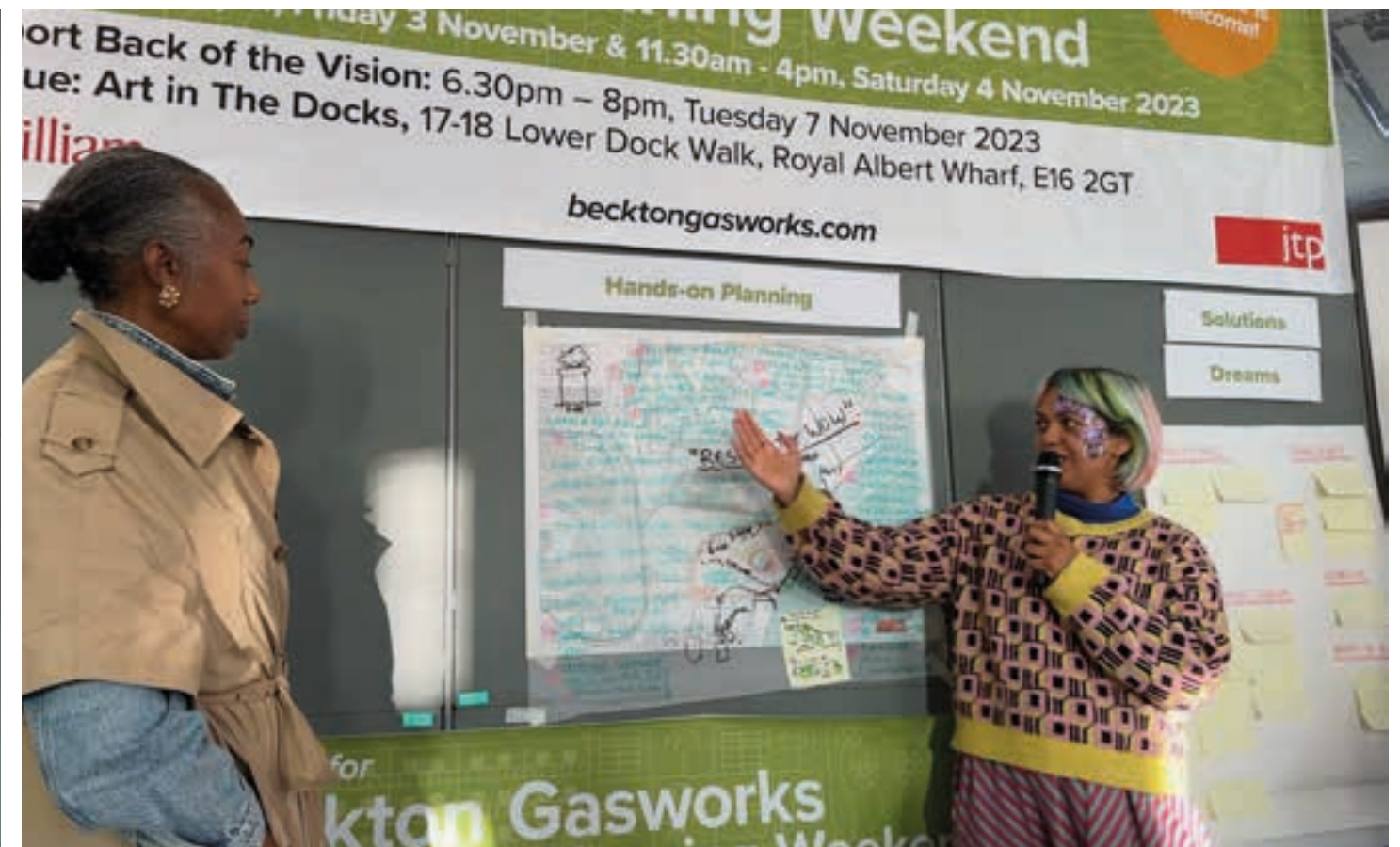
- Renewable energy (electricity) from the river: "use the flow"
- Special liquid could be poured, at intervals, through the piers - to clean the river
- Pollution

Building trust and civic pride

- Antisocial behaviour & unsafe environments
- Crowded places (too loud)
- Maintain public spaces



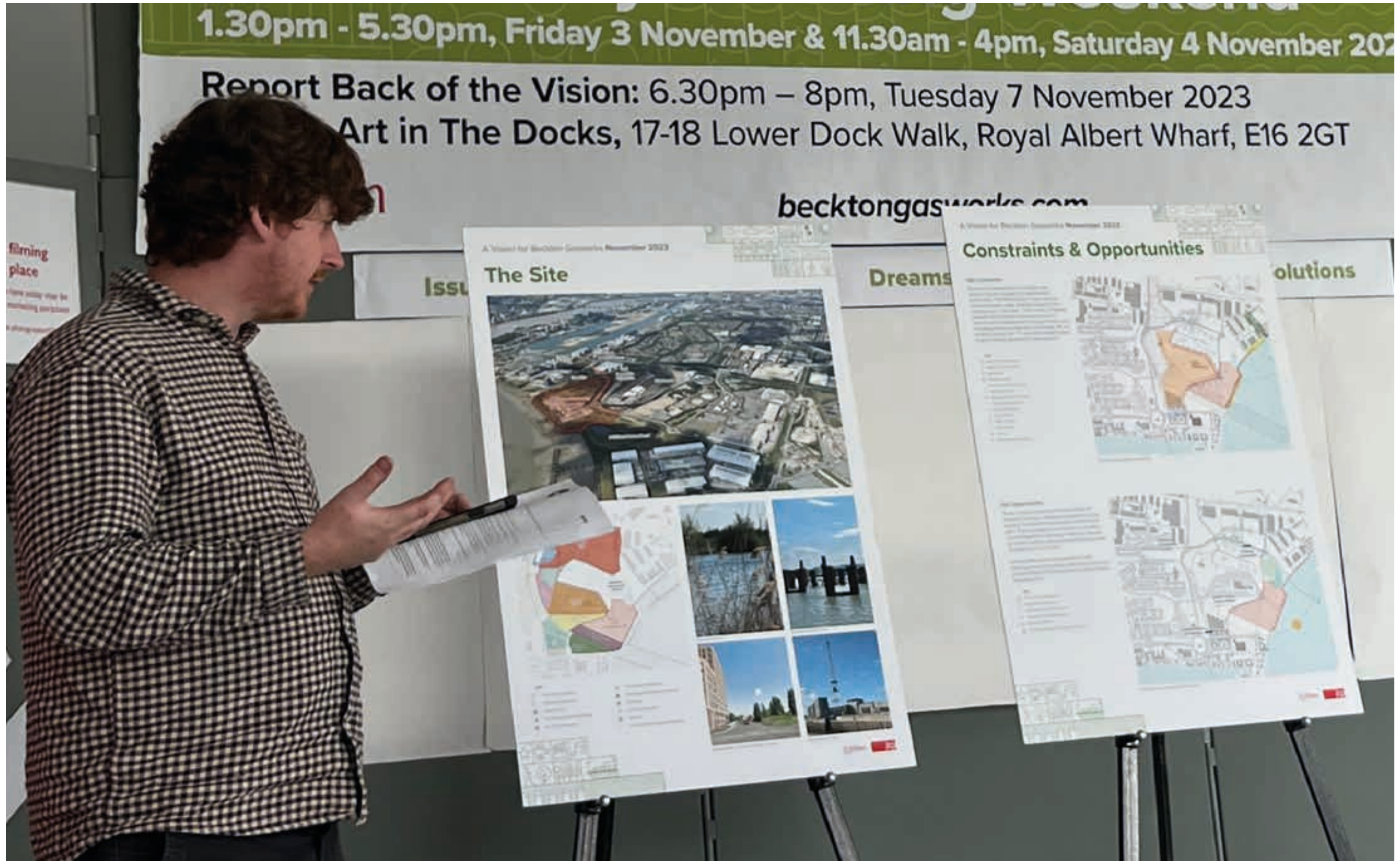
Community Planning Weekend



Team Tour & Briefing



Team Tour & Briefing



Community Site Tours



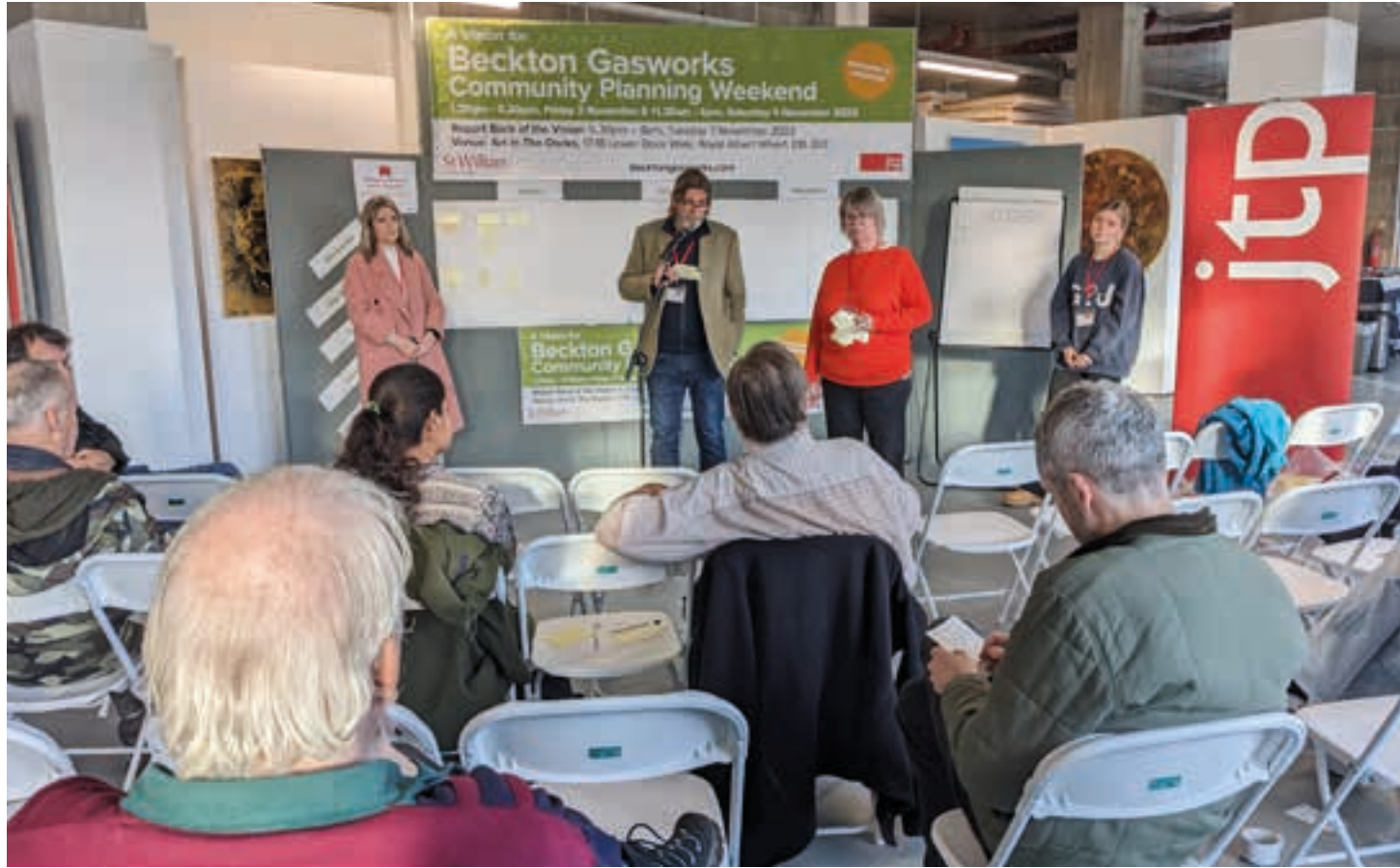
Background Exhibition



Welcome & Introduction



Friday Talking Workshop



Getting around & better connectivity

- Community isolation and lack of connectivity
- Inaccessible green space and no real access to the water
- Getting around is difficult, infrequent buses, poor transport interconnection, no rentable bikes
- Lack of passing trade, so difficult for shops / businesses

Landscape and green space

- Poor maintenance of public realm, including parks with no sheltered benches

Facilities

- Limited facilities and meeting places
- No creative / performance spaces and limited awareness of existing spaces

A place for everyone

- Lack of community focus – need a reason to come here
- Low incomes, high levels of deprivation, poor health & wellbeing
- Lack of affordable housing to buy or rent

Building trust and civic pride

- Lack of trust in developers

“I stood in the rain for 40 minutes knowing the bus probably won’t come.”

“We can see greenery but can’t access it, it’s ‘look but don’t touch!’”

Friday Dreams



Friday Dreams

PEOPLE

CLEAN HAPPY
ENTERTAINMENT



ACCESSIBLE

SOMEWHERE

POPULAR

FEELS ♡

VIBRANT



CARES

EVENTS

FEELS ♡

LOVELY

BECKTON

INCLUSIVE

SPACIOUS



OUTDOOR



WELCOMING

ENTERTAINMENT

SUSTAINABLE

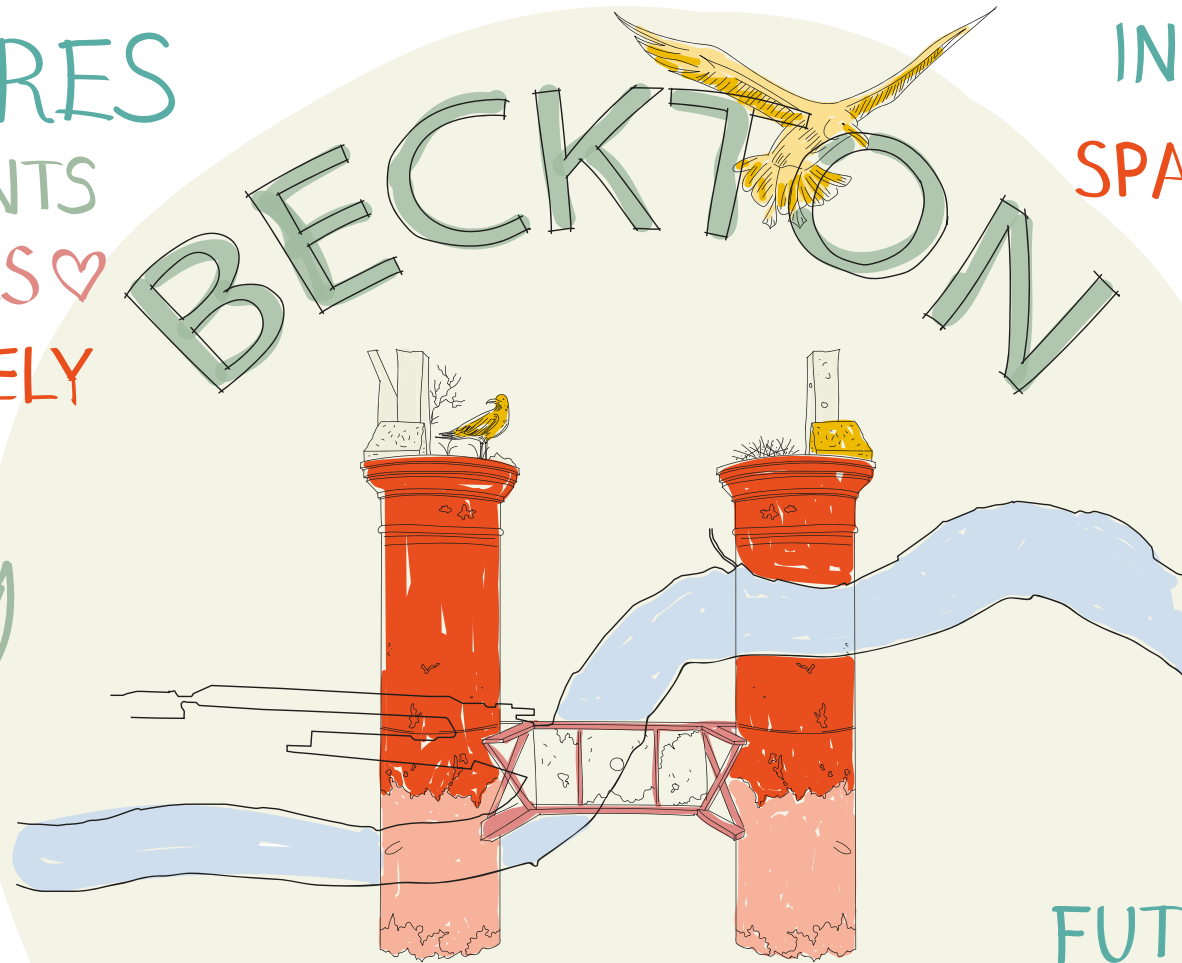
FUN! CINEMA

GREEN

ASTONISHING

EVERYONE

INTERESTING



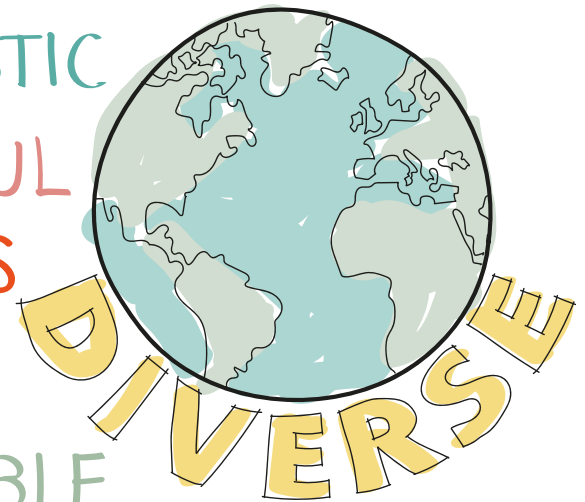
PRIDE

FUTURISTIC

BEAUTIFUL

TOURISTS

FRIENDLY



SEASONABLE

CONNECTED

ATTRACTIONS

LOVELY

EVENTS

CARES

HOME

LONDON

Friday Actions (1/2)

Getting around & better connectivity

- Better connectivity and coherence of routes
- Promote walking and cycling (inc. cycle hire)
- Improve access to green and blue space (water activities / boats)
- New pier connected into the wider public transport network

Facilities

- Cultural and community spaces - both indoor and outdoor (inc. skate park)
- Safe, overlooked spaces for young people to hang out and play etc
- Co-working spaces for freelancers and students
- Creative public realm initiatives that encourage people to gravitate here

A place for everyone

- A hub for the integration of cultures, people of all ages and ethnicities

“Put the right things in the correct places.”

Friday Actions (2/2)

Sustainability

- Create a climate resilient neighbourhood which could be a test bed for green economies

Meanwhile uses and delivery

- Support start-up projects that occupy pop up temporary spaces
- Gasworks site could be an enabler / catalyst but must be realistic about delivery

Community engagement

- Encourage joined up thinking across the neighbourhood
- Engage genuinely with representatives from diverse local community

***“Bring Robert back to Beckton!”
(Robert is the gasworks steam engine)***



Kingsford Community School Talking Workshop



Kingsford Community School

Talking Workshop - What's Good?

- Green and blue environment (parks, trees, river, docks)
- Many parks for exercise and activities
- Friendly community
- Library, sports facilities and clubs
- Asda & a variety of shopping areas
- Convenient public transport

“There’s more greenery than other places in London.”

“I love the way the streets and buildings look in Gallions Reach.”

“There’s a nice balance between retail, suburbs and parks.”

Kingsford Community School

Talking Workshop - What's Bad?

- Poor maintenance of parks and green spaces / litter
- Lack of flowers, especially in parks
- Poor lighting / fear of crime
- Noise pollution (trains and planes)
- Apartments blocking sunlight
- High cost of homes
- Some very small houses
- Too much building / people

“Fast food is expensive.”

Talking Workshop - What's Needed?

- More indoor & outdoor facilities for play, exercise, community, leisure
- Activities on the river (boats); 'Beckton Beach'
- More recreation & entertainment close by, cinema, restaurants, gyms
- More sports options (inc. swimming)
- Attractions for tourists and locals, markets, Discovery Centre
- Rentable bikes / e-bikes
- Eco-friendly vehicles and e-charging stations
- Better public transport
- Better care and maintenance of parks & public spaces
- More sitting areas (sheltered spaces)
- Safety and security: better lighting

“We need fun areas for people of all ages.”

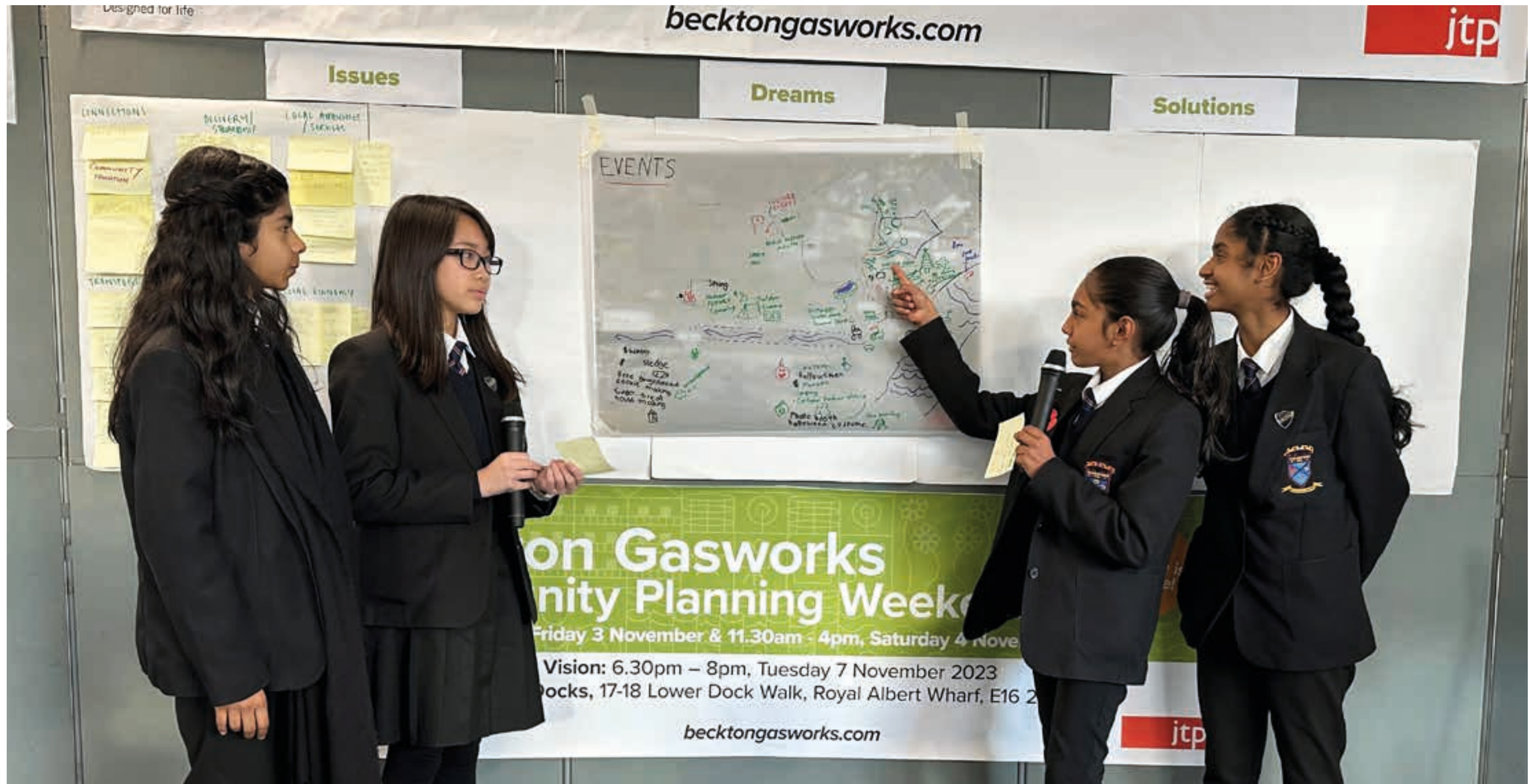
Kingsford Community School

Hands-on Planning



Kingsford Community School

Group 1 - Events



“We want it to be a very diverse place.”

Kingsford Community School

Group 1 - Events

Key

Annual events calendar

1. Spring - harvest festivals, outdoor cinema, camping.
2. Summer - skate park, water park, summer camp, street food market.
3. Autumn - Halloween costume photo-booth, pumpkin carving.
4. Winter - winter park, ice skating, sledging, gingerbread house making.
5. Cultural events - black history month, south Asian heritage month, school, sports day.



Kingsford Community School

Group 2 - Favourite Places



“It might be similar to Gallions Reach but we don’t want to walk that far.”

Kingsford Community School

Group 2 - Favourite Places

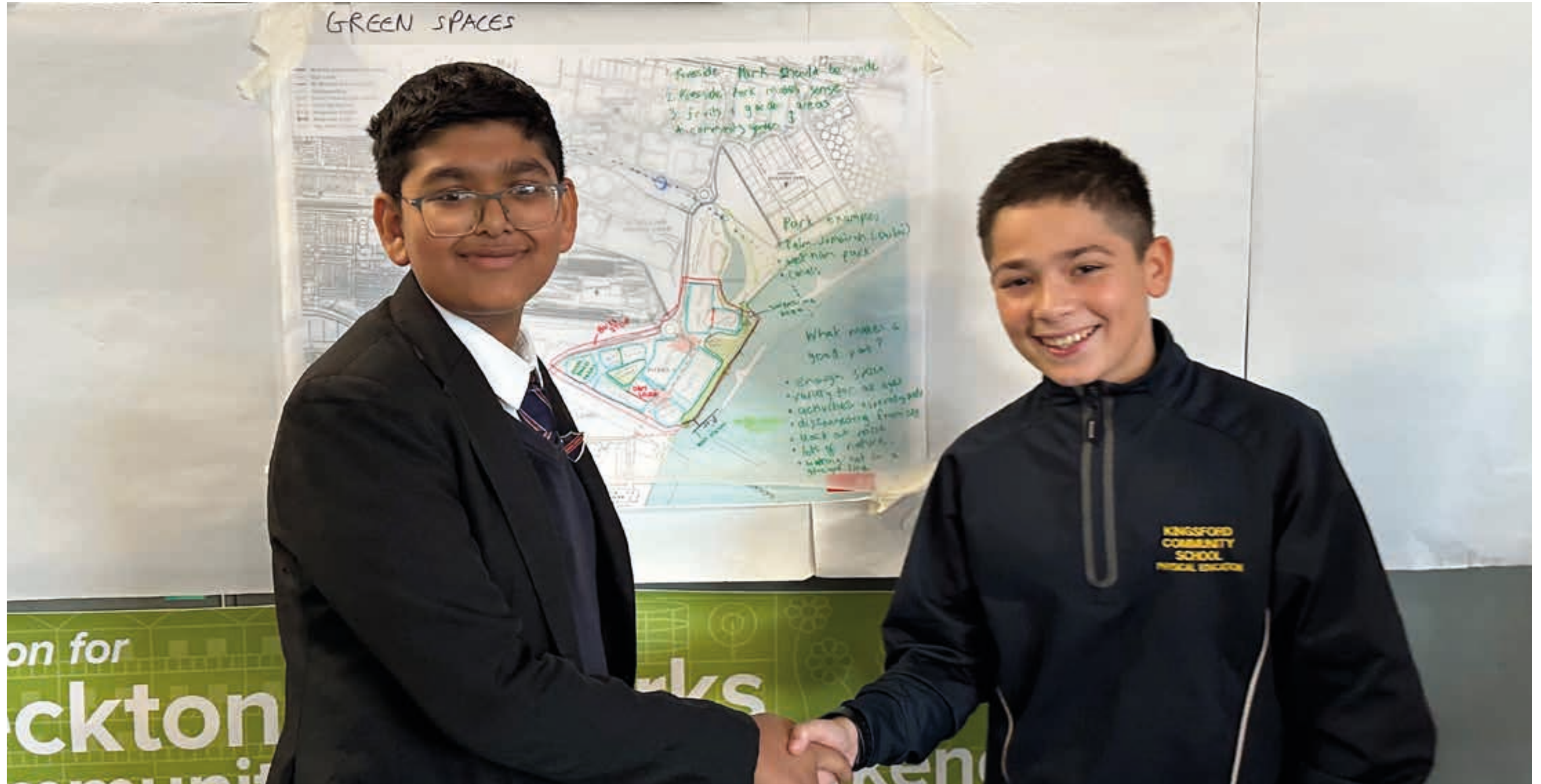
Key

1. Green parks near schools and retail parks favoured for hanging out with friends.
2. Good opportunities for sports and physical activity but bus trips are unnecessarily long.
3. Newham Leisure Centre, Beckton District Park, UEL Campus, West Ham Foundation, are key for sports.
4. Network we can get around to meet friends from other schools (Tollgate Road and Prince Regent Lane helpful).
5. Need to go further afield for extracurricular activities in the arts, music, drama and dance etc.



Kingsford Community School

Group 3 - Green Spaces



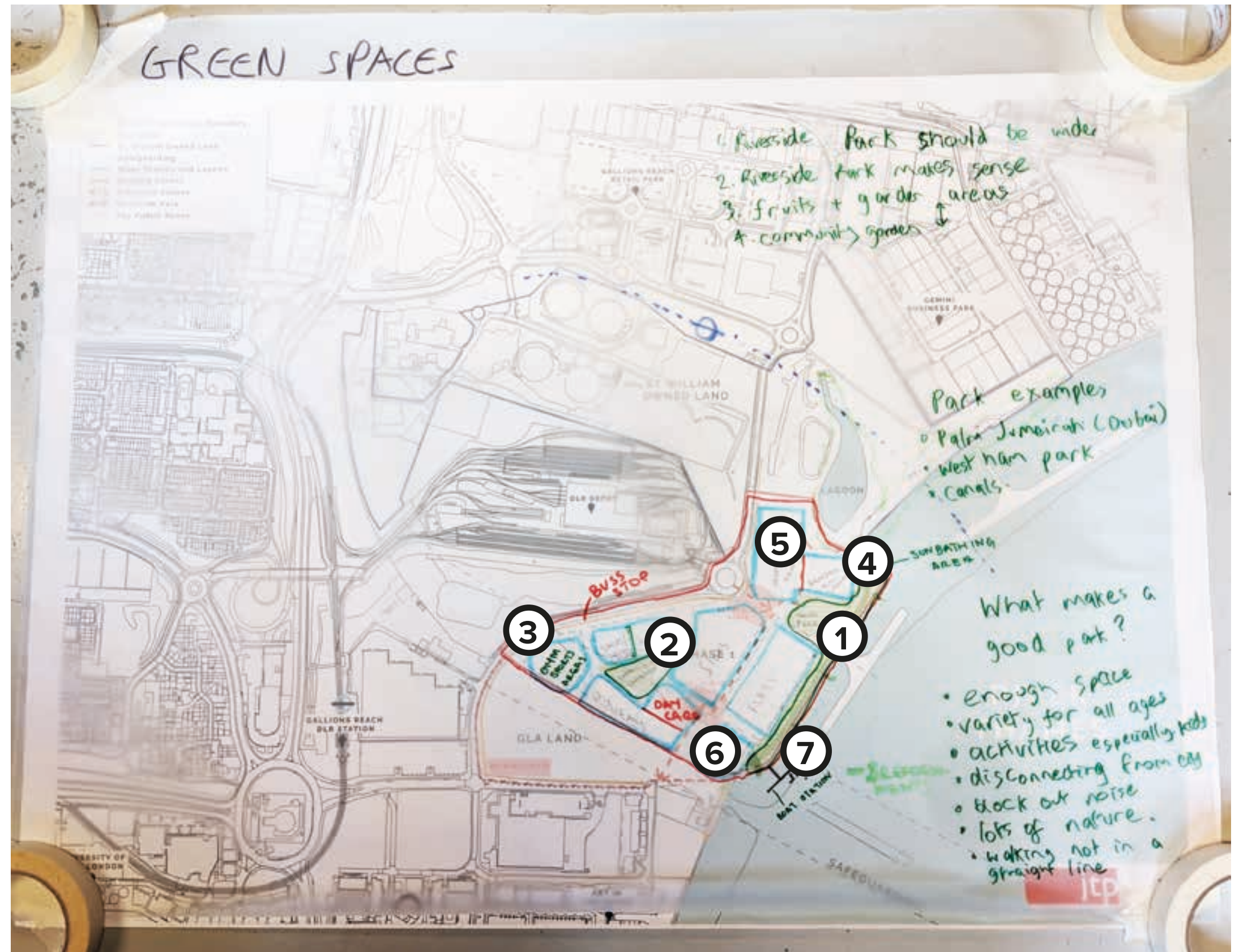
“We believe in making it greener.”

Kingsford Community School

Group 3 - Green Spaces

Key

1. Riverside park should be large, variety for all ages, block out the noise from the city.
2. Community gardens and orchards.
3. Gym and sports areas.
4. Sunbathing area.
5. Theme park or adventure area
6. Discovery centre.
7. Boat station.



Kingsford Community School

Group 4 - Facilities



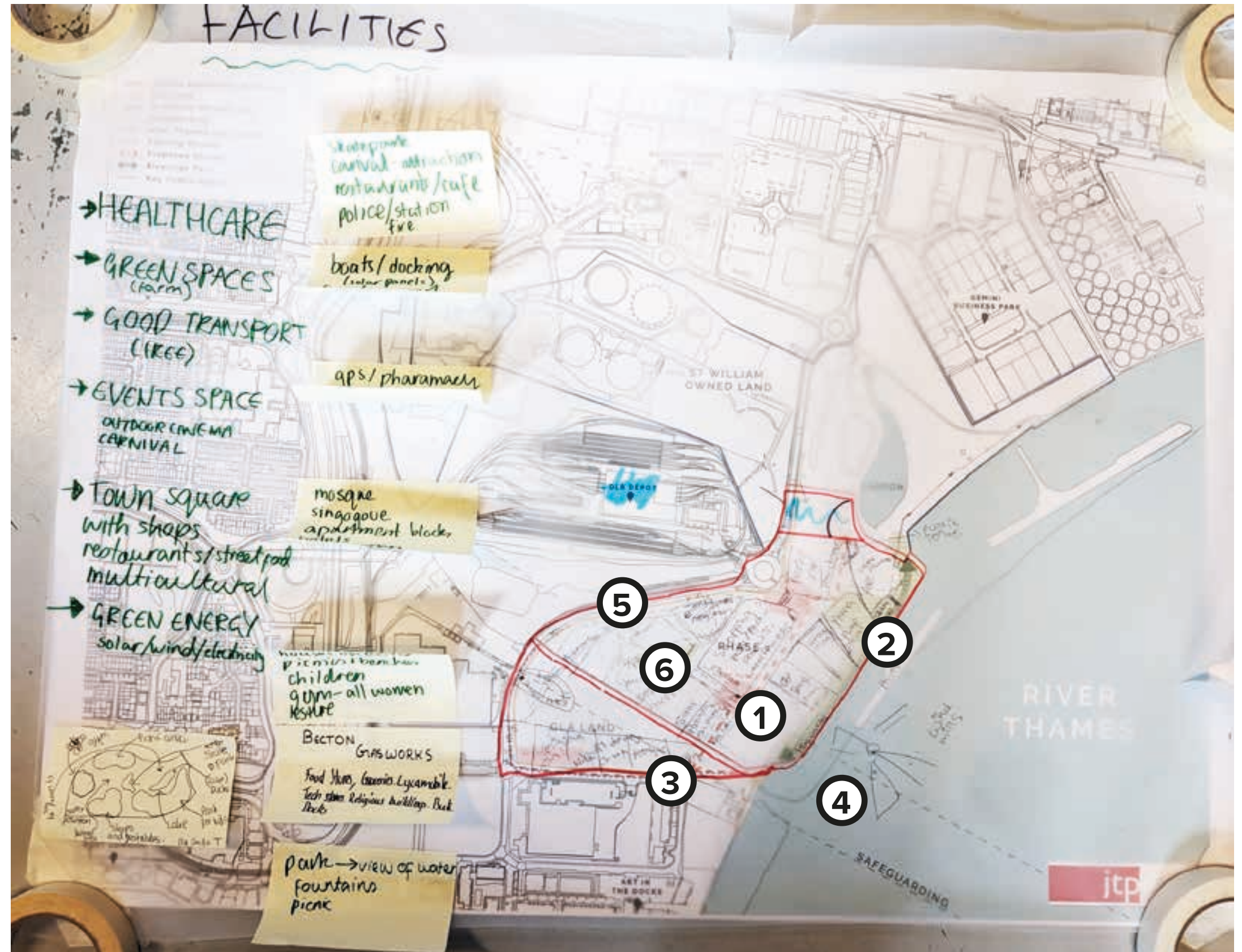
“I believe that by being able to offer facilities to help people, that can help us too.”

Kingsford Community School

Group 4 - Facilities

Key

1. A central shopping area which is also a good place to hang out.
2. Green spaces should look over the river and the lagoon. They should include spaces to sit, have outdoor equipment and have fountains.
3. Atlantis Avenue could have lots of religious buildings to ensure everyone feels welcome.
4. Green Energy – solar panels on every roof and a wind farm in the Thames.
5. Transport - bus loop around the site, free bikes and electric parking stations to reduce pollution.
6. Event Spaces to make the proposal exciting with carnivals, big TV, food stalls from around the world.



Kingsford Community School

Group 5 - Transport



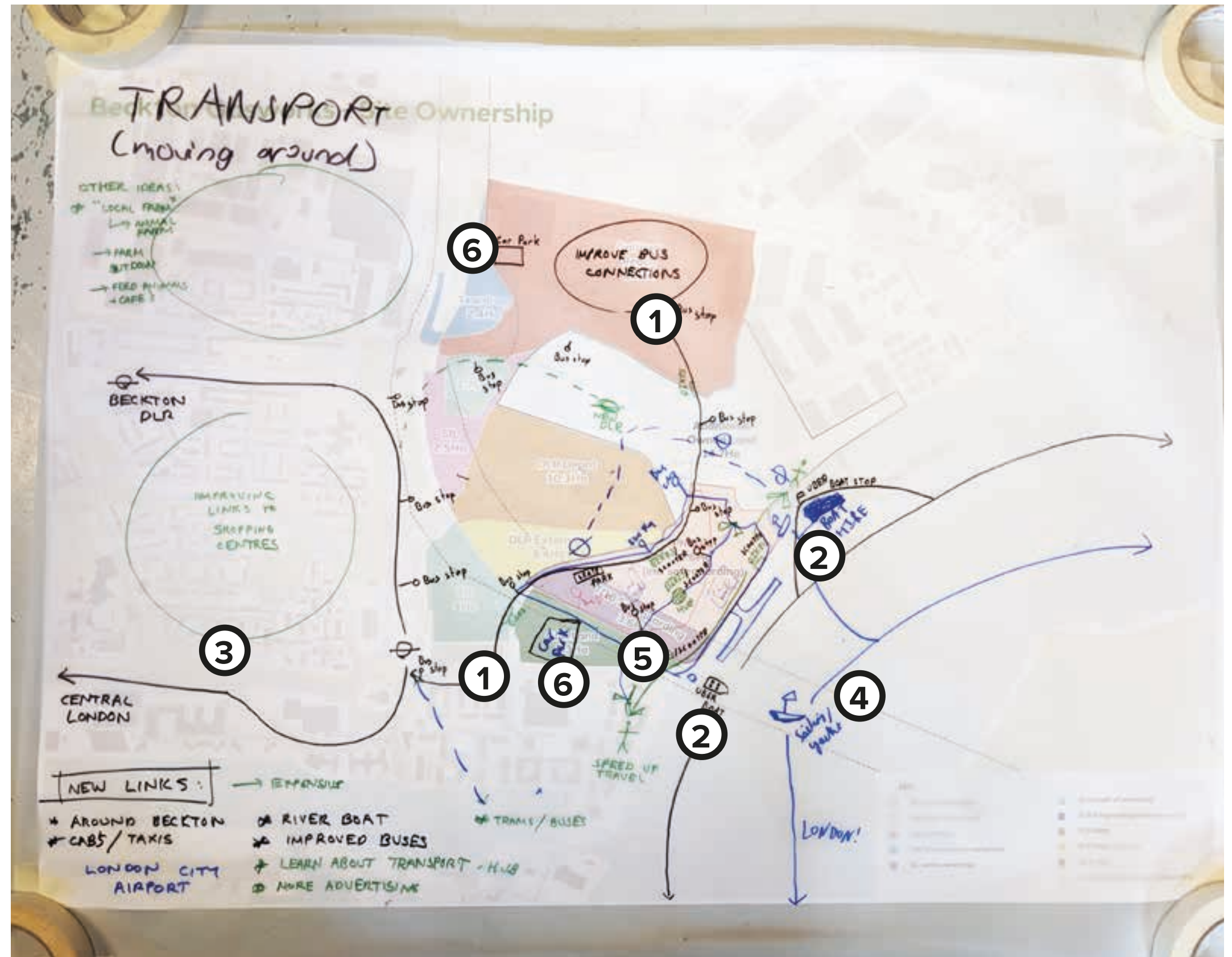
“Have free bicycles instead of having to go in cars.”

Kingsford Community School

Group 5 - Transport

Key

1. Improve bus connections.
2. Uber boat stop.
3. Improve links to the shopping centres and central London.
4. Sailing / yachts.
5. Bikes & e-scooters - speed up travel.
6. Car parking provision.

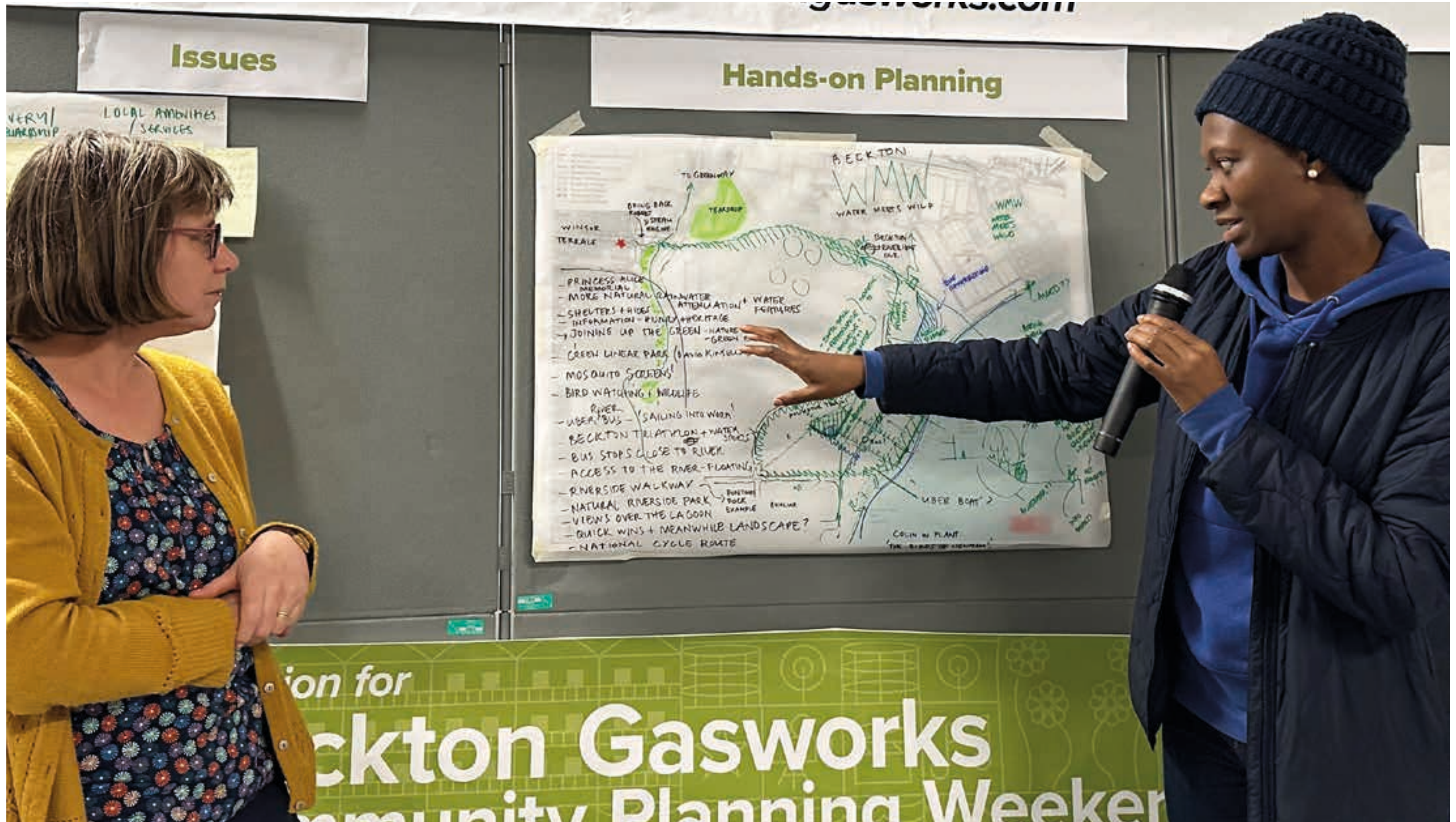


Hands-on Planning Group 1 Water Meets Wild (WMW)



Hands-on Planning Group 1

Water Meets Wild (WMW)

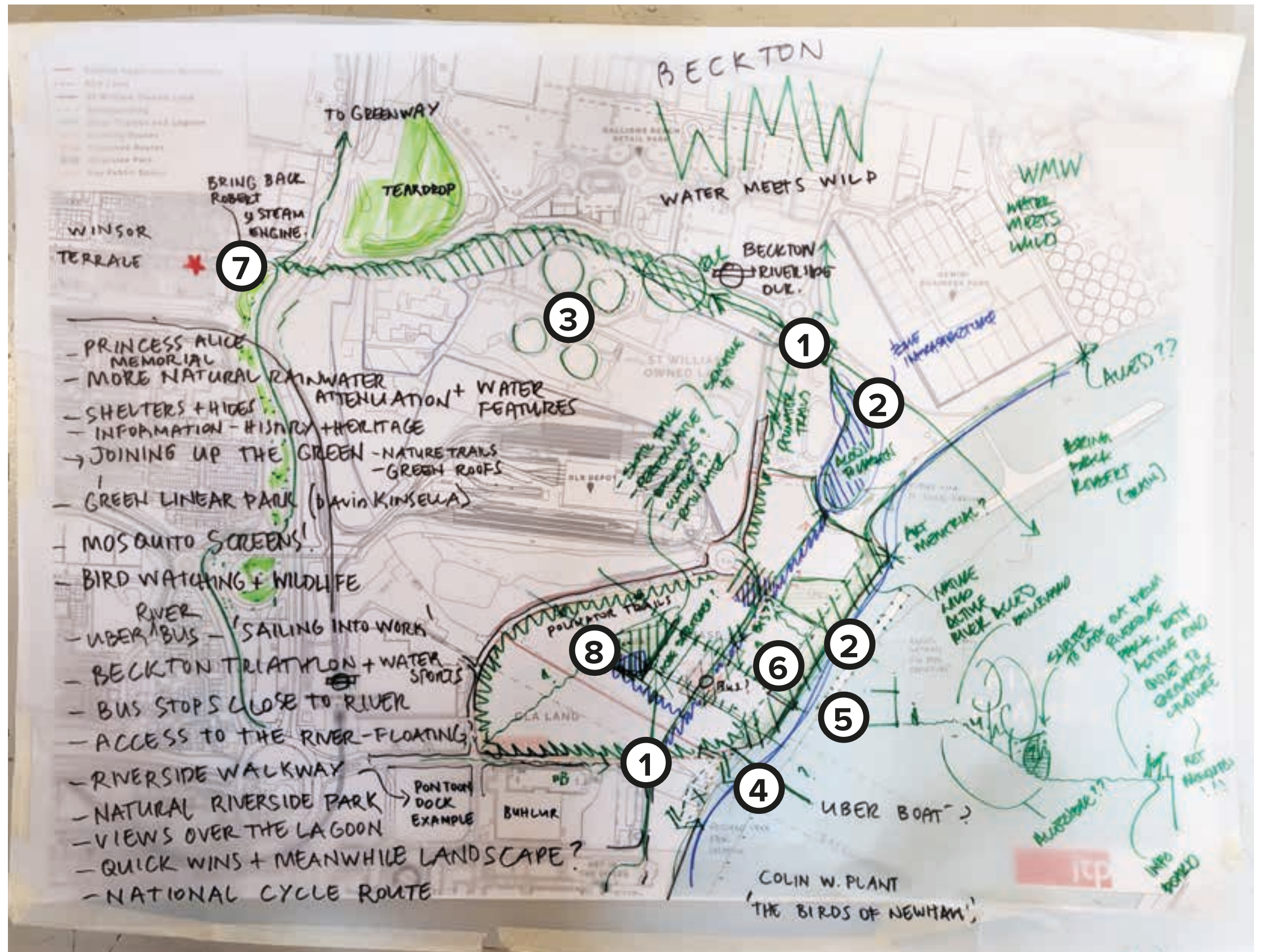


Hands-on Planning Group 1

Water Meets Wild (WMW)

Key

1. Join up the green walking and cycling routes.
2. Access to water - lagoon & river.
3. Reference the history of the area.
4. Uber bus - sailing into work.
5. Floating library on the river.
6. Natural riverside park.
7. Bring back Robert the old gasworks steam engine.
8. Allotments and community gardens.



Hands-on Planning Group 2

“Connecton” - Beckton Connections



Hands-on Planning Group 2

“Connecton” - Beckton Connections

0.30pm – 8pm, Tuesday 7 November 2023
Docks, 17-18 Lower Dock Walk, Royal Albert Wharf, E16 2GT

becktongasworks.com



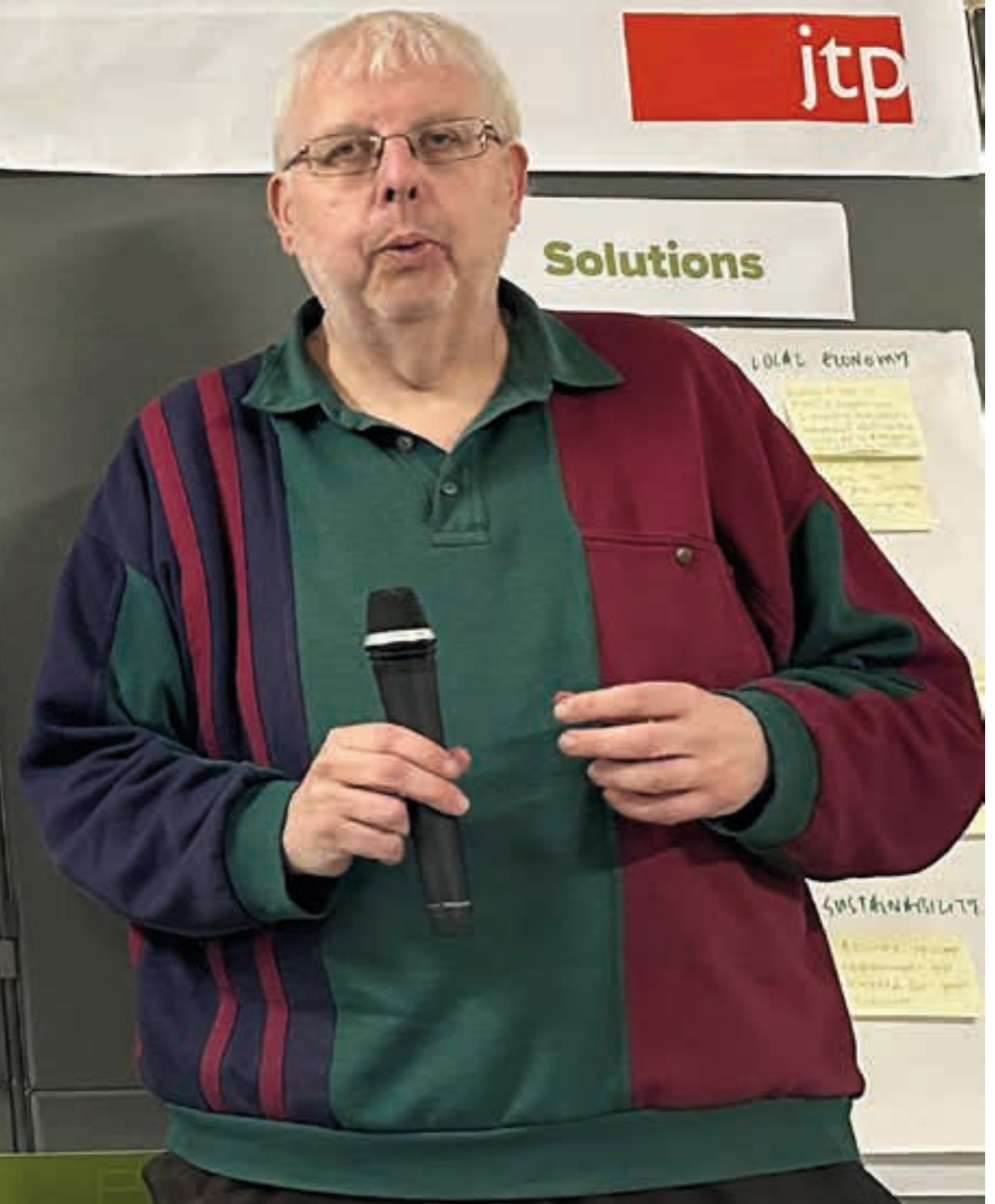
Hands-on Planning

Solutions



LOCAL ECONOMY

SUSTAINABILITY

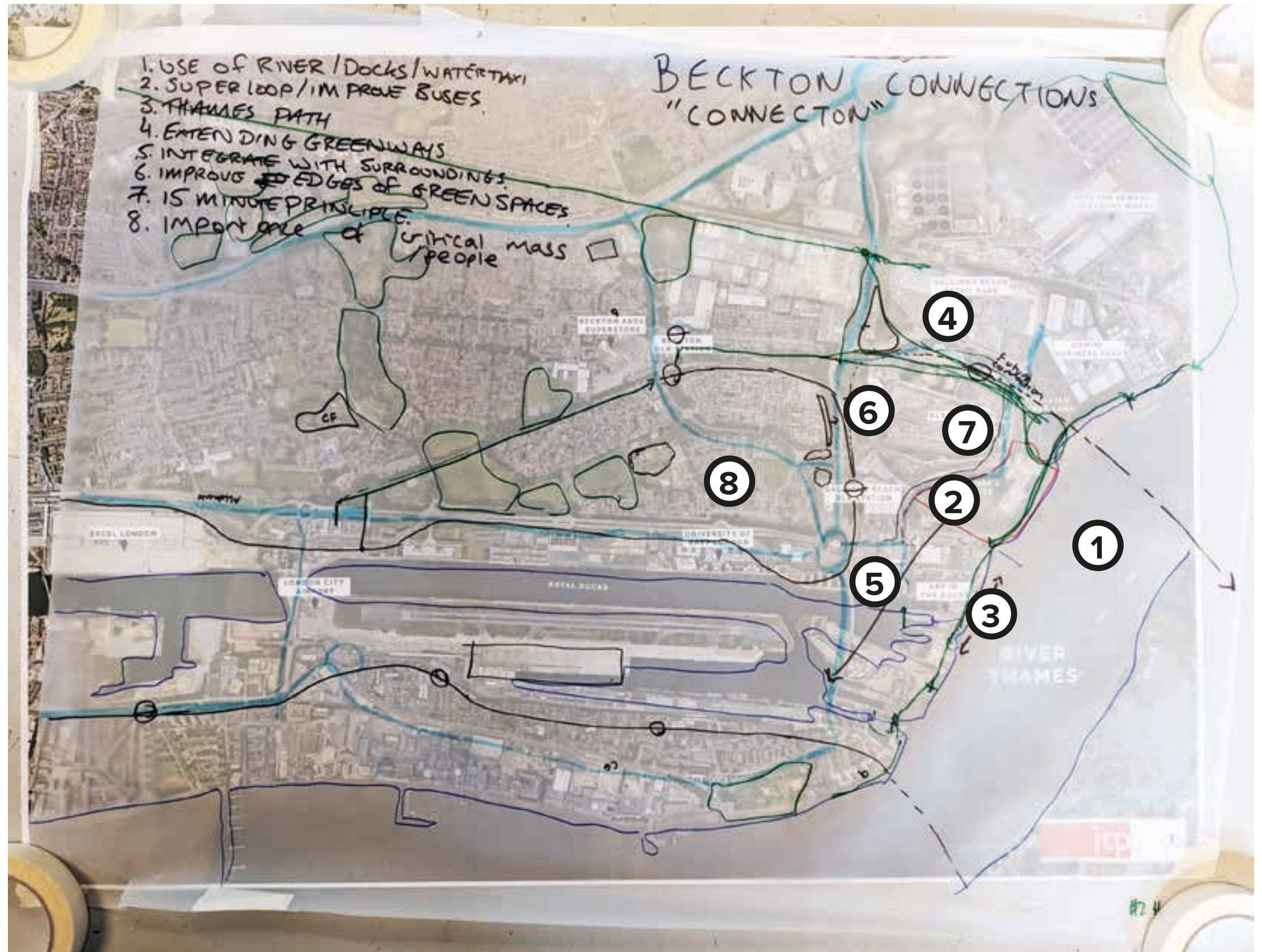


Hands-on Planning Group 2

“Connector” - Beckton Connections

Key

1. Make more use of River, docks, water.
2. Improve bus connections and frequency, rationalise London Super Loop.
3. Extend and improve the Thames Path.
4. Extend greenways and cycle/pedestrian routes.
5. Integrate with surroundings.
6. Improve edges of green spaces.
7. 15-minute principle: desire for adequate facilities and amenity within a 15-min range.
8. Importance of a critical mass of population to sustain local services and businesses.



Saturday Talking Workshop



Saturday Issues

Getting around & better connectivity

- Sense of isolation
- No access to the river, benches to sit on
- Poor public transport connectivity (esp. at night)

Facilities

- Lack of a 'High Street'
- Lack of 'anchors' eg museum, cinema, sports venue, iconic building
- Lack of amenities, especially evening venues - pubs / restaurants / cafes

Landscape and green space

- Lack of care & maintenance of public realm (bins, lighting)
- The lack of wildflowers (in parks)

Sustainability

- Unknown impact of airport pollution

Saturday Actions (1/2)

Getting around & better connectivity

- Create a well-connected and sustainable place with access to leisure, community and creative activities
- Improve public transport connectivity, eg a circular bus route to connect the docks
- Introduce water taxis around the docks and River Thames
- Create opportunities to walk / cycle along the river

Facilities

- Develop a night-time economy with multiple places to meet, shop, eat and drink
- Make use of the proximity to water for well-being and leisure

Landscape and green space

- Have plenty of green space and active public realm
- Community growing hubs / allotments / gardens
- Provide safe places for children to play and activities for teenagers

Saturday Actions (2/2)

Meanwhile uses and delivery

- Explore trialling new ideas with pop ups
- Meanwhile cafes, shops, restaurants and art studios at low / no rent along waterside

Community engagement

- Ongoing involvement and consultation with the community

“To see how successful things are - we could have meanwhile shops and cafes as a taste of what’s to come.”

Hands-on Planning Group 1

Connecting the Docks



Hands-on Planning Group 1

Connecting the Docks

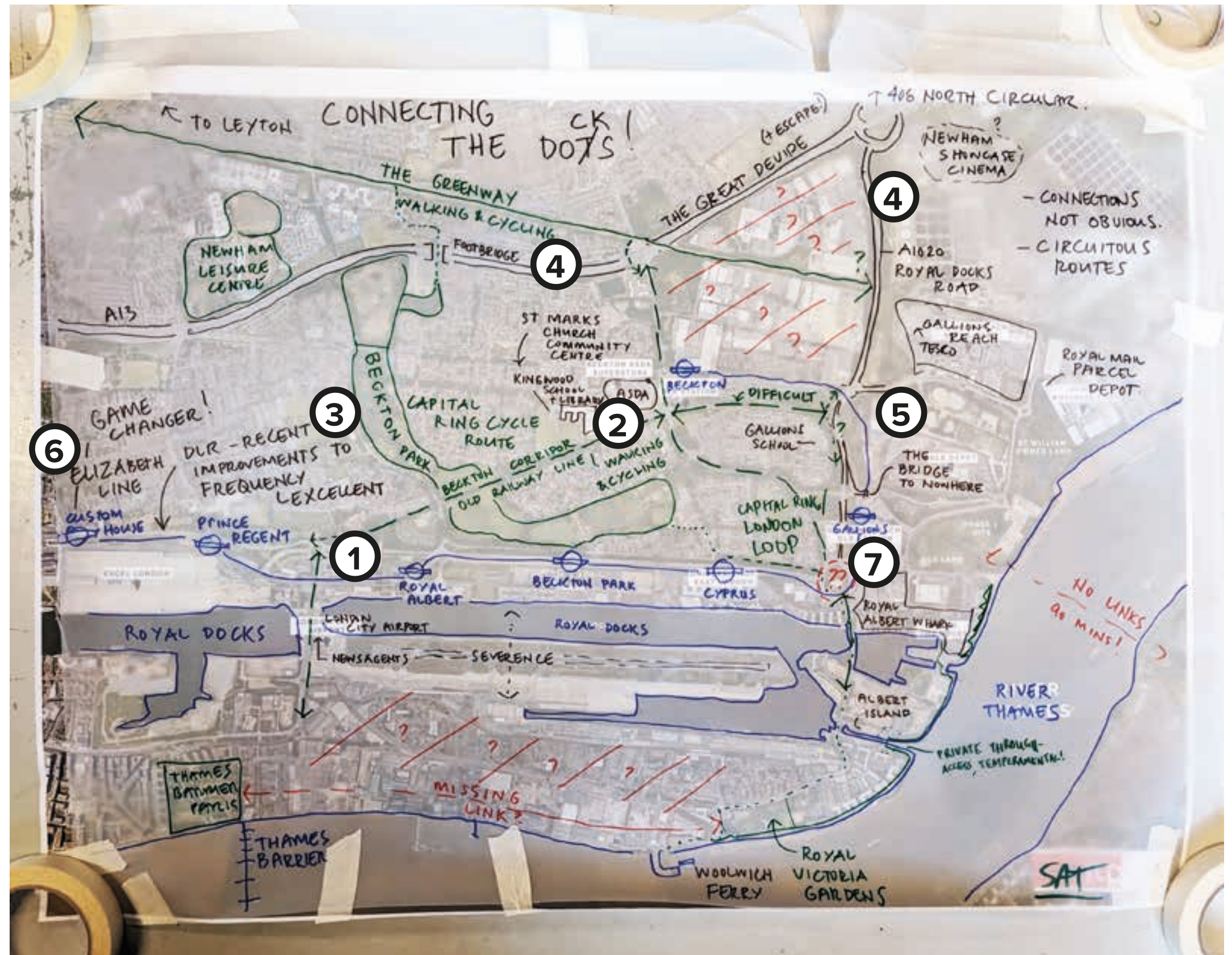


Hands-on Planning Group 1

Connecting the Docks

Key

1. Connections are circuitous and not obvious to visitors.
2. The cycle and footway along the Beckton Corridor is excellent
3. The DLR frequency has recently improved and really helps.
4. The A13 and Royal Docks Road act as a real divide.
5. Could the Greenway and Beckton Corridor extend to the River Thames?
6. The arrival of the Elizabeth Line at Custom House is a real game-changer!
7. The big roundabout is very difficult to navigate on foot and bike.



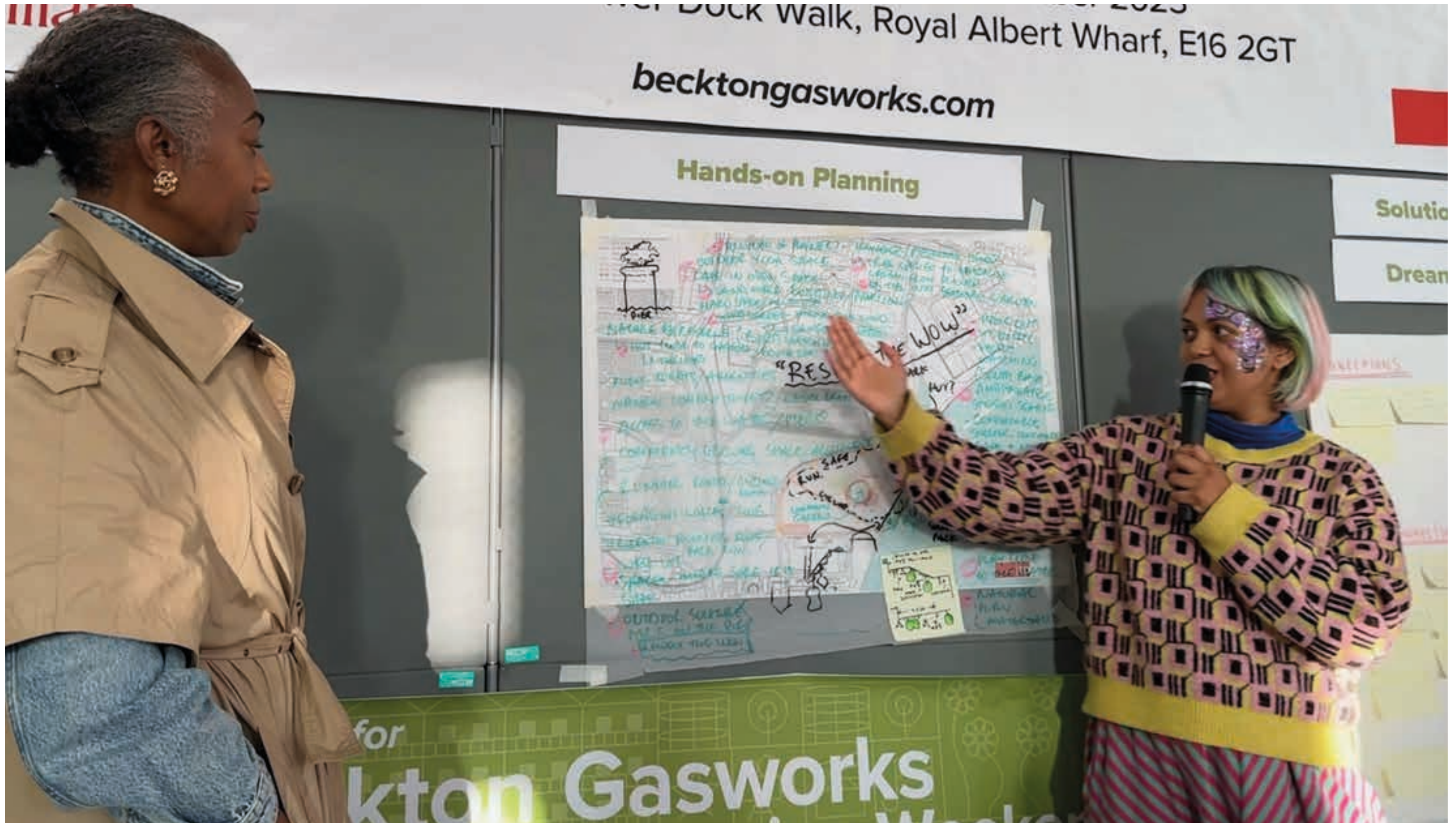
Hands-on Planning Group 2

Respect the Wow!



Hands-on Planning Group 2

Respect the Wow!



Hands-on Planning Group 2

Respect the Wow!

Key

1. Green space and allotments.
2. Sensory gardens - wind chimes etc.
3. Amphitheatre style seating.
4. Meanwhile access to the water and piers.
5. Water artwork at the old pier columns. "People come from far and wide to look at natural art features on top of columns!"
6. Trees and plants soak up air pollution from planes etc.
7. Sitting and enjoying the world go by, Southbank vibe.

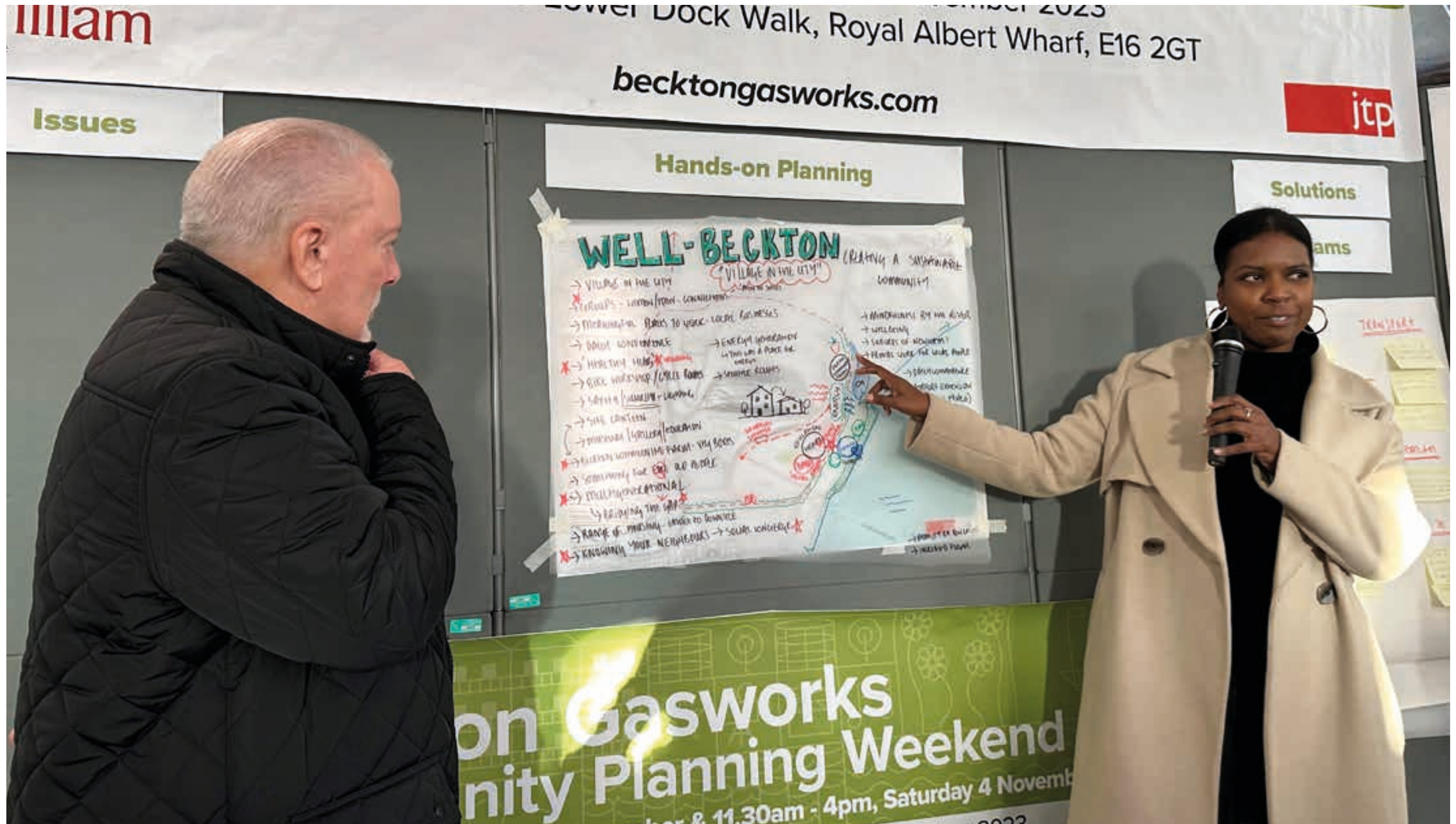


Hands-on Planning Group 3

Well-Beckton



Hands-on Planning Group 3 Well-Beckton

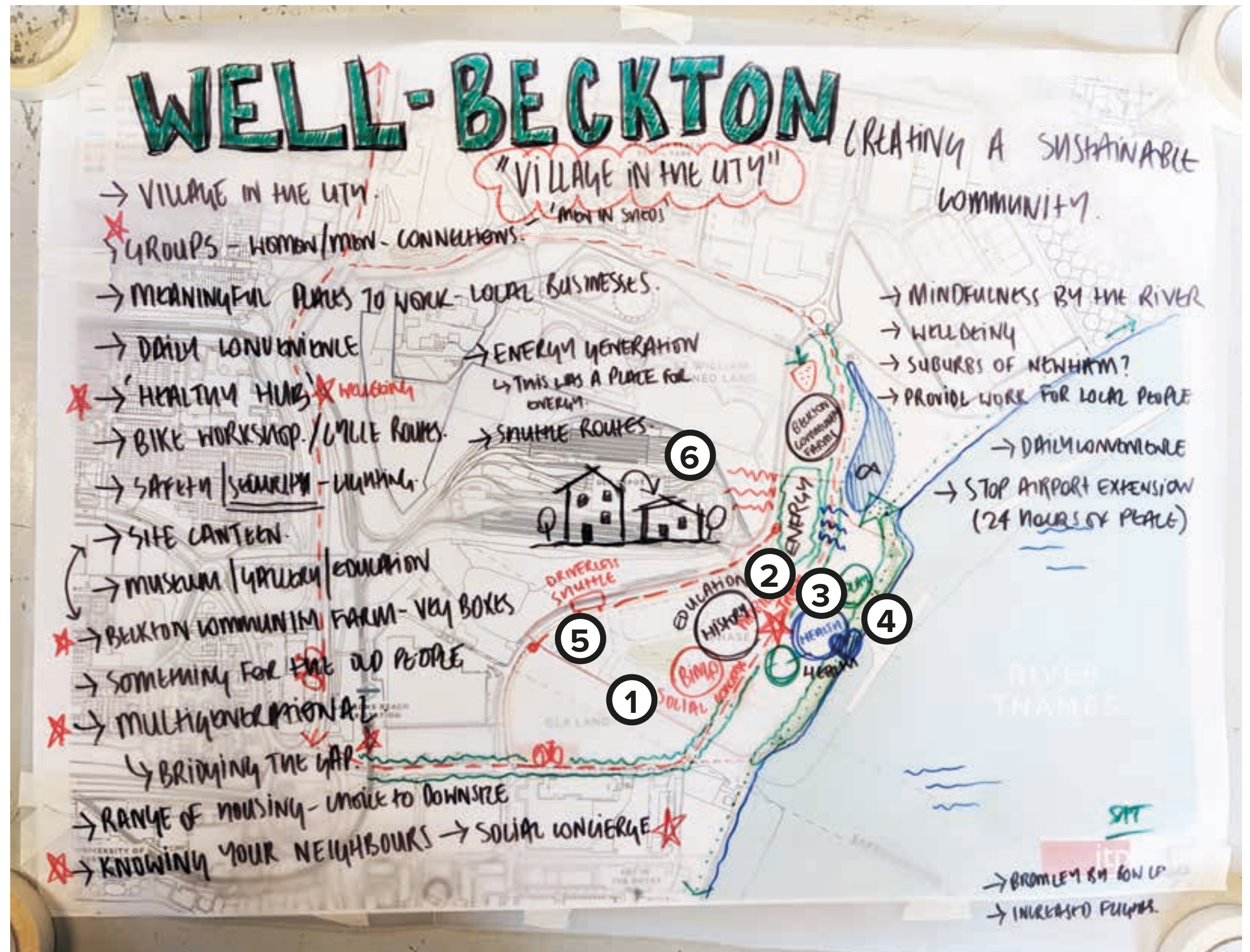


Hands-on Planning Group 3

Well-Beckton

Key

1. Get to know your neighbours - social concierge.
2. Bring the heritage into the new development.
3. Access to GPs and community centres.
4. A place to sit and collect your thoughts and connect with others - mindfulness by the river!
5. Driverless shuttles to transport you across the site.
6. 'A village in the city'.



Hands-on Planning Group 4

Early Start, Setting Standards



Hands-on Planning Group 4

Early Start, Setting Standards

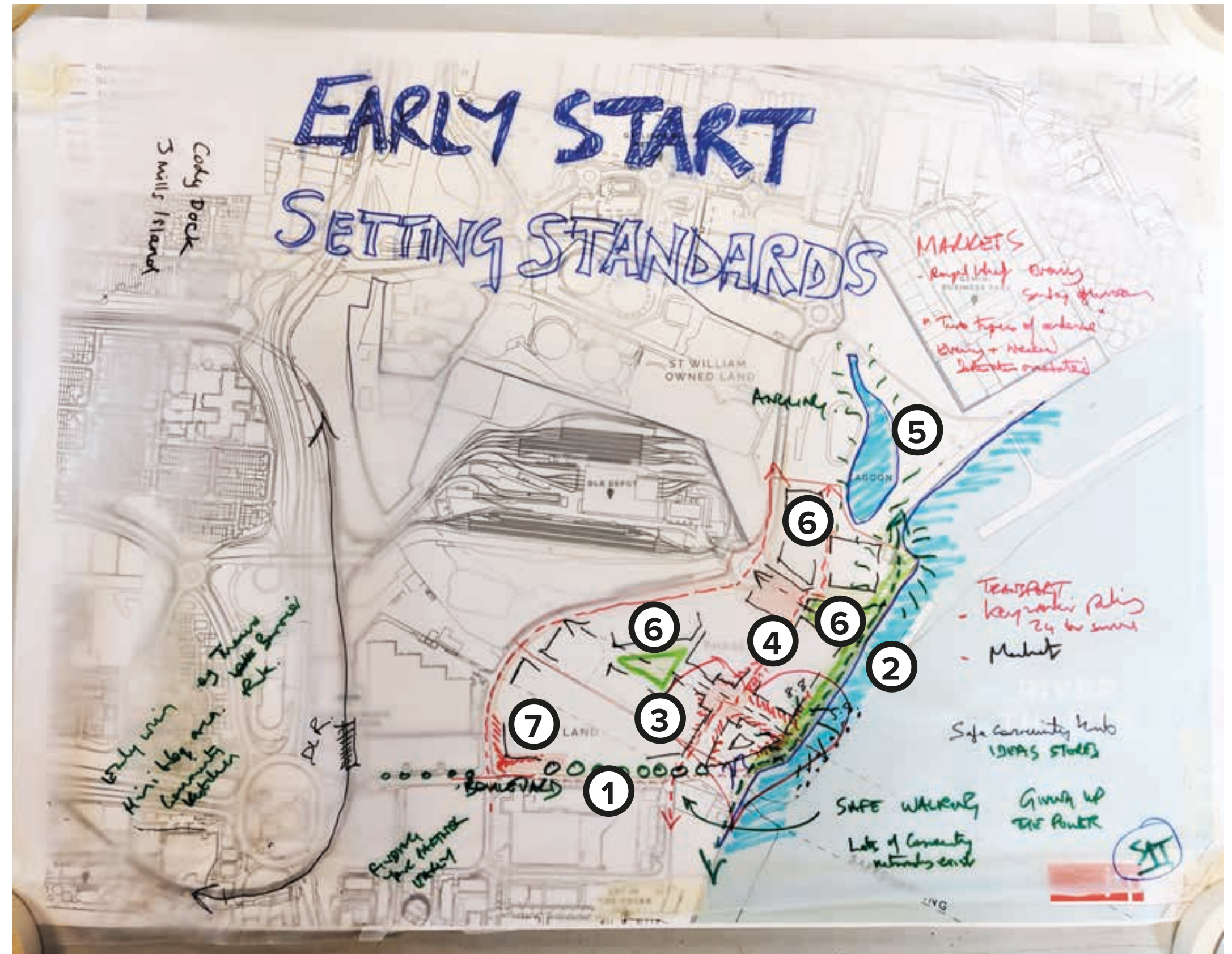


Hands-on Planning Group 4

Early Start, Setting Standards

Key

1. 'Atlantis Boulevard' with south facing set backs.
2. Riverside Linear Park.
3. Mixed use village 'destination place' to create a heart!
4. Main movement route.
5. Lagoon Park.
6. Variety of public spaces.
7. Shopping and cafés.



Next Steps Workshop



Next Steps Workshop

- Continuing engagement with stakeholders and the community / set up a community forum.
- Find local champions.
- Have conversations with local community groups, businesses and artists who could support meanwhile (and permanent) activities.
- Provide details and updates of time frame re: proposed planning application with ongoing updates.
- Continue the site visits so locals stay engaged with the development.
- Open up the river park and other green spaces as early as possible, with a destination, such as a café.

“Get things going early – raise people’s consciousness of the site.”

“We need updates when there are changes to the original vision.”

Team Debrief



Team Working



Beckton Riverside

The redevelopment of Beckton Gasworks Phase 1 - as part of the wider Beckton Riverside regeneration - is a huge opportunity to provide high-quality new homes, a vibrant mix of uses, connections to and through the site, and significant public realm, including access to a new riverside park along the historic river frontage. The site has been allocated in the 2018 Newham Local Plan for comprehensive, residential led, mixed use development. Community Planning Weekend (CPW) participants were excited by the potential, realistic about the challenges and expressed a desire to be actively involved in helping to shape and deliver the new place.

“Let’s think about the relationship between the river and the docks – there’s this extraordinary resource on our doorstep!”

“How will this development benefit the local community, that’s my question. Who is it for?”

Connecting the dots, connecting the docks

Beckton is currently perceived as a collection of disconnected, zoned areas, divided by transport infrastructure, creating “pockets of places” with resultant physical and social isolation. The regeneration of Beckton Gasworks provides the opportunity to bring the fragmented areas together and deliver a wide range of benefits to the Beckton, Royal Albert Wharf and North Woolwich communities, including connecting the river and the docks and improving social integration. The streets and green links within the new development should connect with the surrounding network and DLR to facilitate improved public transport and active travel movement throughout the area, and new connections to the river.

“Beckton and Gallions Reach feel like different places - can the Gasworks site help to connect them?”

“We all live in isolation...It’s so normal these days that you don’t know your neighbours.... we need to normalise socialisation.”

“Put the connections in and people will use them.”

Image and identity

Although it benefits from a range of amenities, there is a lack of an integrated and cohesive identity and Beckton is perceived as a series of disconnected neighbourhoods, with no strongly identifiable centre or place to meet. In some cases, this has led to social isolation. CPW participants wanted to understand and celebrate the heritage of the gasworks. Combining this with the benefits of a diverse community will help build a strong local identity based around a well-designed and curated place. The regeneration of Beckton Gasworks should aim to be an exemplar for London that locals are proud of and want to share, creating a destination with a strong brand that attracts people to visit from elsewhere. A good start would be to move on from referring to the site as Beckton Gasworks and to start using Beckton Riverside as the working title.

“Bring the heritage into the now and take it into the future!”

“We need to bring people to the site – what do the pioneers want?”

“We could have an attraction so that tourists can enjoy it as well as the local community” (YP)

A village on the river

Participants felt that Beckton has insufficient facilities for daily life, evening and weekend recreation. It lacks an “anchor” attractor space or “heart” to bring the community together and provide for cultural and community events - Asda is the principal hub. Participants recognised the opportunity of the development to focus on the river Thames, providing a vibrant mix of uses and events which would serve existing residents and attract visitors. A “village on the river” would support a mix of small businesses, shops, restaurants, cafes, cultural and community amenities to serve the new and wider community. Providing for locals and visitors would help bring footfall to sustain a mix of businesses and facilities. Commercial space should be provided that is affordable and supports start-ups and small and medium sized enterprises (SMEs). Delivering the concept can begin early with “meanwhile” activity, involving the diverse local community. Bringing in small businesses and food, arts and cultural events will start to build the identity of the place.

“It’s a long way to central London and there’s nothing to do at night.”

“There needs to be a linkage route from the DLR, a boulevard feeding into a feature point, with views into the river.”

Riverside Park “Wow Factor”

For generations industrial activity has made the riverside largely inaccessible and when walking along the Thames Path, residents currently say they can see the river but not get close to it. There was excitement about the prospect of opening the gasworks site up to create a new riverside park for leisure and events, walking, cycling as well as nature. The park will help connect neighbouring communities and participants were keen to explore the potential of using the river for transport, bringing in the Thames Clipper service as well as boats for leisure. The Victorian piers are the only remaining built heritage and participants were keen that ideas should be explored as to how they may be creatively integrated into a curated Riverside strategy. Nature is a key consideration, with the mud flats designated a Site of Importance for Nature Conservation (SINC) and provision should be made for bird watching, interpretation, etc. The park will be part of the ‘WOW!’ factor of the development - and this should be delivered early to provide an attraction for local people and visitors and set the standard for Beckton Riverside.

“There such a juxtaposition of sky, green and river, and it’s frustrating not being able to reach it.”

“Lots of wildlife exists already. Don’t drive it out. Make sure the birds have somewhere to go to.”

Getting around - better connectivity

Beckton is seen as an isolated location and “trapped” by water, with a lack of river crossing opportunities. Many participants said getting around Beckton and North Woolwich is not easy and has been made harder for some by recent changes to local bus routes. Beckton Riverside provides the opportunity for improved connectivity around the docks including the provision of a Thames boat service from the riverside. Within Phase 1 the streets should be designed to accommodate active travel opportunities and be future proofed as new forms of mobility come on stream.

“There are no easy ways to get from A to B and a lot of people simply don’t bother.”

“There could be little driverless shuttles which could pick up your laundry!”

“Have free bicycles instead of having to go in cars.” (YP)

A place for everyone

Beckton Riverside should be a truly inclusive place, providing something for everyone, regardless of income or ability. There should be a range of homes to suit people of all incomes, set in an area that is affordable and welcoming and does not alienate or drive out local people who have already invested in the area. The development should provide the necessary range of facilities and have well-connected, safe open spaces to support daily life within walking distance, with areas to meet, play and help integrate existing and future residents.

“It must be “we”, not them and us!”

“We need places you can get to easily by foot if you live nearby.”

“Make it a welcoming and friendly environment for everyone.” (YP)

Building civic pride and positivity

The Beckton community has many strengths, not least its impressive young people, many of whom attended the CPW from Kingsford School and who expressed huge enthusiasm to build the “best in London” at Beckton Riverside. There is a strong desire to build on the positivity of the young people and create a place that celebrates the historic riverside location and the diversity of the community. Everyone wants to be proud of their community and what it has to offer, and Beckton Riverside has an important role to play in enhancing civic pride in the area. A certainty of investing in the local community will demonstrate positivity for the future.

“Civic pride can resonate with everyone.”

“I want it to be a place London should feel proud of.” (YP)

Continuing community engagement and early wins

Participants at the CPW appreciated the opportunity to be involved in workshops and hands-on planning groups, with time and space to explore ideas with the St William design team. Building relationships and trust in the process is important. This will be helped through continuing engagement and by focusing on the delivery of early win, meanwhile projects involving local people. These will help activate the site and bring it back into the consciousness of the local Beckton and London-wide community. Subject to site safety, the early provision of green spaces could include community growing projects, events and activities to animate the area. Further community meetings should be held as the proposals for Phase 1 are developed. A Beckton Riverside Community Forum could be set up to begin identifying opportunities, researching best practice from elsewhere and start planning for early win projects that can involve and showcase the local community and put Beckton Riverside on the map.

“I appreciate this process and want to know that we’re contributing in the right way.”

“Meanwhile uses are really important. Put something there. Show that you care!”

A Vision for Beckton Gasworks

St William
Designed for life

jtp

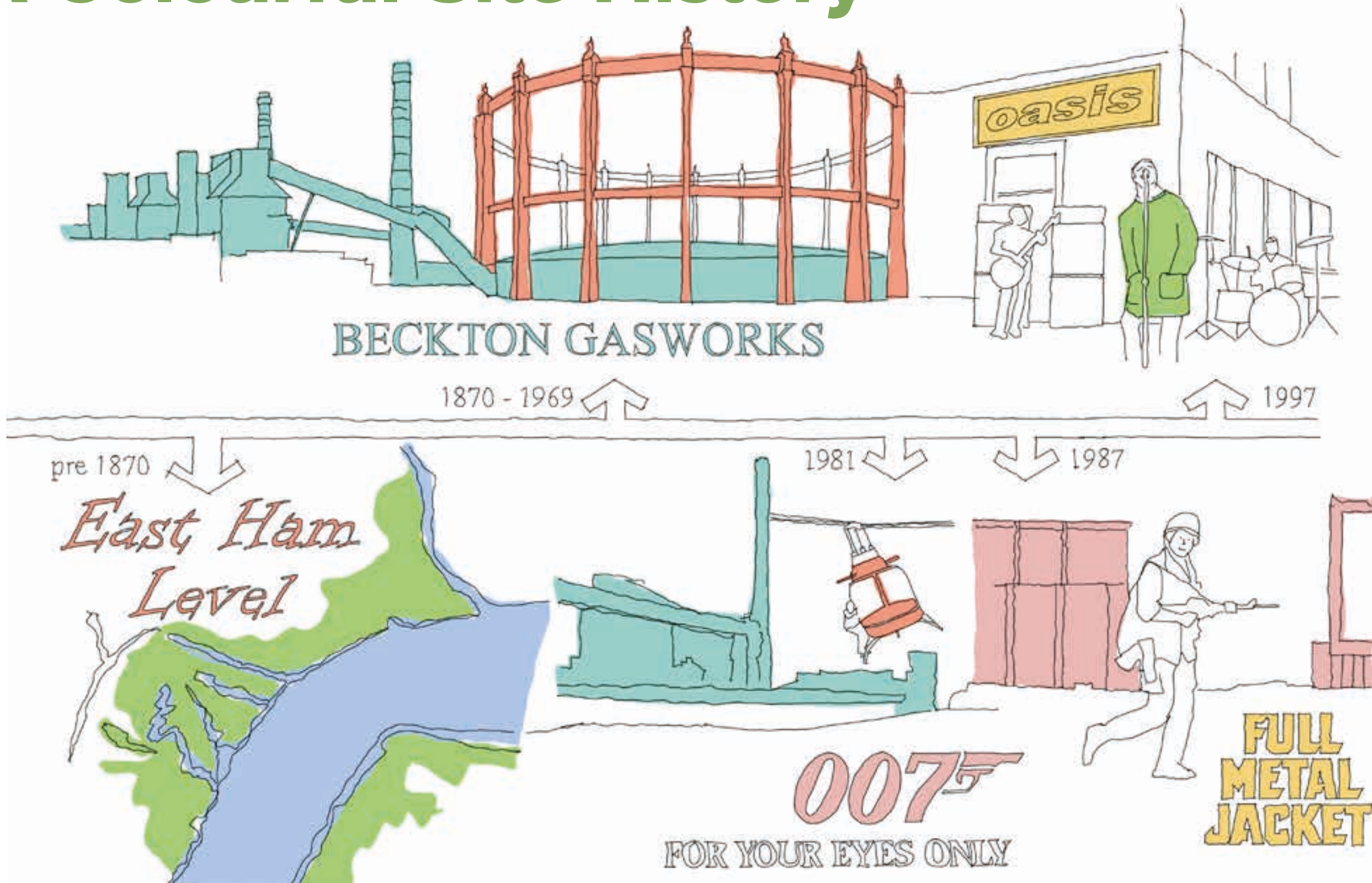
Community Planning Weekend Report Back Presentation

3 to 7 November 2023

The Vision



A Colourful Site History



The Site has an interesting history, a marshland, the biggest gasworks in Europe and more recently a film and music video set....

A Colourful Site History



1870 - 1969

1997

pre 1870

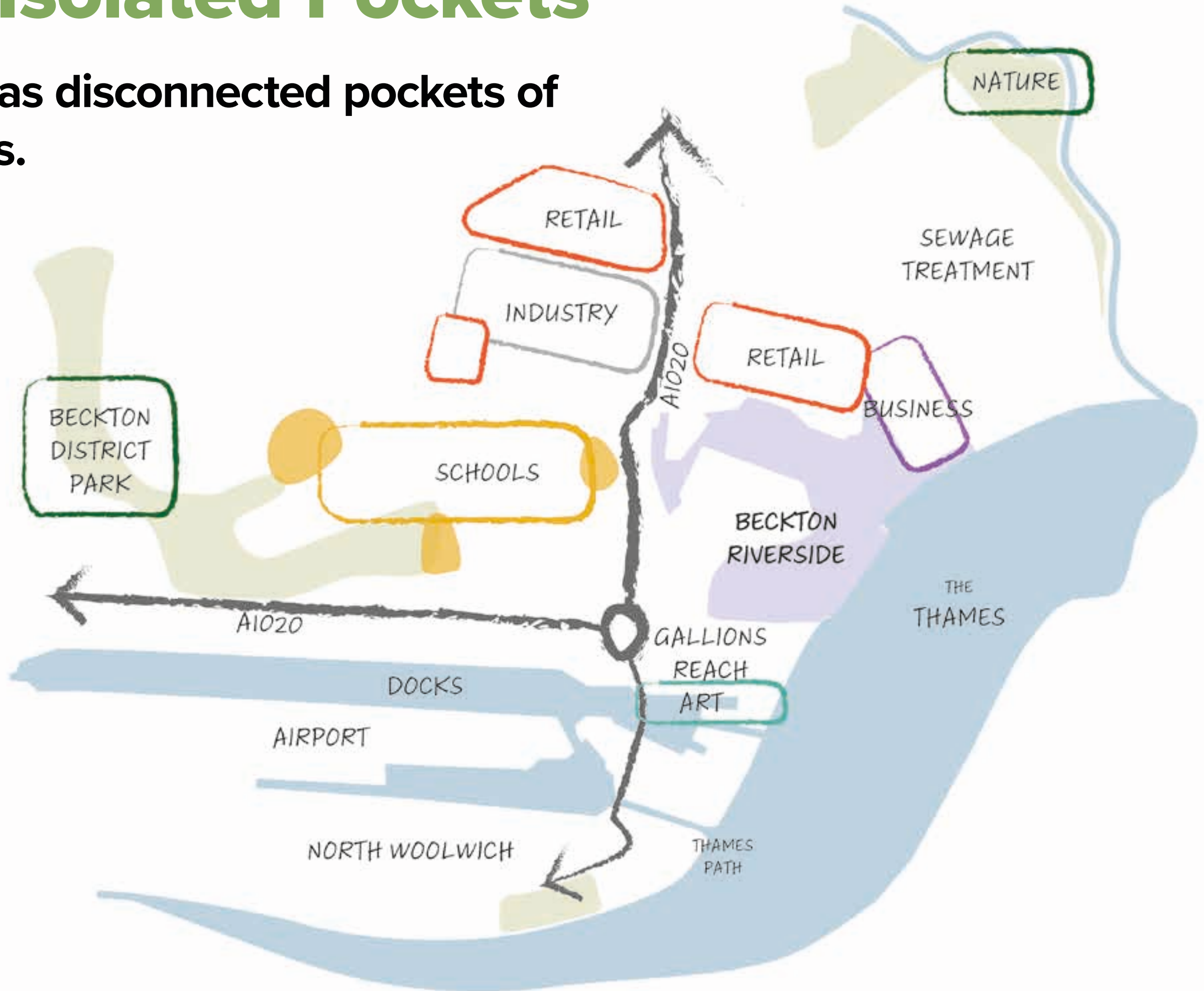
1981

1987



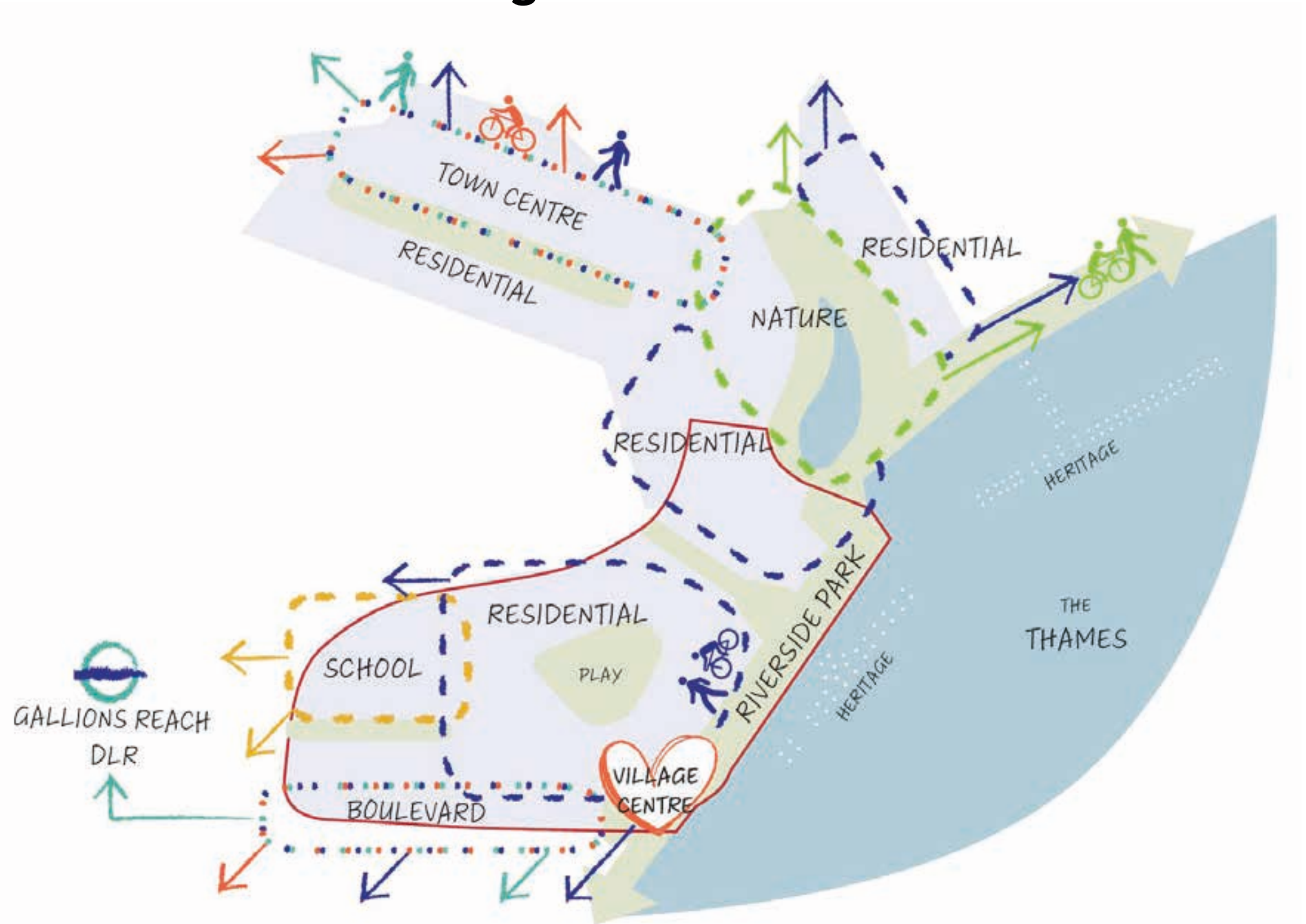
From Isolated Pockets

Beckton has disconnected pockets of single uses.



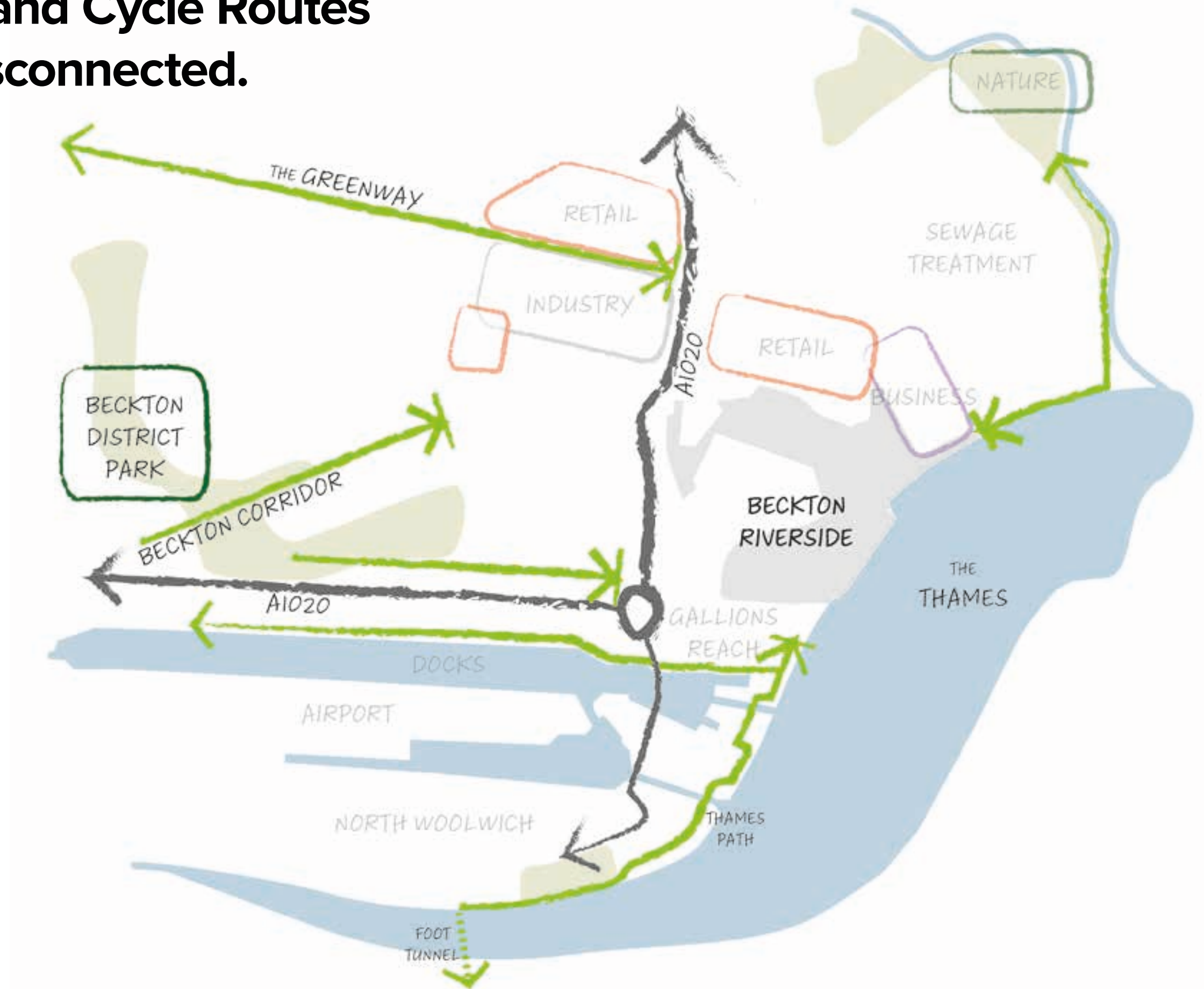
To Joined up and Integrated

Beckton Riverside will place appropriate mixed uses to create a connected walkable neighbourhood.



Taking Existing Desire Lines

Key Pedestrian and Cycle Routes are currently Disconnected.

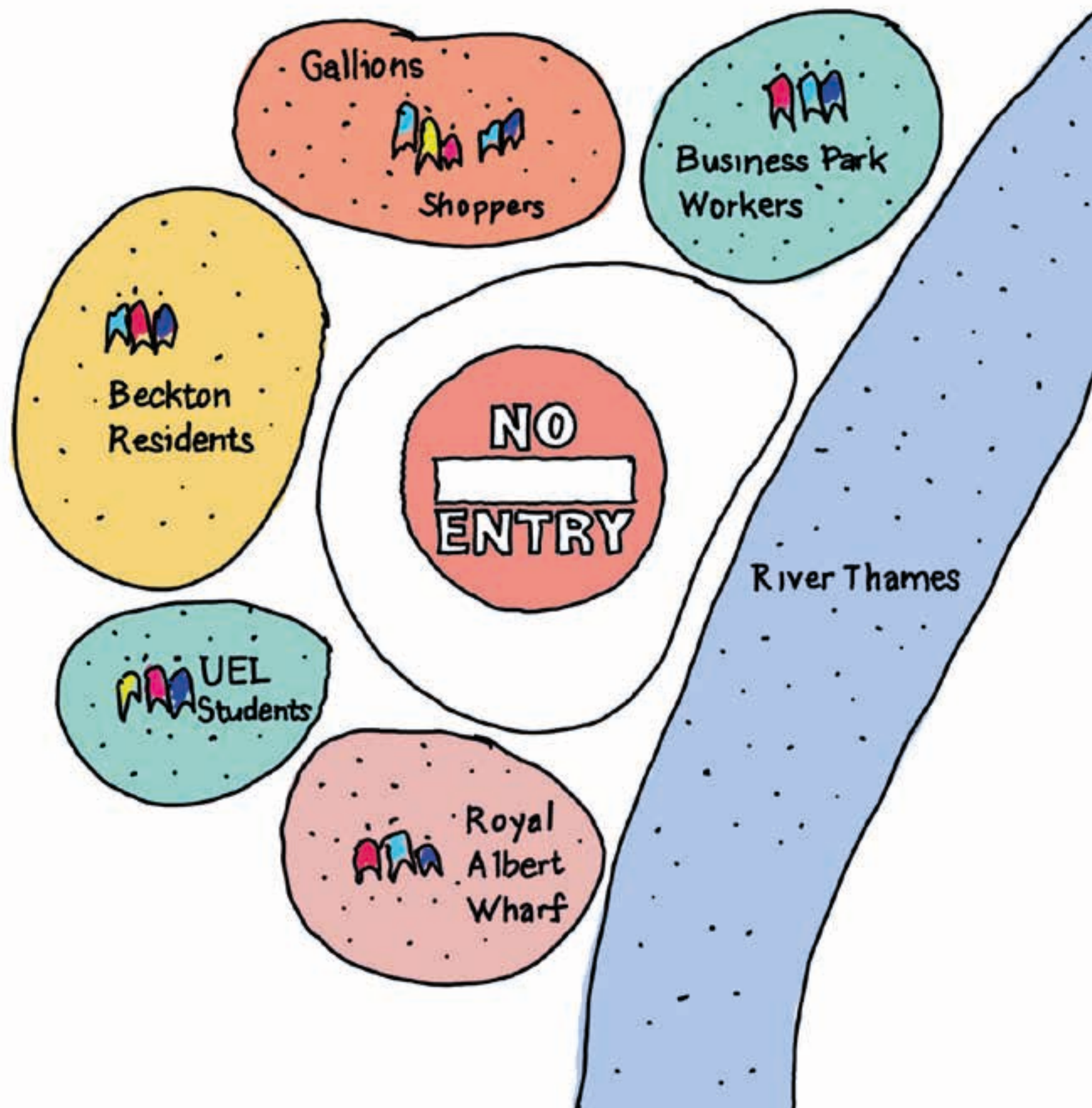


And Extending them to the River

Key Pedestrian and Cycle Routes can continue to and culminate at The River

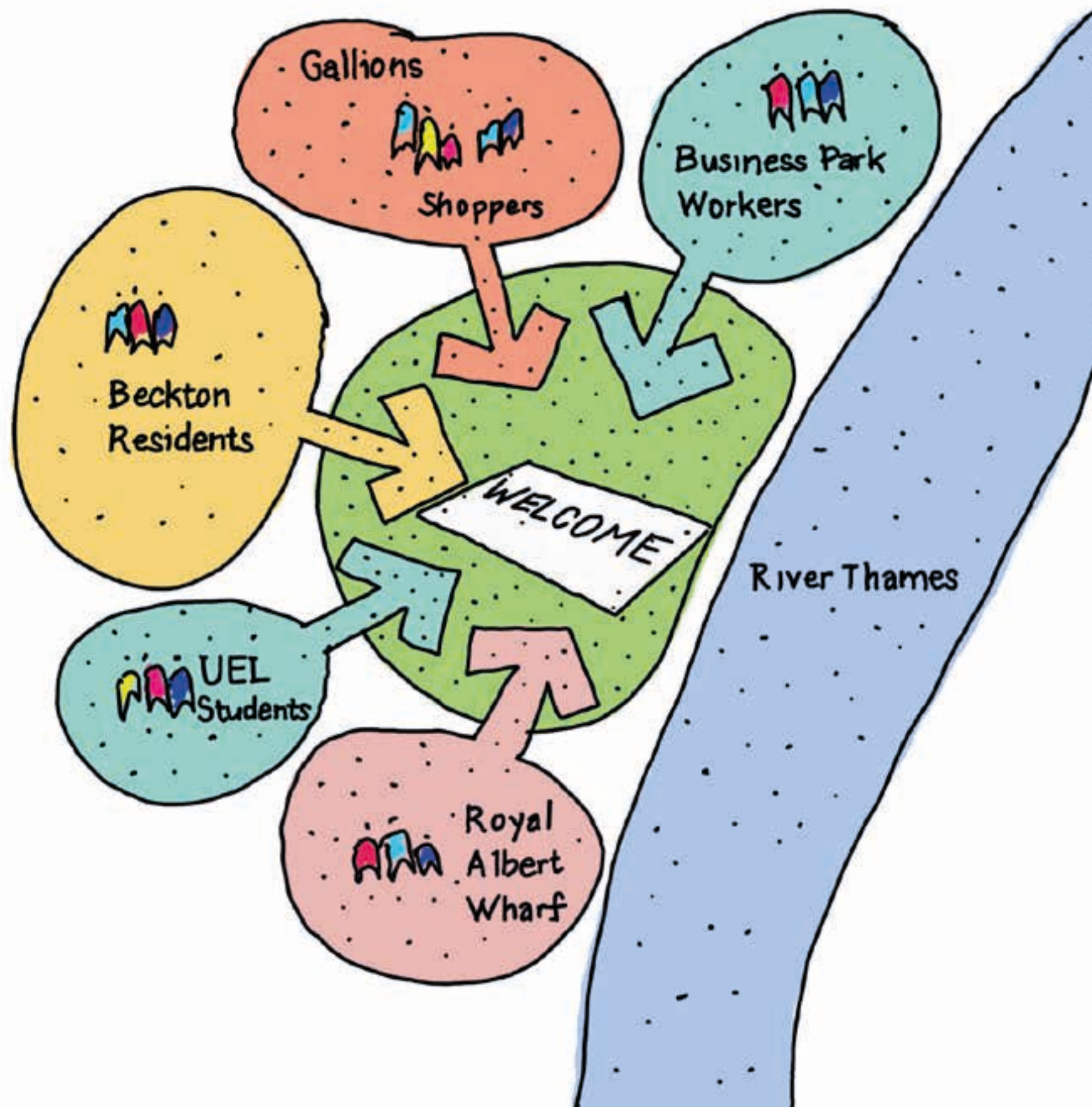


From a Closed off Site



**But as Beckton Gasworks
it has been closed to the
public.....**

To a Place to Welcome and Share



**Now we invite the public in,
to live, work, visit and play,
to enjoy the river and to
become part of the future
history of Beckton Riverside**

Key Moves

The Site as it Exists Today.



The Lagoon

The Piers

Armada Way

The Piers

Gallions Reach

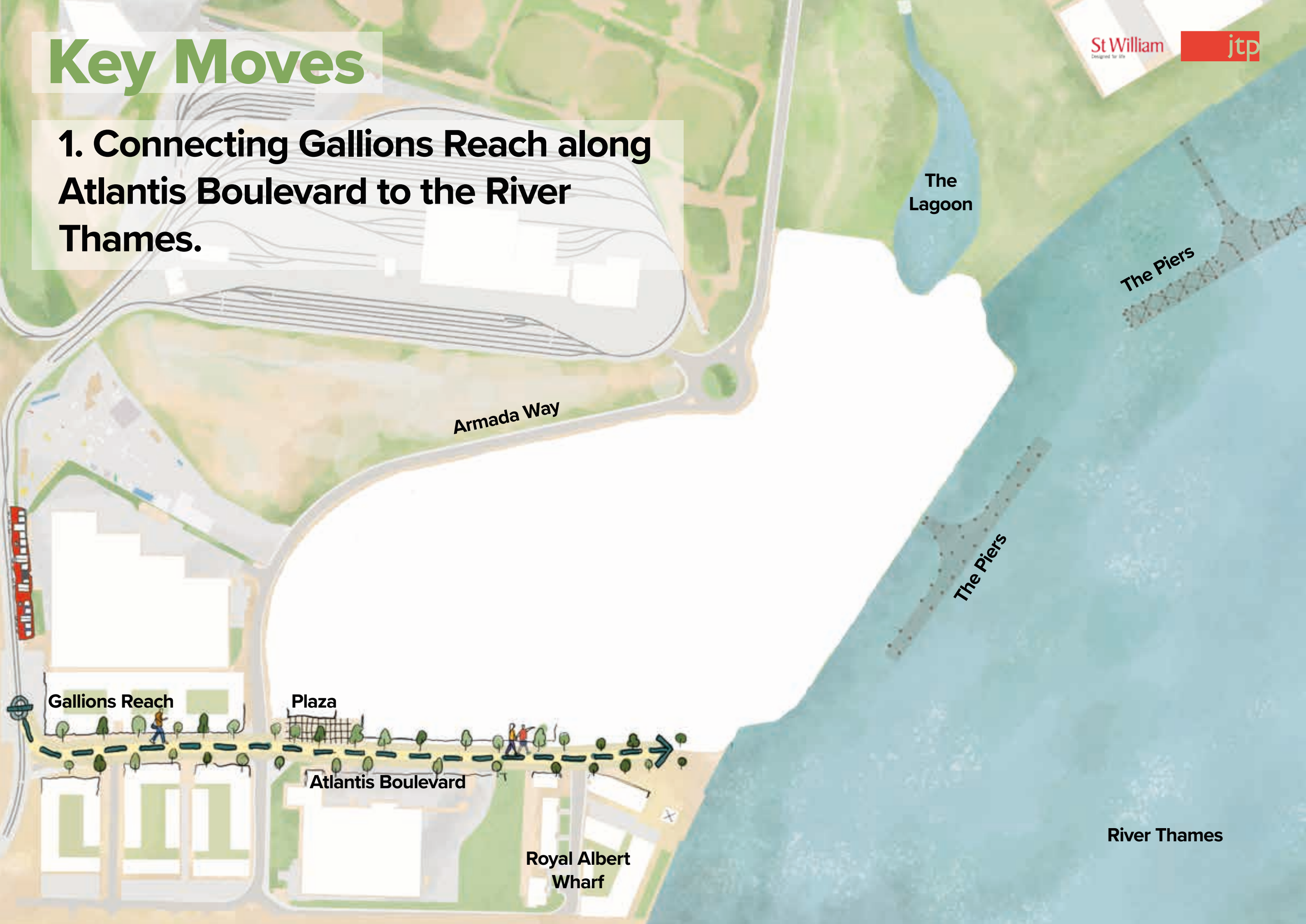
Atlantis Avenue

Royal Albert Wharf

River Thames

Key Moves

1. Connecting Gallions Reach along Atlantis Boulevard to the River Thames.



The Lagoon

The Piers

The Piers

Armada Way

Gallions Reach

Plaza

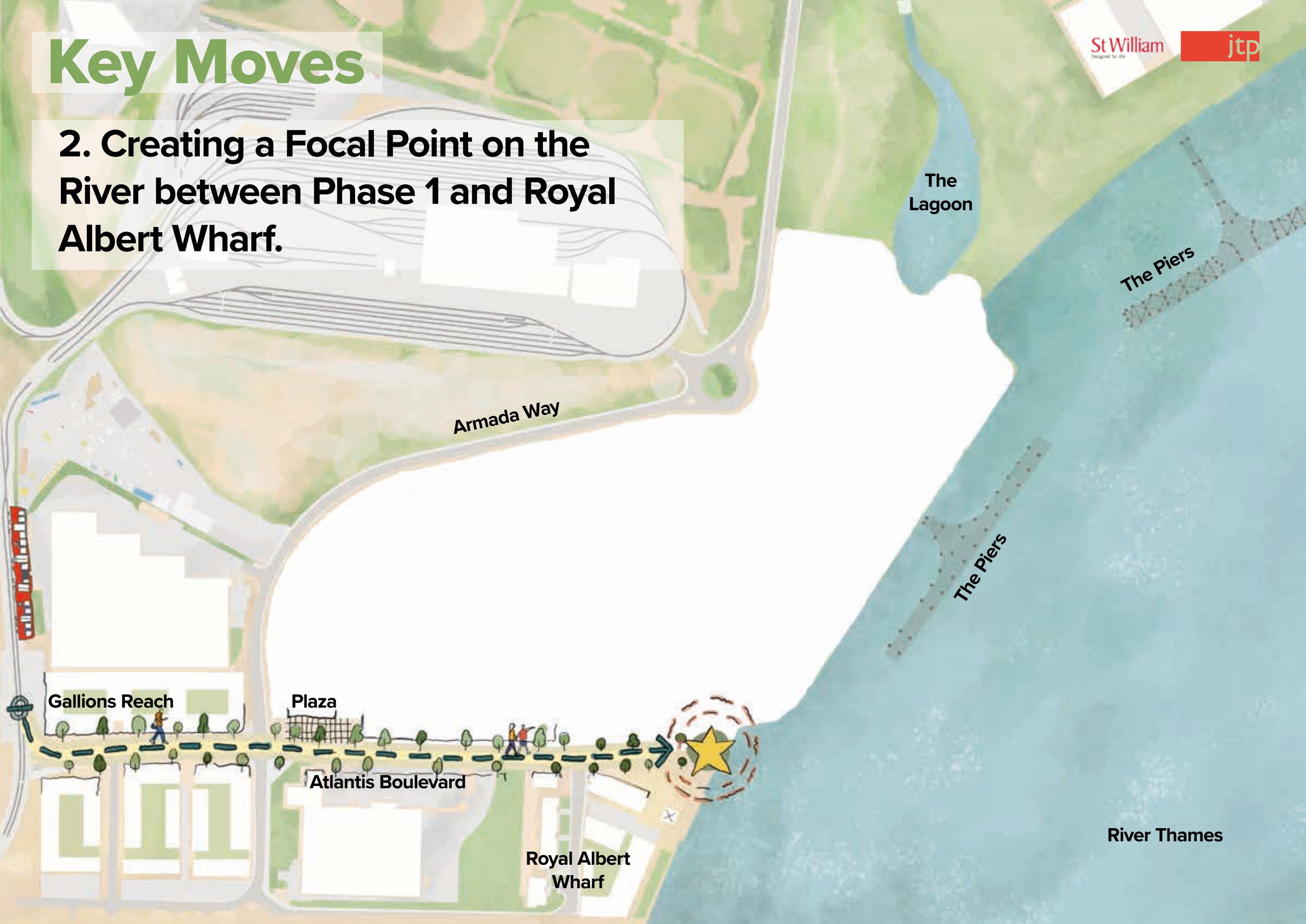
Atlantis Boulevard

Royal Albert Wharf

River Thames

Key Moves

2. Creating a Focal Point on the River between Phase 1 and Royal Albert Wharf.



The Lagoon

The Piers

The Piers

Armada Way

Gallions Reach

Plaza

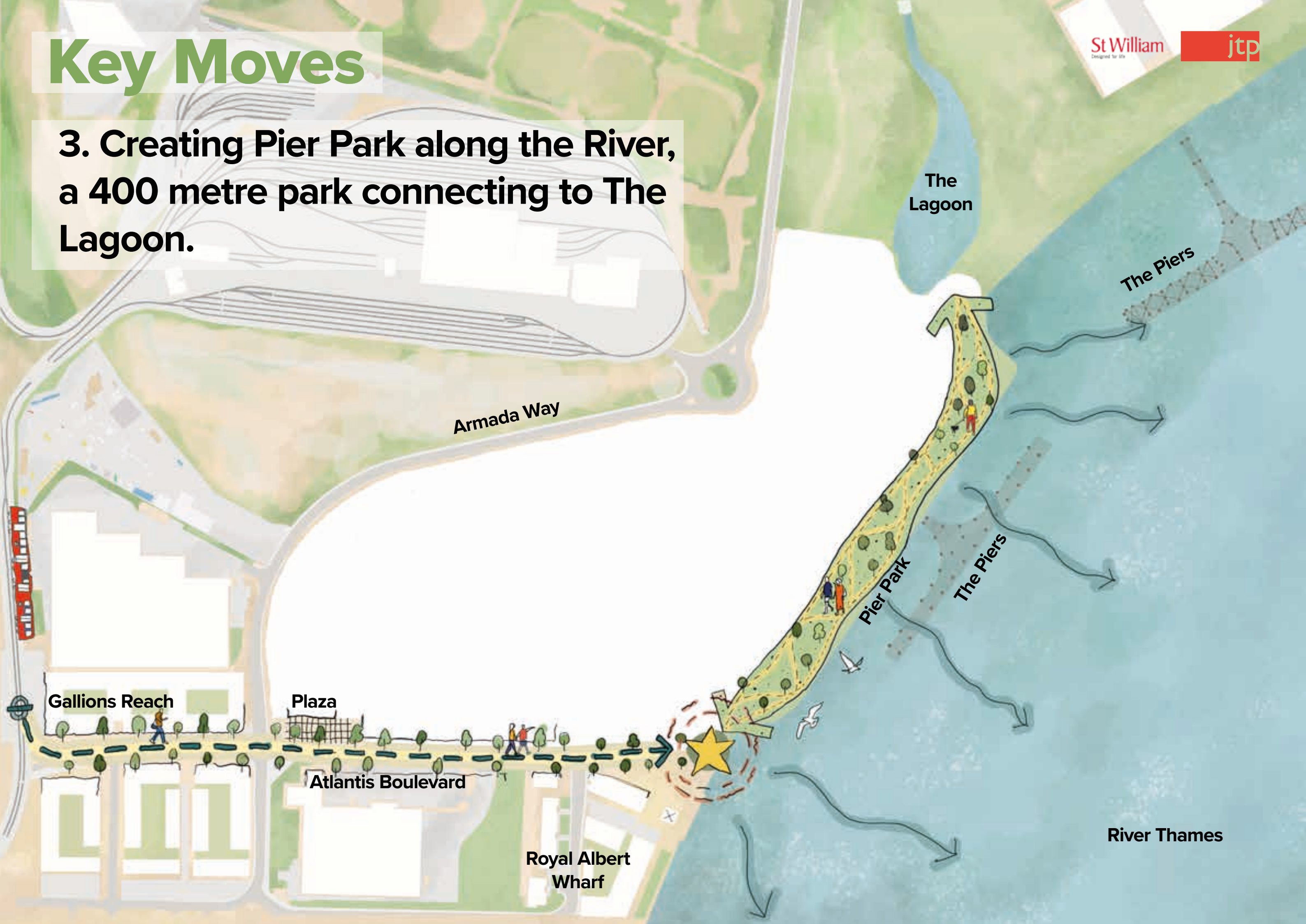
Atlantis Boulevard

Royal Albert Wharf

River Thames

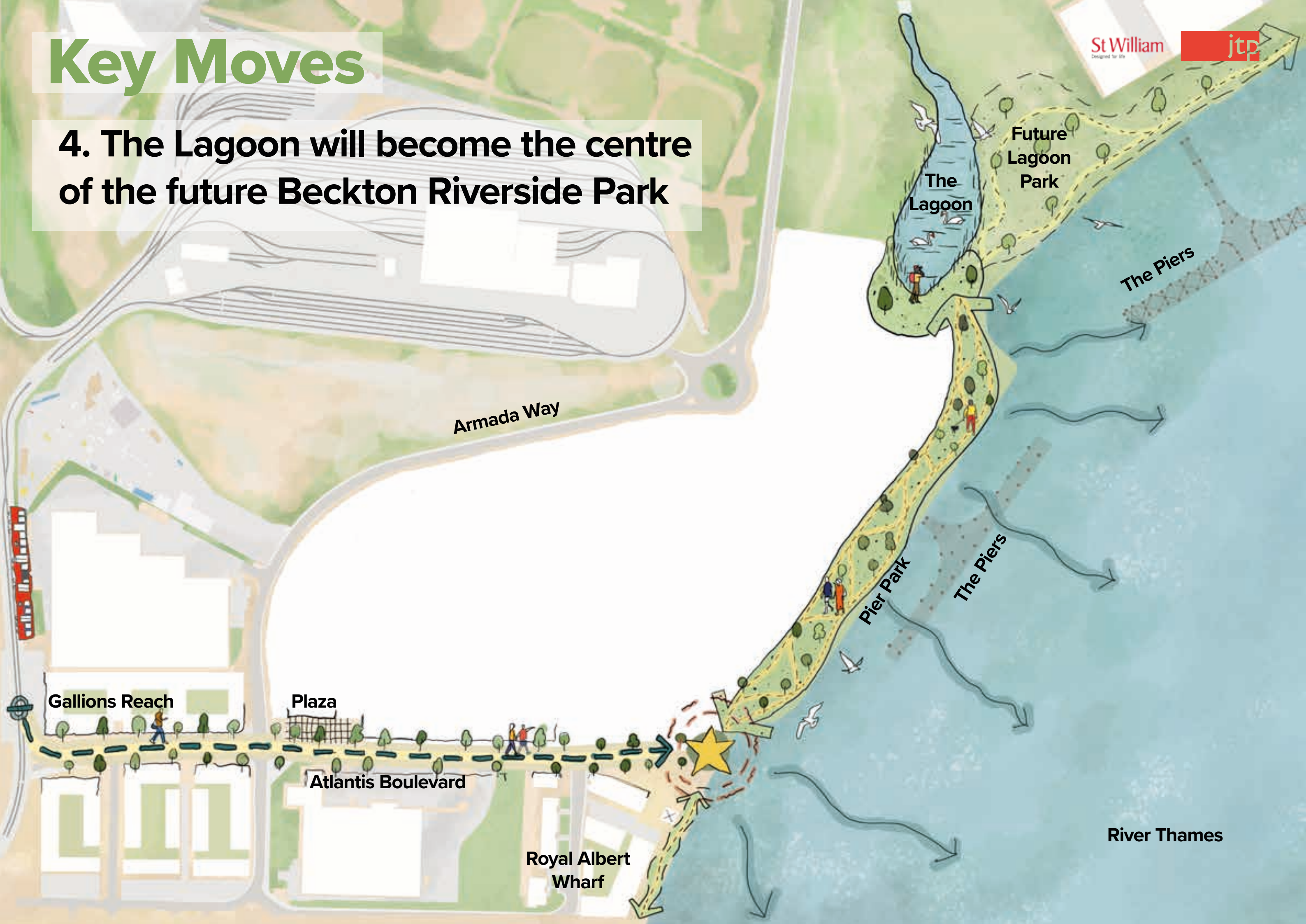
Key Moves

3. Creating Pier Park along the River, a 400 metre park connecting to The Lagoon.



Key Moves

4. The Lagoon will become the centre of the future Beckton Riverside Park



Armada Way

The Lagoon

Future Lagoon Park

The Piers

Pier Park

The Piers

Gallions Reach

Plaza

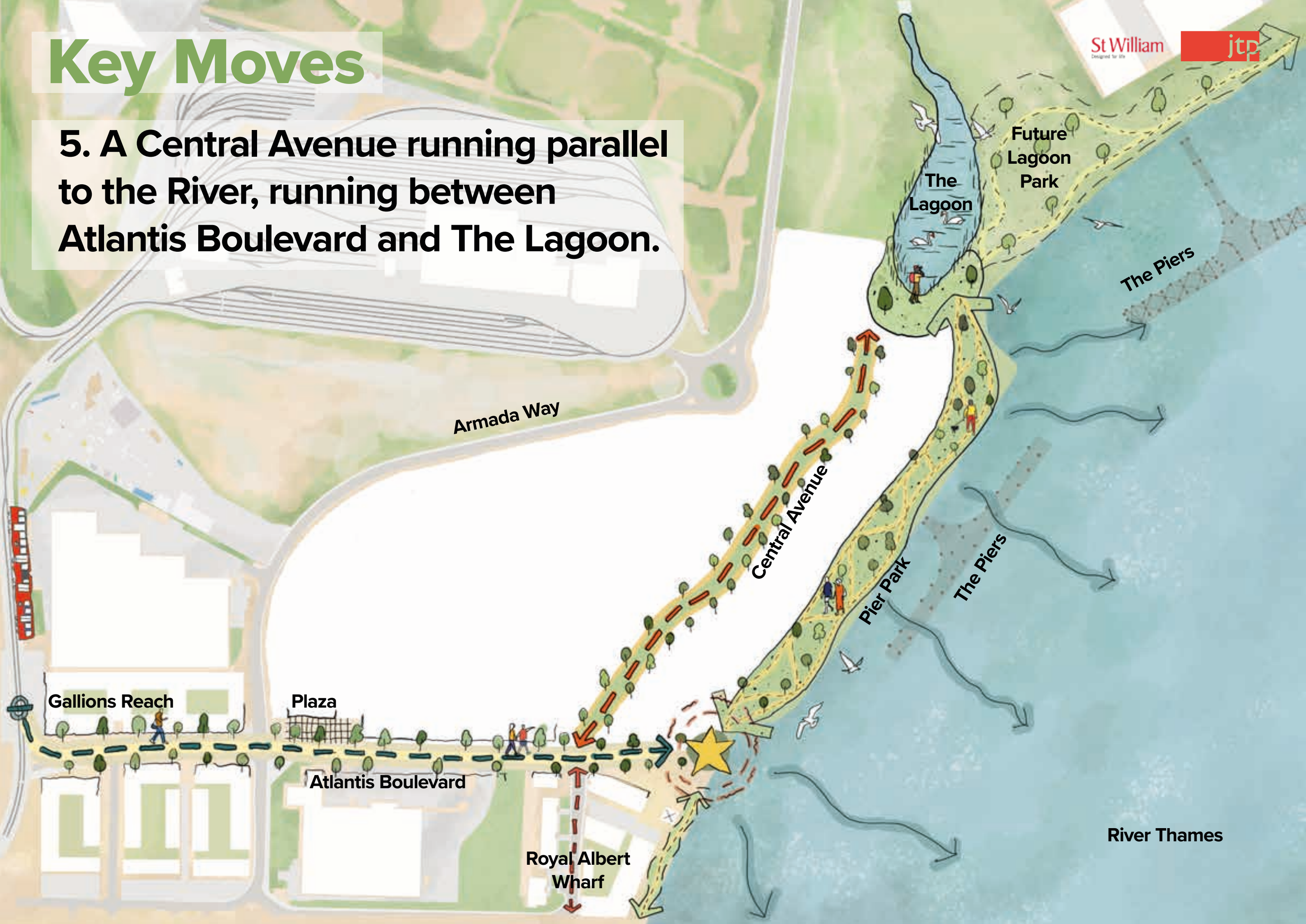
Atlantis Boulevard

Royal Albert Wharf

River Thames

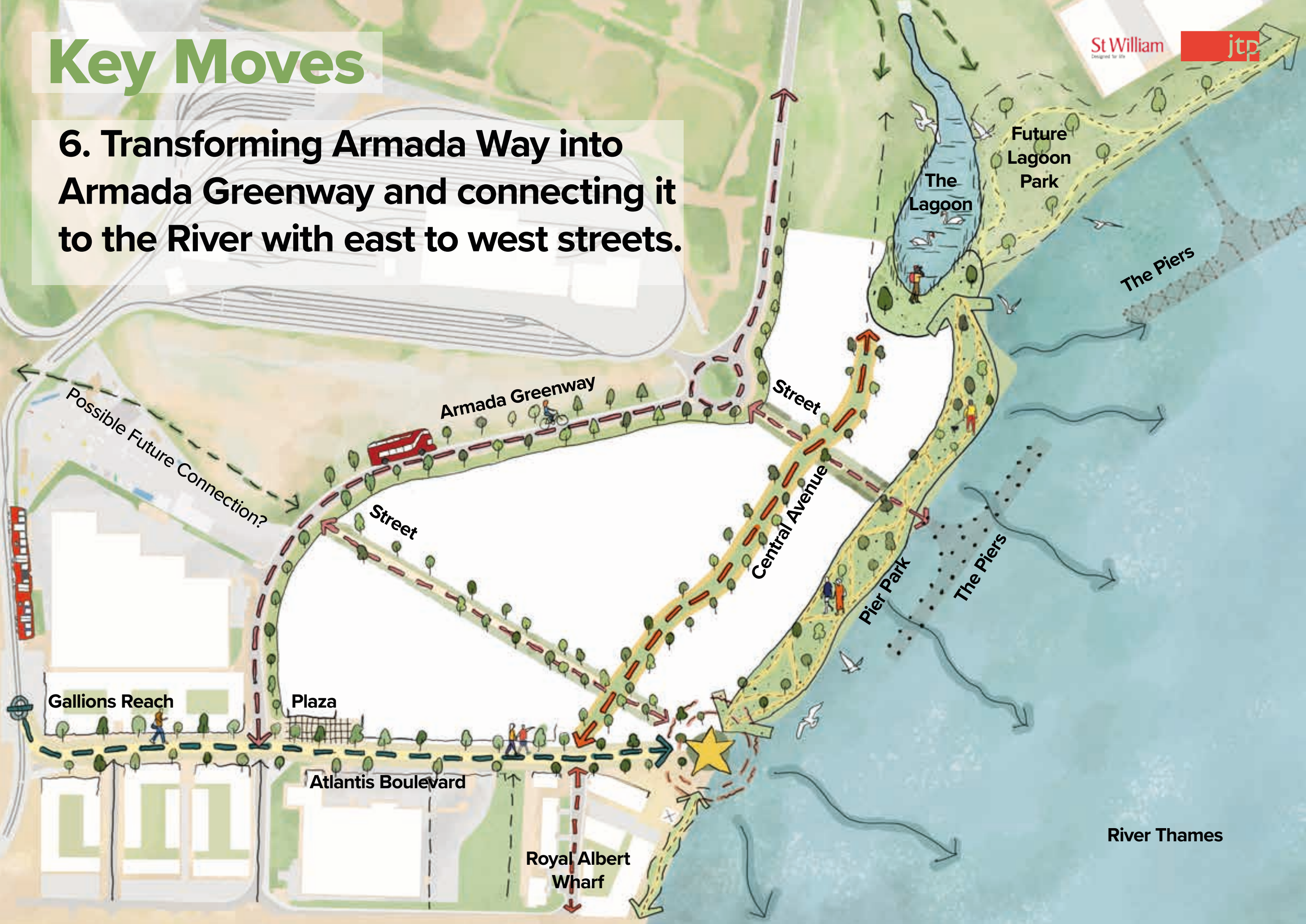
Key Moves

5. A Central Avenue running parallel to the River, running between Atlantis Boulevard and The Lagoon.



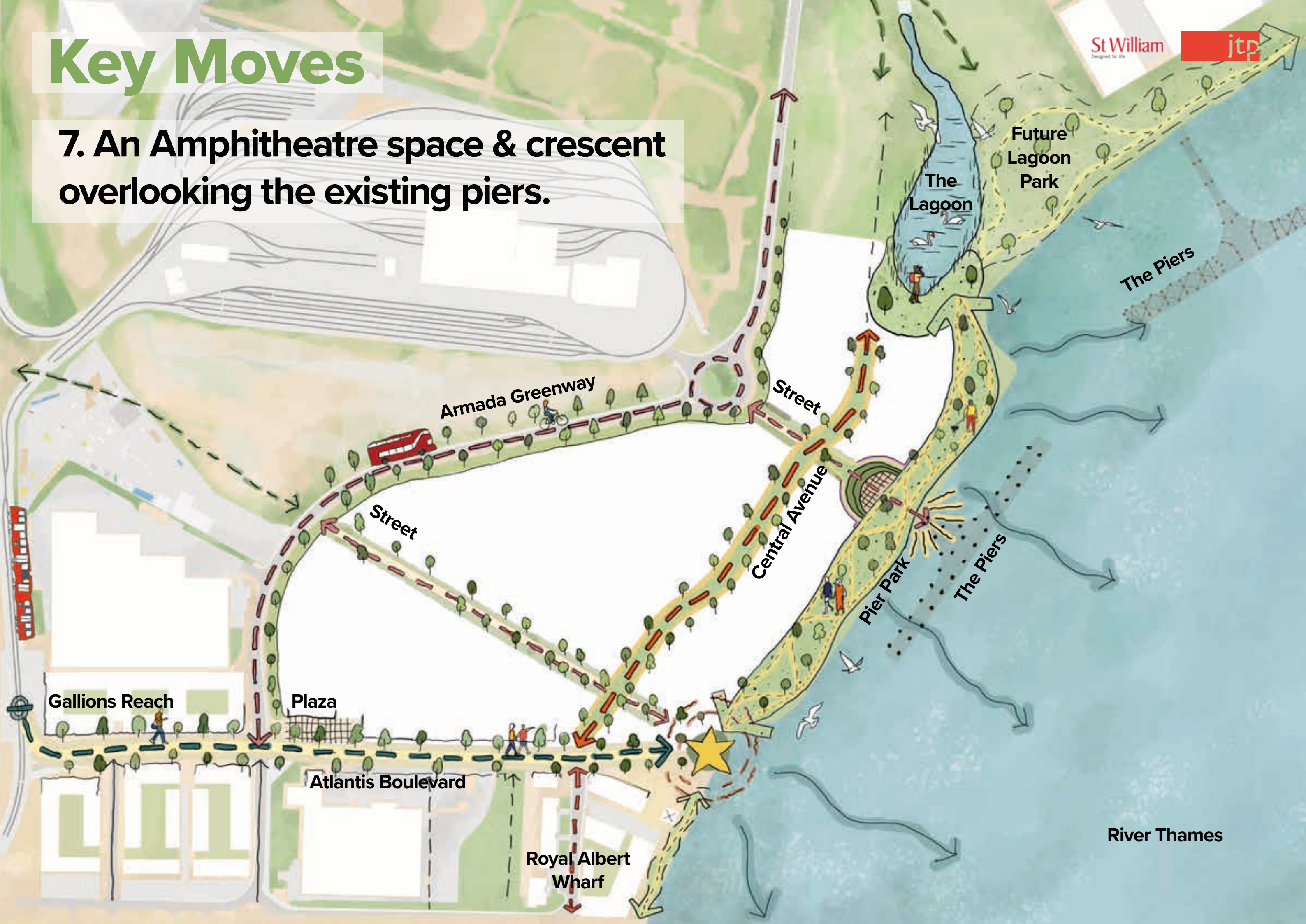
Key Moves

6. Transforming Armada Way into Armada Greenway and connecting it to the River with east to west streets.



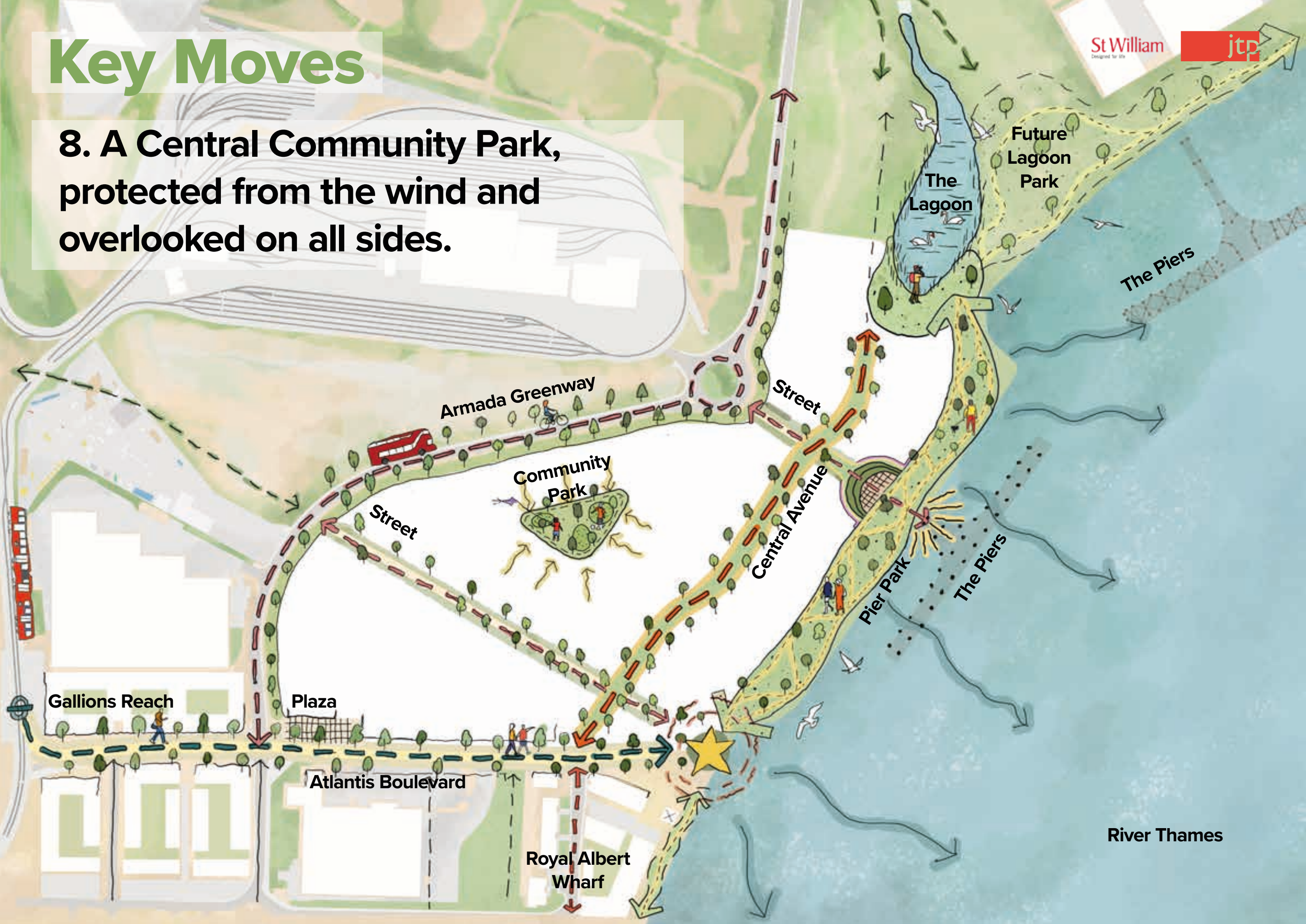
Key Moves

7. An Amphitheatre space & crescent overlooking the existing piers.



Key Moves

8. A Central Community Park, protected from the wind and overlooked on all sides.



Gallions Reach

Plaza

Atlantis Boulevard

Royal Albert Wharf

Armada Greenway

Street

Community Park

Street

Central Avenue

Pier Park

The Piers

The Lagoon

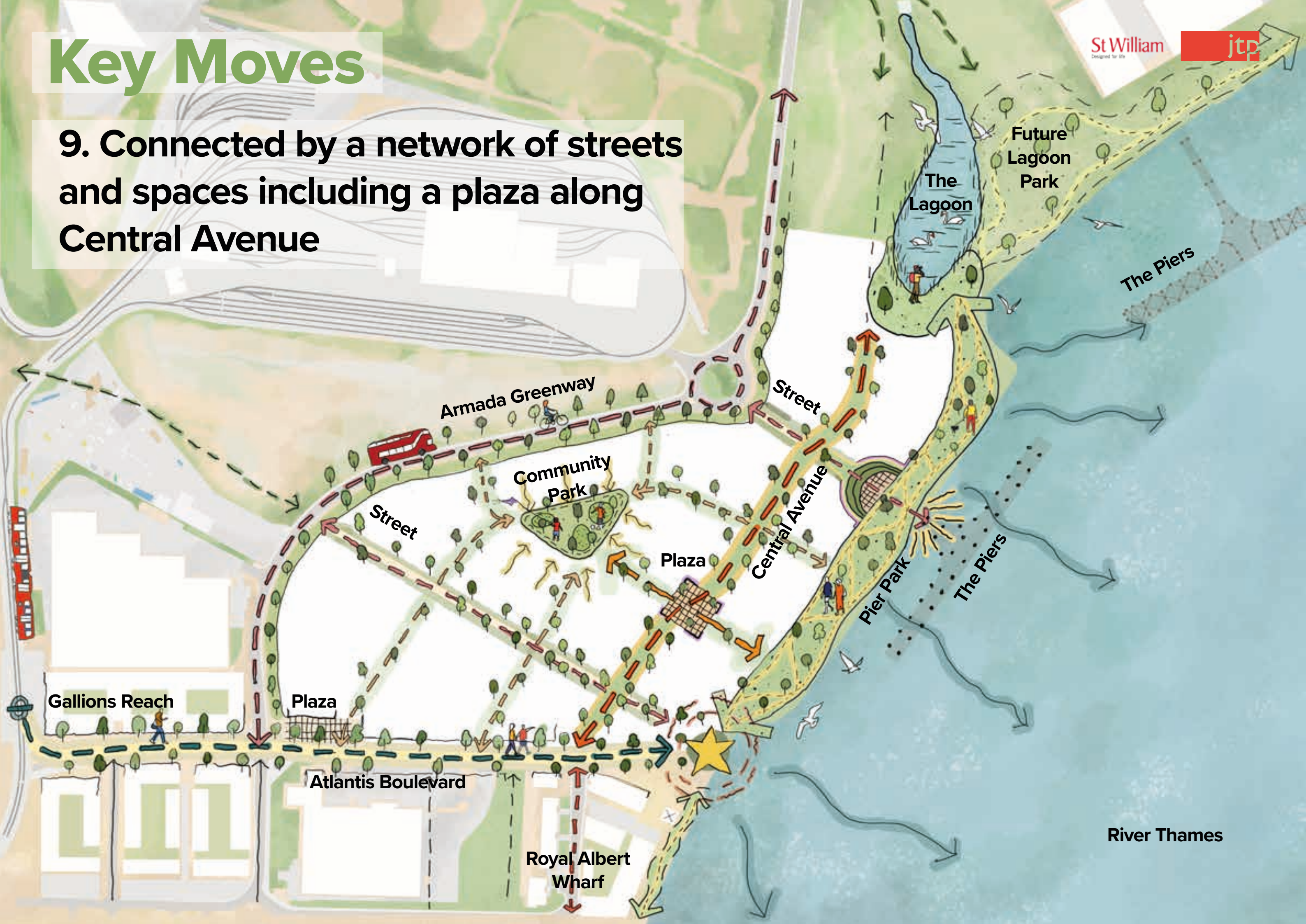
Future Lagoon Park

The Piers

River Thames

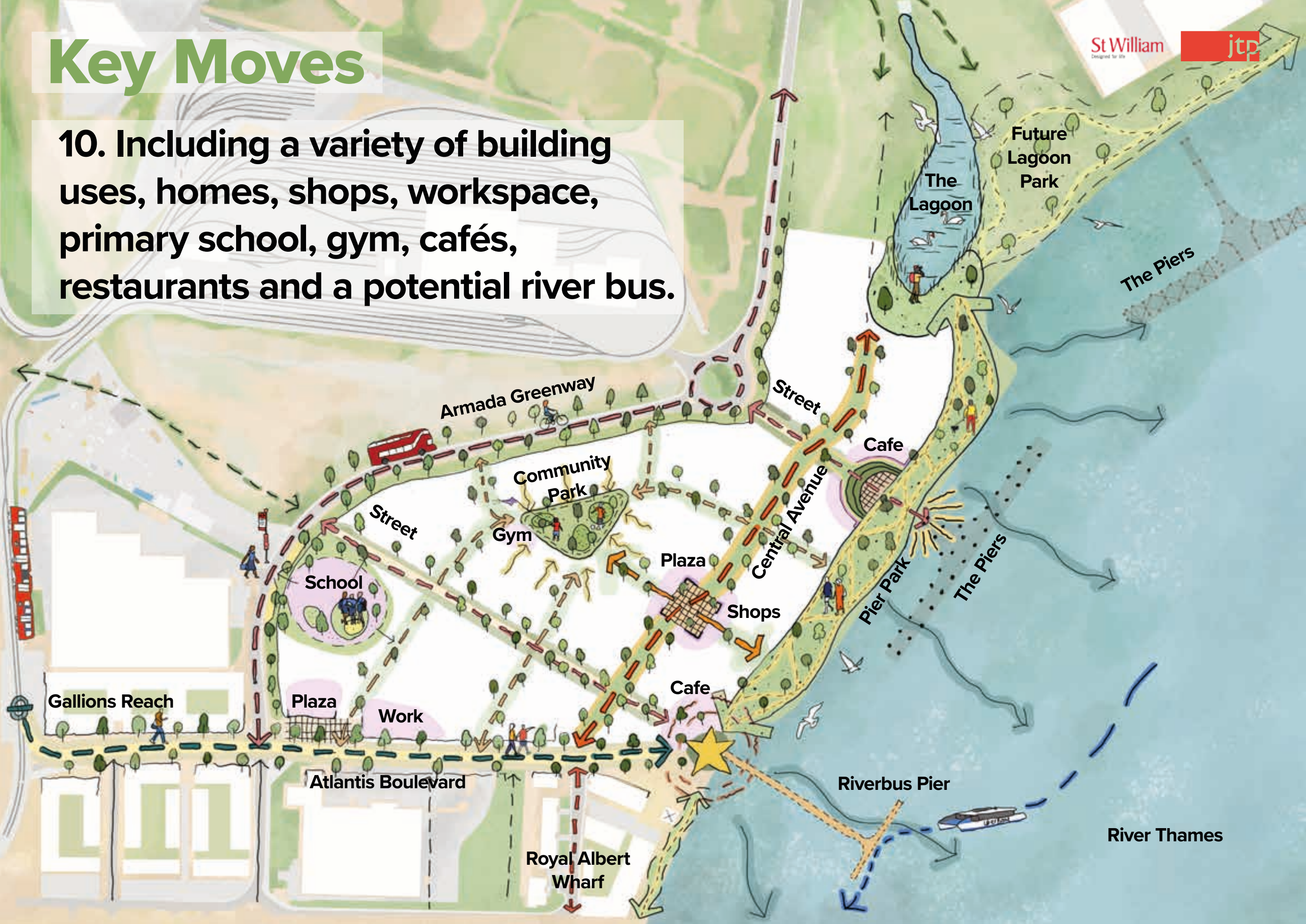
Key Moves

9. Connected by a network of streets and spaces including a plaza along Central Avenue



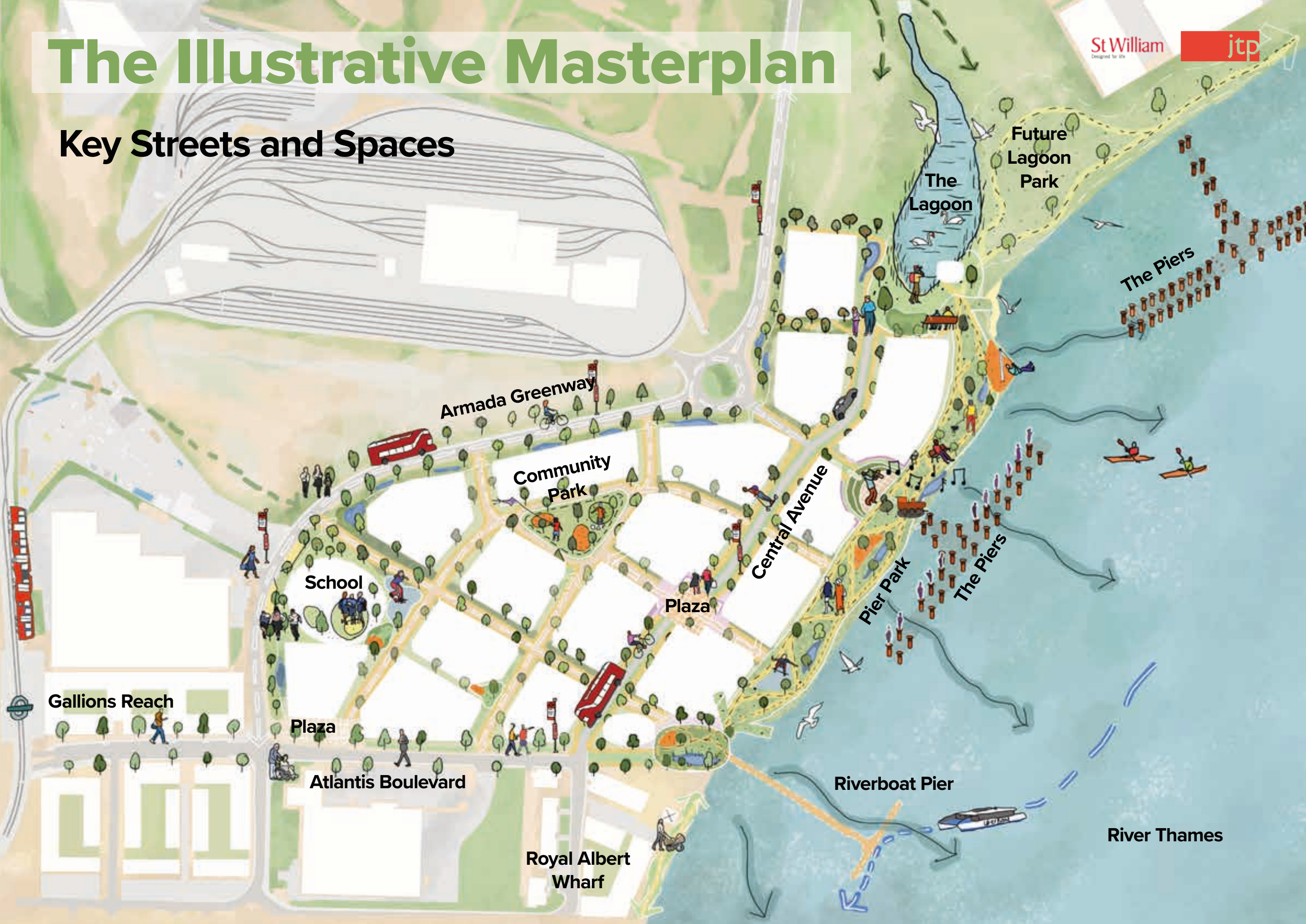
Key Moves

10. Including a variety of building uses, homes, shops, workspace, primary school, gym, cafés, restaurants and a potential river bus.



The Illustrative Masterplan

Key Streets and Spaces



Armada Greenway

Community Park

School

Plaza

Central Avenue

Pier Park

The Piers

Gallions Reach

Plaza

Atlantis Boulevard

Royal Albert Wharf

Riverboat Pier

River Thames

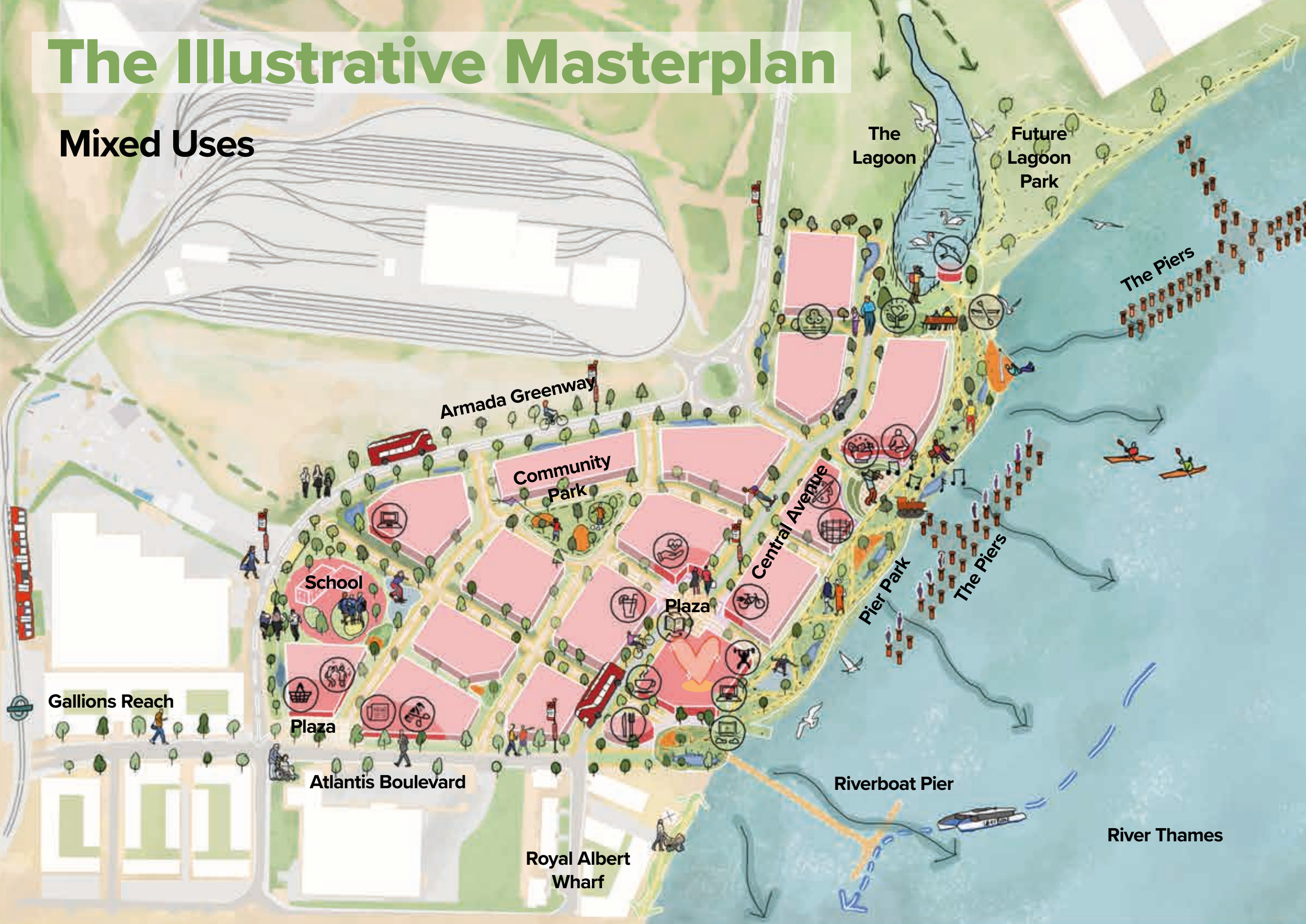
The Lagoon

Future Lagoon Park

The Piers

The Illustrative Masterplan

Mixed Uses



Armada Greenway

Community Park

School

Plaza

Central Avenue

Pier Park

The Piers

Gallions Reach

Plaza

Atlantis Boulevard

Riverboat Pier

Royal Albert Wharf

River Thames

The Lagoon

Future Lagoon Park

The Piers

The Illustrative Masterplan

5 Character Areas



The Illustrative Masterplan

Section Through Pier Park



The Illustrative Masterplan



A Day in The Life



**Beck and Tom, the
Community Gardeners**

**River, Winnie
and Piers, a
local family**



**Atlas from the
Coffee Shop**



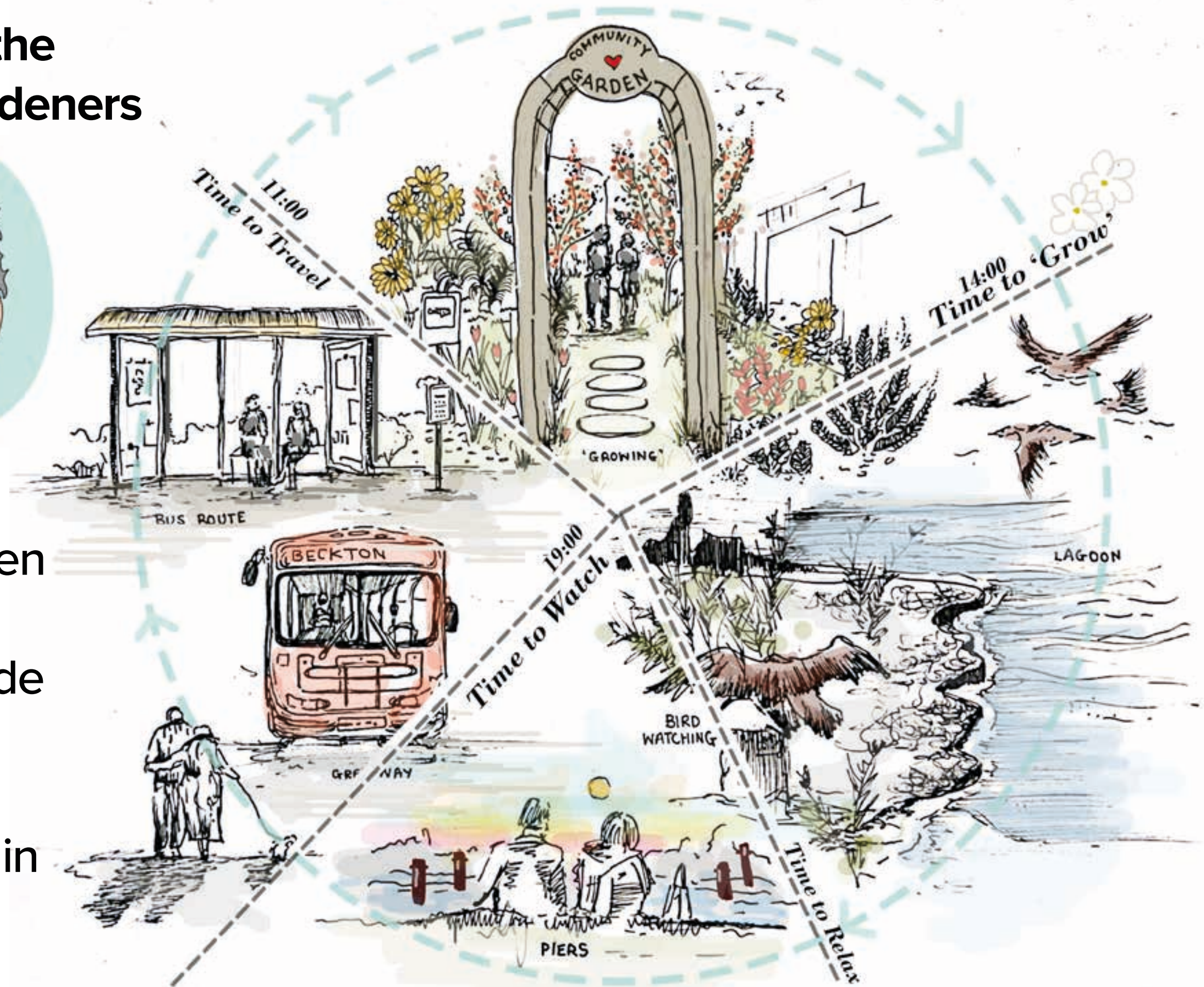
**Cole and his
School friends**

A Day in The Life

Beck and Tom, the Community Gardeners



- Tend the community garden
- Visit the bird hide by the lagoon.
- Sit by the Piers in the park





A place for playing, growing and meeting friends

The Community Park

A Day in The Life

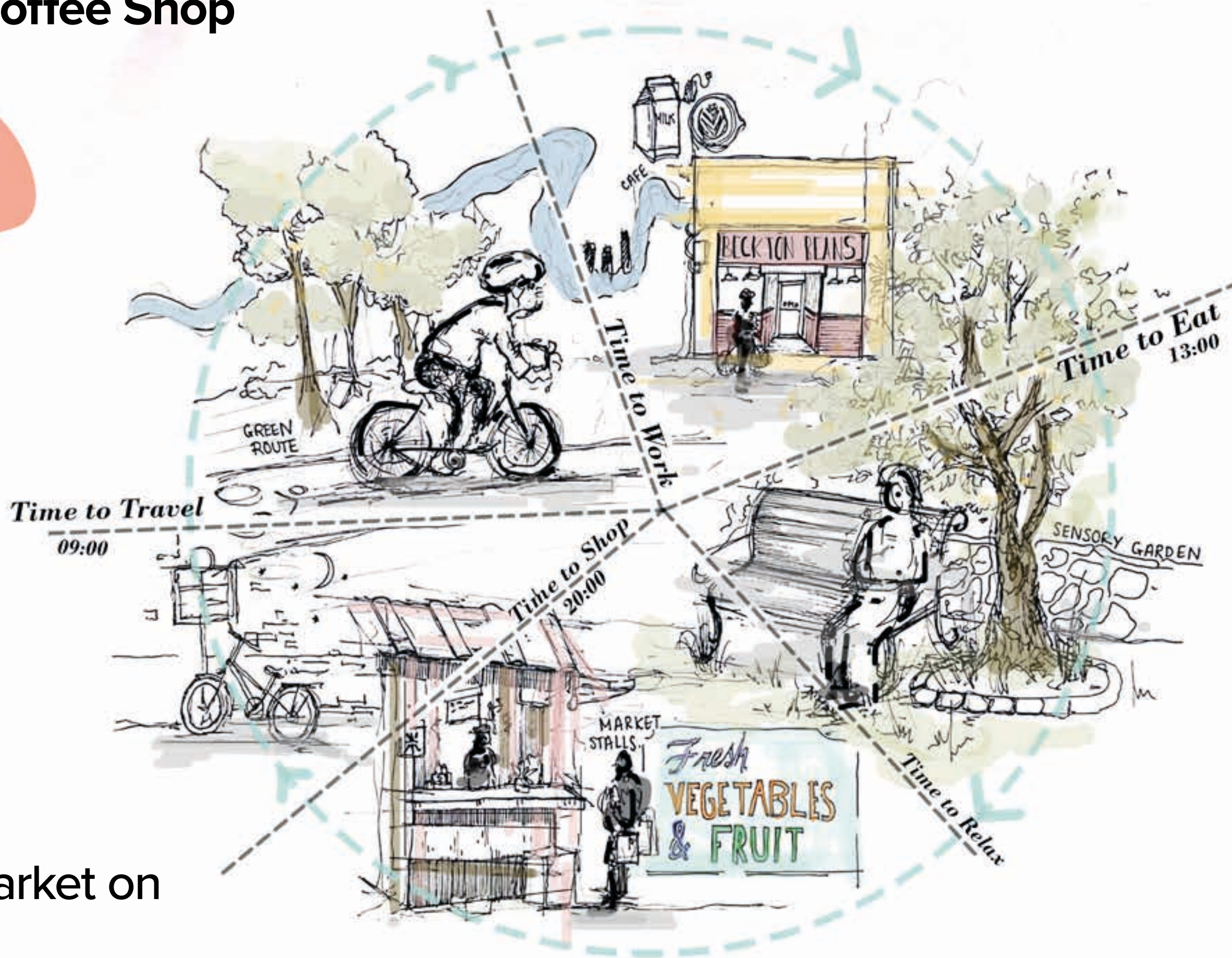
Atlas from the Coffee Shop



- Cycles to 'Beckton Beans' every morning

- Takes a break by the river

- Stops by the market on his way home





A destination for Beckton, Newham and London

Pier Park

A Day in The Life

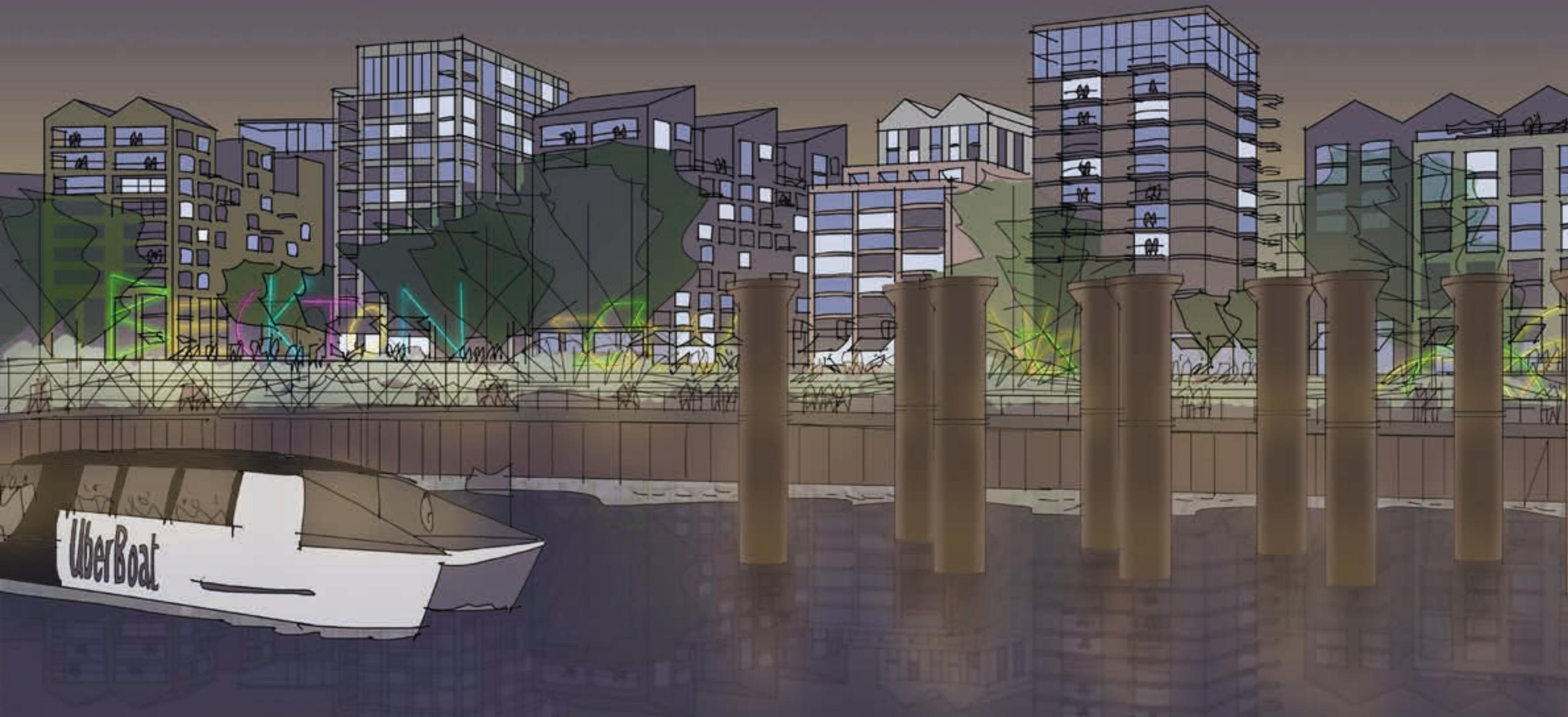
Cole and his school friends

- Attends dance classes

- Relaxes with a milkshake by the river.

- Skateboards

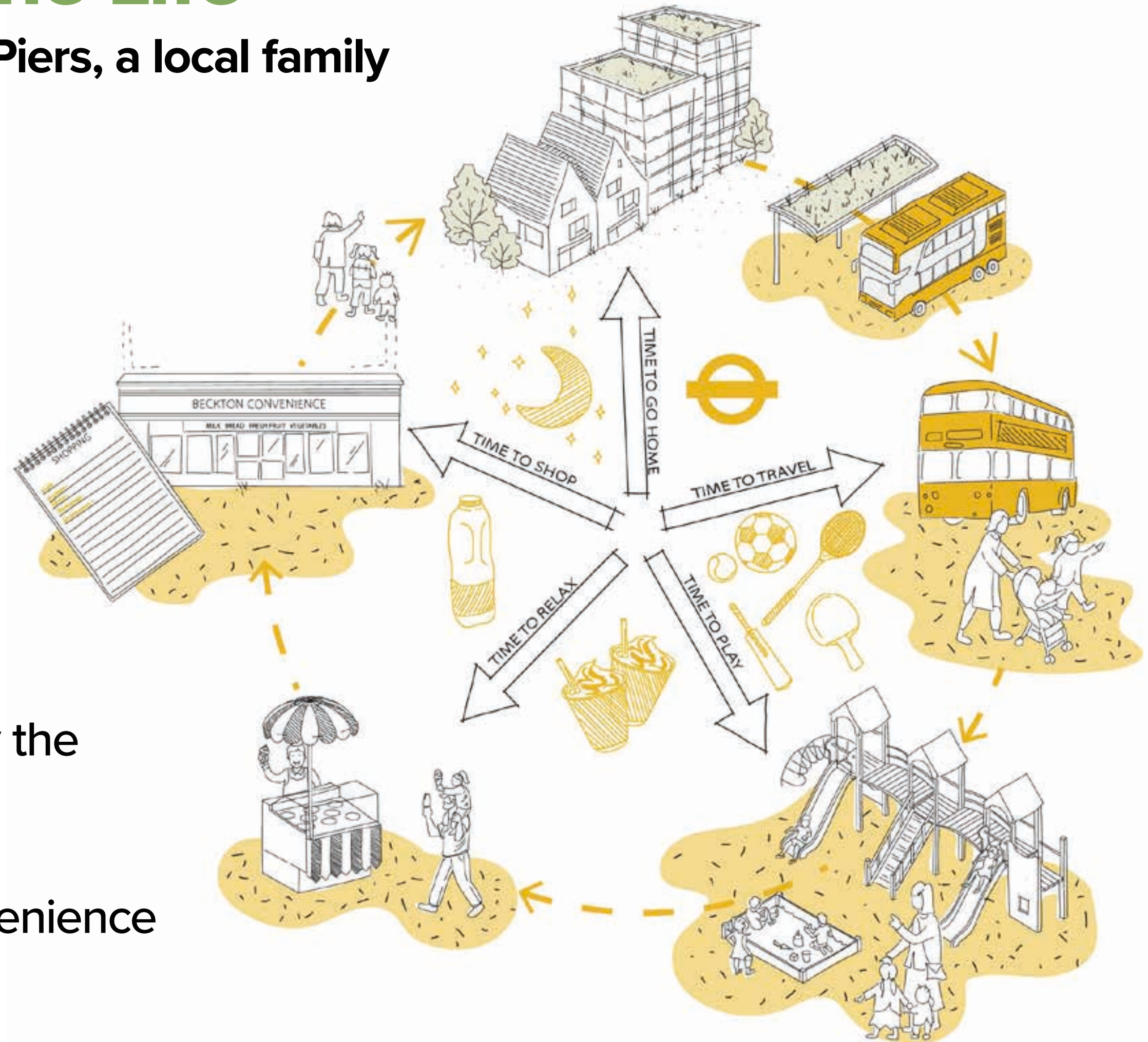




Where heritage is brought to life
Pier Park

A Day in The Life

River, Winnie and Piers, a local family



- Bus to the park for ice-cream

- Play, sit and enjoy the river views.

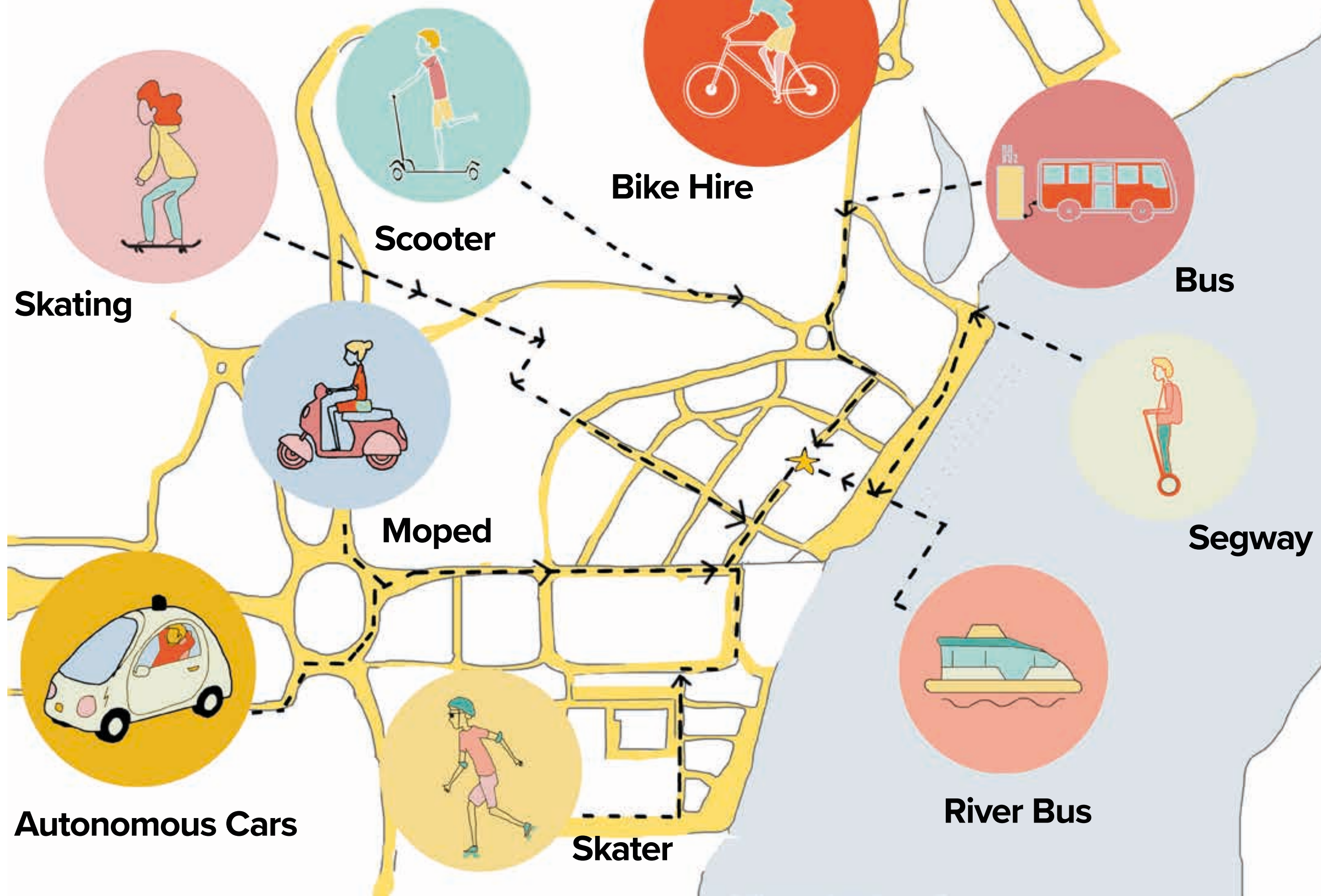
- Pop into the convenience store for milk



With all amenities and uses on your doorstep

The High Street

Getting About



Supporting the Environment



**Net Zero
Carbon
Development**



**Enhanced
Public Transport
Routes**



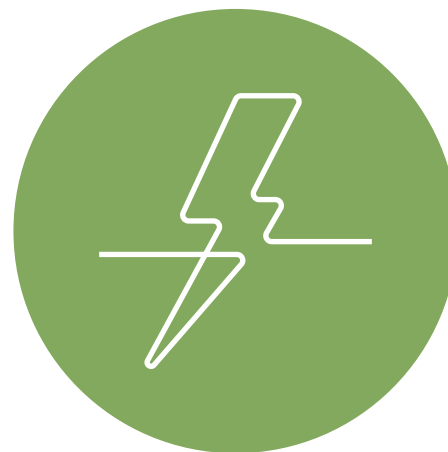
**Electric Vehicle
Charging & Car
Clubs**



**Prioritise on-site
renewable tech-
nologies**



**Green & Blue
Roofs**



**Reduce energy
demand through
passive design &
fabric first approach**



**Opportunities
for Carbon
Capture**

Supporting Health & Wellbeing



**Inclusive Design
considering Age,
Gender
& Disability.**



**Community & home
working facilities to
enable flexible work-
life balance**



**Reconnecting with
Nature through
Community
Kitchens & Gardens**



**Promoting
Social Cohesion
& Connections**



**Choice of High
Quality Homes &
Environments**



**Naturally
Ventilated, Well
Lit Homes**



**5kms
of Active Travel
Routes**



**15 minute
Walkable
Neighbourhood**

Supporting Nature



**Maximise
Biodiversity
Net Gain**



**Improve Flood
Resilience to
Climate Change &
Extreme Scenarios**



**Support Priority
Species**



**Maximise
Opportunities for
Wildlife in Green
Spaces**



**Network
of Sustainable
Drainage
Features**

How do we make it happen?

A photograph of a coastal area featuring a long pier structure made of dark, cylindrical pilings extending into the water. The sky is filled with heavy, grey clouds, and a small airplane is visible in the distance. The foreground shows the sandy beach and the gentle waves of the ocean.

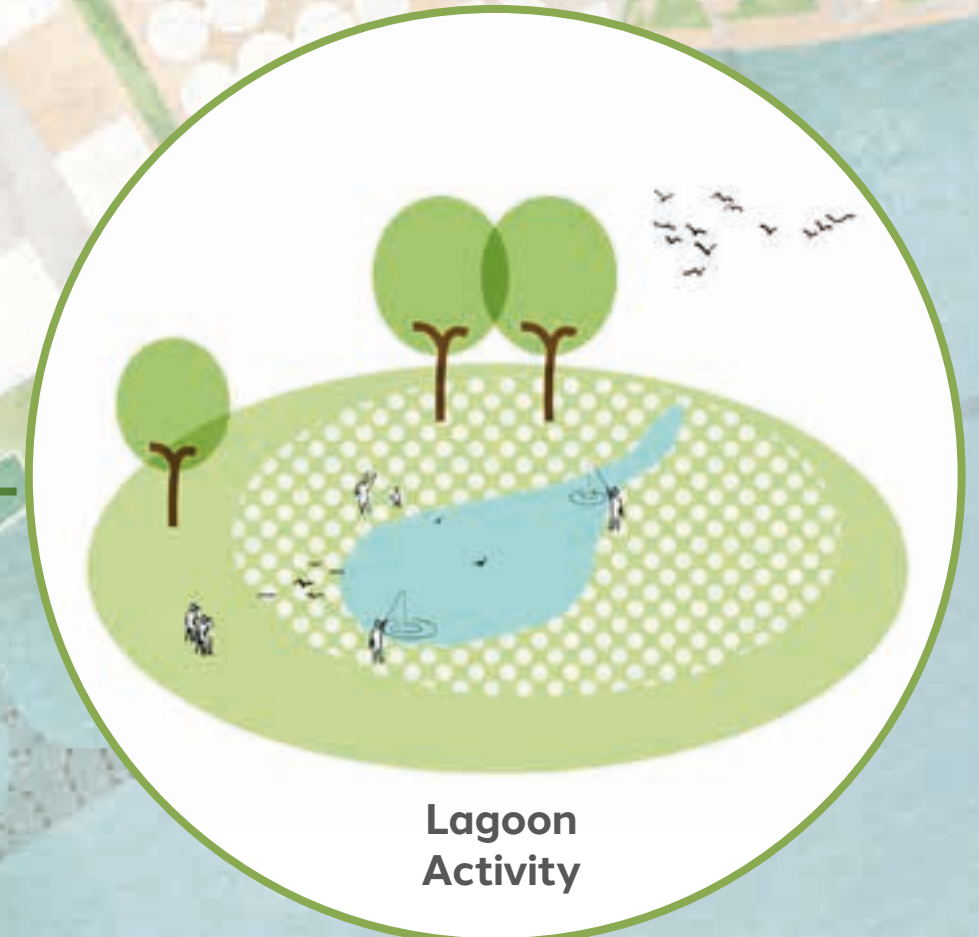
There are a number of initiatives that can be implemented early following remediation, before and during the construction period. This time can be used to test potential future uses for the site as well as opening up the landscape to the surrounding communities.

Open Up the Blues

Provide early access to the Riverside walk connecting into existing routes, once the site has been made safe.

Public access to the Lagoon and surrounding area with potential activities such as angling.

OPEN



Open Up the Blues



Open up the Greens

Provide larger areas of safe green space for the community to enjoy, once the site has been made safe.

Engage with local artists for the curation of an art trail along the river.



OPEN

Open up the Greens



Extend Continuous, Safe Active Travel Routes

Safe, well-lit active travel routes knitting into the wider existing connections

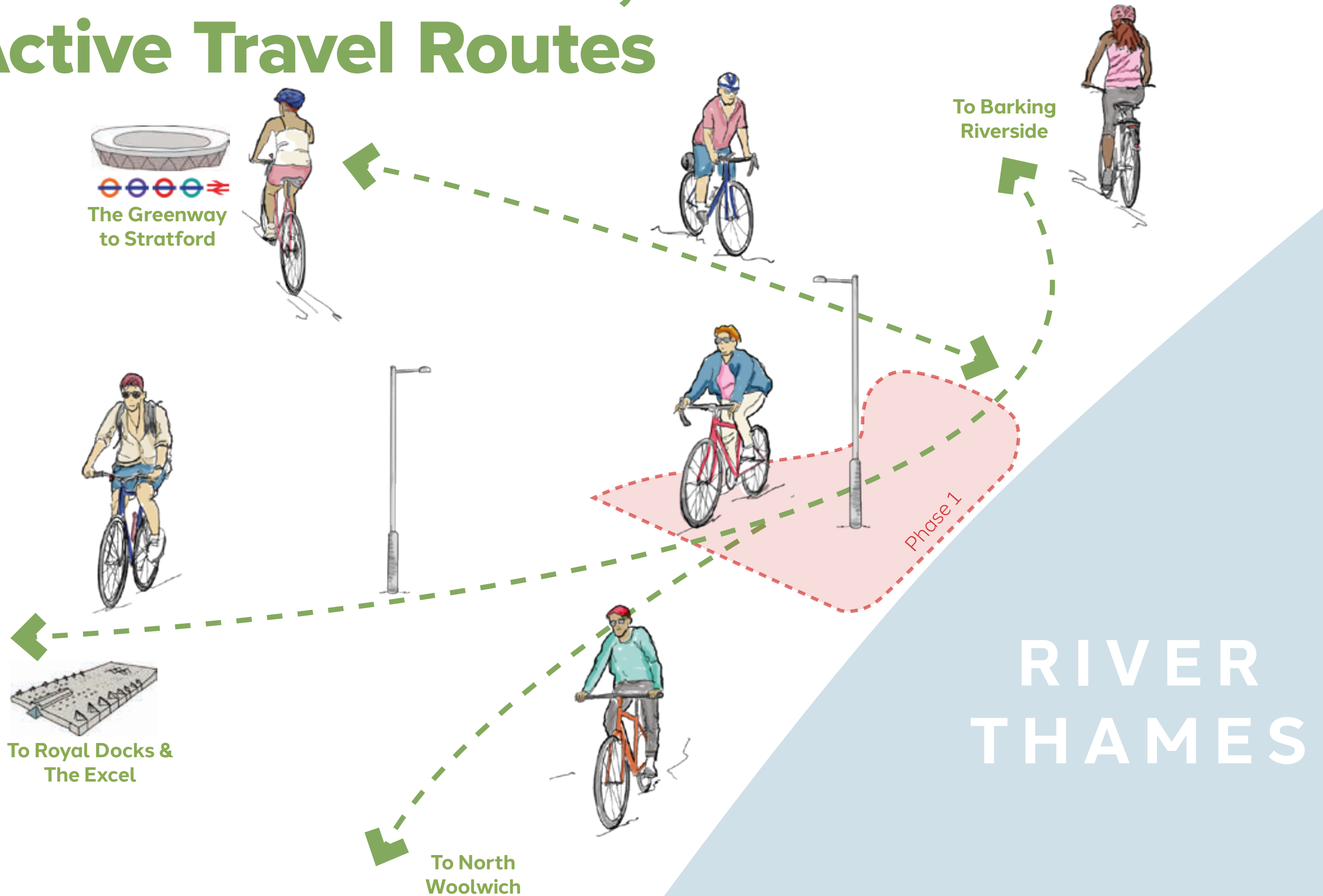


OPEN

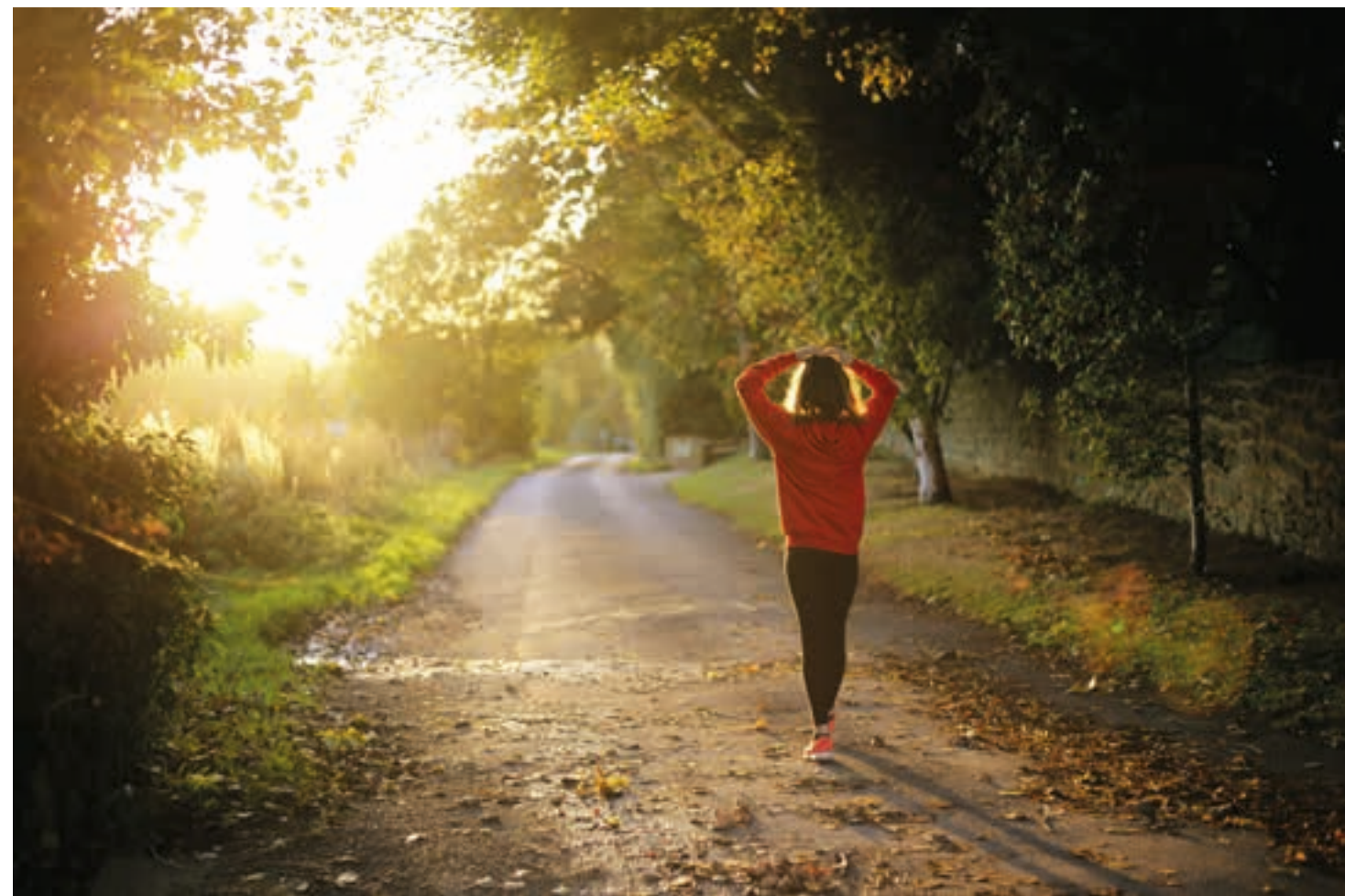


Active Travel Routes

Extend Continuous, Safe Active Travel Routes



Extend Continuous, Safe Active Travel Routes



Community Kitchens & Gardens

Community growing space and communal areas for dining could be provided for the production of food to be distributed throughout the community.



OPEN

Community Kitchens & Gardens



Grow Trees for New & Existing Communities

Areas dedicated for tree nurseries to initiate growth for the future Beckton Gasworks development as well as other surrounding areas.



Grow Trees for New & Existing Communities



Celebrate Local People

Public realm delivered early for markets, festivals and celebrations to take place.

A place for sharing and socialising.



Night Festivals



Market Days



Day Festivals

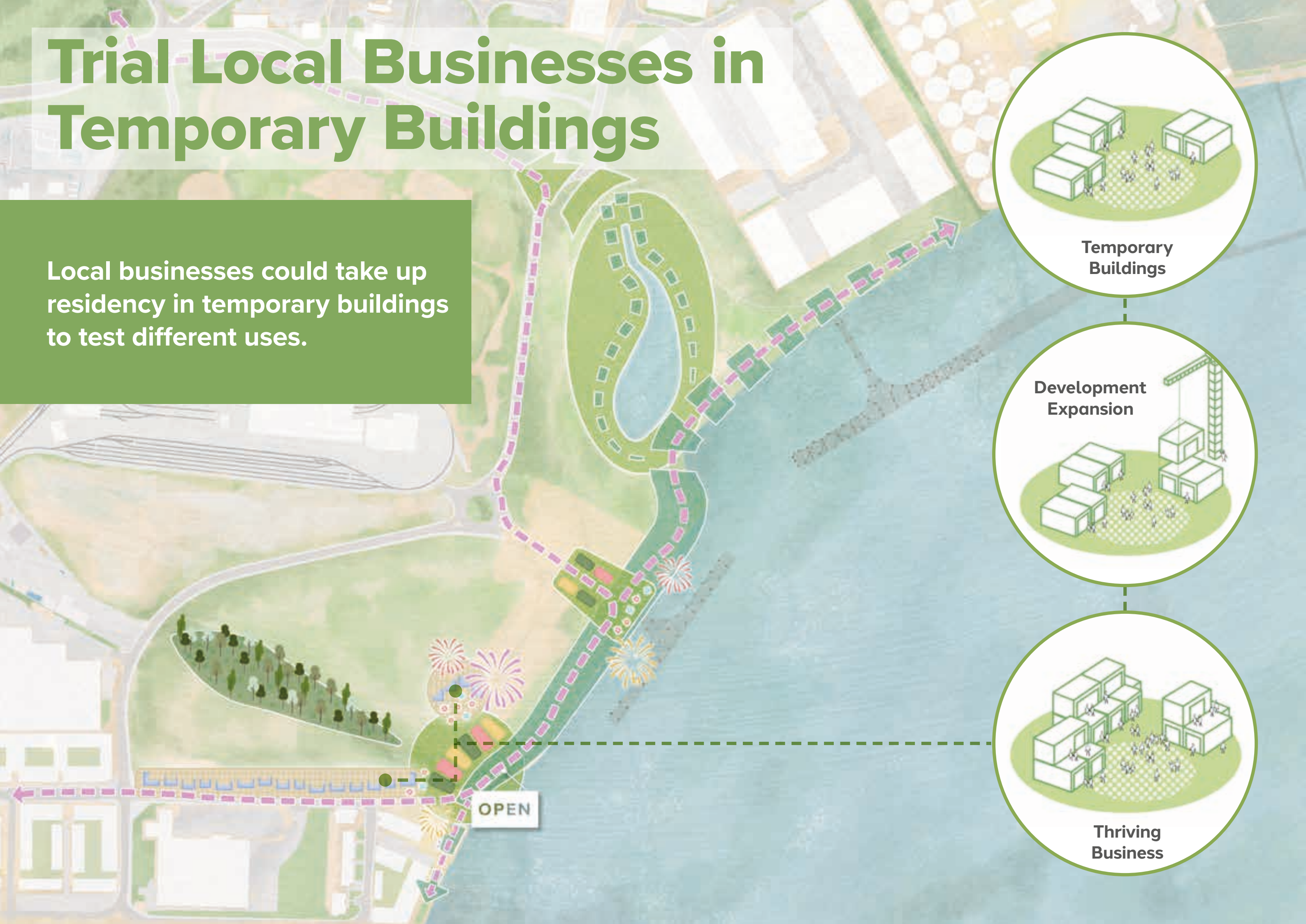
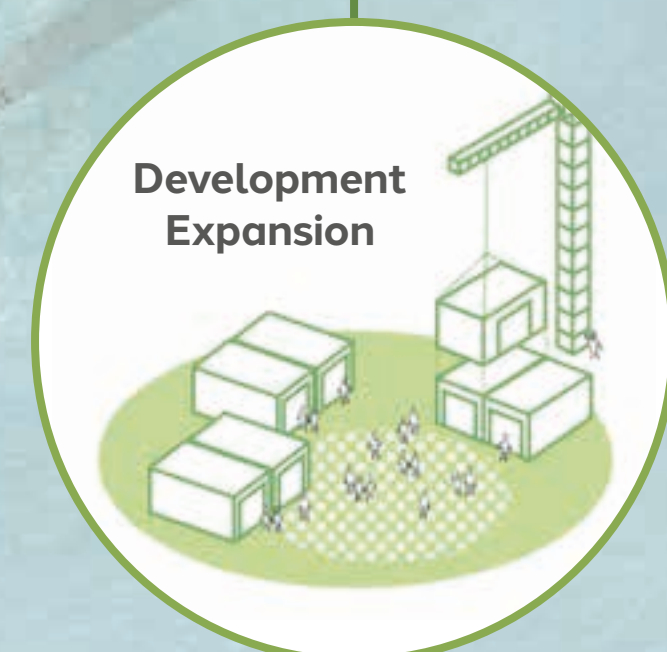


Celebrate Local People



Trial Local Businesses in Temporary Buildings

Local businesses could take up residency in temporary buildings to test different uses.



Trial Local Businesses in Temporary Buildings



Next Steps

Beckton Riverside community forum in the new year - January 2024 date to be confirmed!

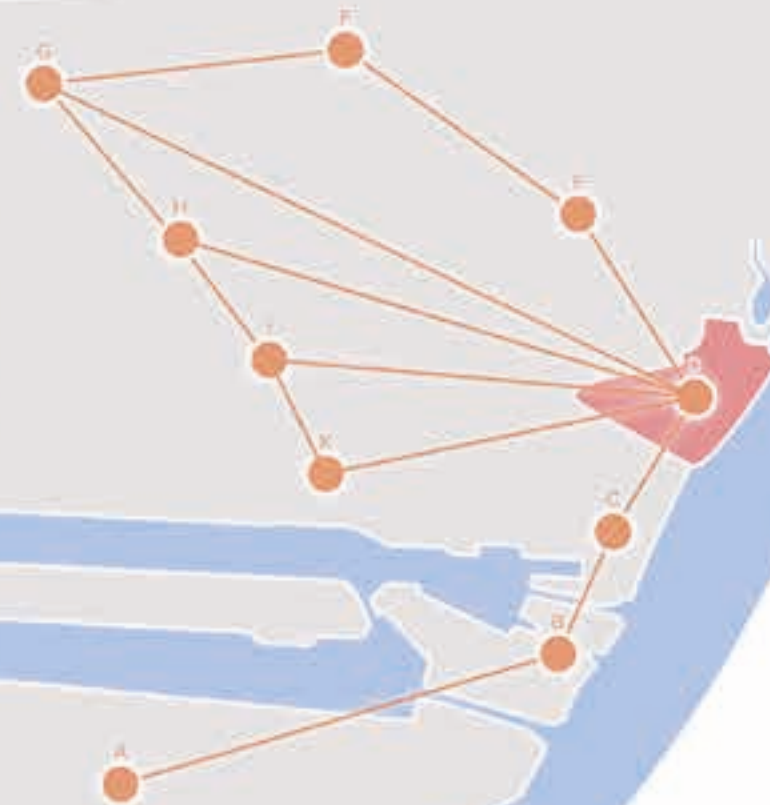


Continuing community engagement

Connecting the dots... connecting the docks!



BECKTON
RIVERSIDE
Connecting the Docks



Thank you!



Armada Greenway

Community Park

School

Plaza

Central Avenue

Pier Park

The Piers

Future Lagoon Park

The Lagoon

The Piers

Gallions Reach

Plaza

Atlantis Boulevard

Riverboat Pier

The Thames

Royal Albert Wharf