

Developments in Newham



Produced for the Transform Newham 20/20 Vision Conference on 20/2/2014

This document is divided into sections based on the Newham Plan.

Last Updated: 30/03/2014



NEWHAM

Community Forum Boundaries

- Beckton
- Custom House & Canning Town
- East Ham
- Forest Gate
- Green Street
- Manor Park
- Plaistow
- Royal Docks
- Stratford & West Ham

0 10 miles
Scale 1:100,000



Beckton Community Forum Area

Development	Developer	Info	Dates	Homes	Link
Albert Dock, Cyprus.	Stanhope	35 acres. ABP. Aimed at Euro HQ offices for Chinese high tech. Some other light industry units. Up to 20,000 jobs. Total 1,000 homes, with possibly NO social or family housing. Lots of flats, no gardens. Short term lets for overseas high earners. ABP staff moving into Dockside now.	Phase one 2015 to 2018. Whole site by 2030.	1000	www.abp-london.co.uk/
One Gallions	BioRegional Quintain/Crest Nicholson/Southern Housing Group	One Gallions will have 260 apartments including 169 homes for private sale with 50 social rented and 41 shared ownership homes (also known as New Build Homebuy).	2007-2013	260	http://www.onegallions.com/
				1260	

Custom House & Canning Town Community Forum Area

Development	Developer	Info	Dates	Homes	Link
Hallsville Quarter	Bouygues Development and One Housing Group	The vision is for a lively town centre with a mix of shops, attractive public spaces, a lively evening economy, quality homes and successful businesses. The first stage of Hallsville Quarter, including the new supermarket (Morrisons) and 179 new homes, will be complete by Spring 2015. Design of the second stage is underway, which will include new shops, a hotel, and over 300 new homes. There will be three more stages over the next ten years.	2014-2024	1130	http://bouygues-development.com/projects/canning-town-regeneration-hallsville-quarter/
Rathbone Market	English Cities Fund	The first stage of building was completed in August 2012 with 271 new homes and new shop units too. Work on phase 2 started in 2013 and be completed soon. There will be more shop units and homes as well as space for a new library facility due to open in 2015. By the end of the project there will be 650 new homes.	2012-2015	650	http://www.rathbone-market.com/
Fife Road	Countryside Properties, working with Newham Council and Affinity Sutton	The development will create a mixed community with the first new residents already having moved in, create 649 new homes, including those for private sale, shared ownership and at affordable rents, create 139 homes in 2013, of which 30 per cent will be affordable & 10 per cent will be suitable for people with disabilities. This project includes the new Keir Hardie Primary School; work has started and the new school will open in September 2014.		139	http://tinyurl.com/ot7dd2k
East City Point.	Countryside Properties/Affinity Sutton	649 homes for sale & rent. Totally replacing Keir Hardie school.	Completing in 2014.	649	www.eastcitypoint.com

Dear Future, Canning Town.	Cathedral Group.	Creative work spaces for locals, groups inc charities. Formerly Moss Electrical warehouse. With Goswell Bakeries. Meanwhile, House of Fairytales. Then 336 homes, units and HoFT home.	2014-2016		http://dearfuture.co.uk/home2.html www.cathedralgroup.com
Royal Gateway	Galliard	all private development comprising 336 exclusive apartments and penthouses, NO social housing, market style pedestrianised walkway, surrounded by 13 commercial units.	Off-Plan availability with completion starting from September 2016	336	http://tinyurl.com/q5puug8
St Luke's Square	Galliard	Comprising of two buildings, Mercury & Jupiter House, one and two bedroom apartments,	Completed 2010	65	http://tinyurl.com/ops77vz
Rawalpindi House	Genesis Housing	Demolition of existing sheltered housing, and the design, construction and completion of 51 new build residential units comprising 30 for affordable rent, 8 for leaseholder/buy and 13 for private sale.	2013-2014/15	51	http://tinyurl.com/nee3cax
Hoola	Carillion/Hub	26-34 Tidal Basin Road. comprises 360 homes for private sale over two towers - one of 23 and the other of 24 storeys.	2014-2016	360	http://tinyurl.com/pqo6kv8
The Pump House	City and Docklands Property Group	24-storey tower containing 161 dwellings, and commercial and retail floor space, and one three-storey and a single-storey building containing commercial floor space, parking and energy generation.	2014-2017	161	http://tinyurl.com/ozy643k http://tinyurl.com/pzkvz8k
Vandome Close	Custom Houses	Chosen by the Greater London Authority to showcase their Build Your Own Home initiative and they have provided a loan of £1.5 million to help fund design and construction costs.	2012-?	10	http://tinyurl.com/pcoy7ta

Sherwood Terrace	Bell Philips	The derelict site was previously occupied by a public house and was compulsorily purchased by Newham. The scheme comprises four townhouses and two flats on a constrained site with very little space for external amenity.	Completed 2012	6	http://tinyurl.com/orlncna
213 To 217 Barking Road	East Architecture	Erection of a six and three storey building. The development comprises 44 residential units. Inclusive of (21 x 1bed, 10 x 2 bed and 13 x 3 bed). The ground floor contains a 220sqm D1 community use facility, car parking, cycle stores and refuse for the residents	2013-?	44	http://tinyurl.com/nrojsw3
Shaftesbury House	Sanctuary Housing Association	Demolition of existing buildings 105 & 107 Tarling Road along with all associated garages & structures. Erection of 44 new dwellings comprising 9 no. one bed, 18 no. two bed, 16 no. three bed, and 1 no. four bed units	2013-?	44	http://tinyurl.com/pd5cgd8
				3645	

East Ham Community Forum Area

Development	Developer	Info	Dates	Homes	Link
Darwell Close E6	Panter Hudspith Architects	Infill	TBC	5	
East Ham Campus	LBN	East Ham Town Hall site. new customer service centre and library. Listed buildings improvement programme. Better accessibility. Energy centre.	2012-TBC		http://tinyurl.com/pdfmmgr
Brede Close	Panter Hudspith Architects	Infill		5	
East Ham Market Hall	Dransfield Properties Ltd. And Land Management Ltd.	the proposal is for the redevelopment of the East Ham Market Hall to provide a mix of uses, anticipated to include 94 dwellings (1 bed, 2 bed, 3 bed apartments and studios) and include a mix of affordable as well as market dwellings, a foodstore of approximately 3760 square meters (gross), a new retail unit of approximately 326 square meters (gross), a new doctors surgery, works to existing market hall, underground parking and associated works. The site comprises the existing market hall and associated surface car parking as well as 9 dwelling houses along St. John's Road.	2014-?	85 (94-9)	http://tinyurl.com/p2bec9j
1 Ron Leighton Way	Jaybee Ltd	creation of 5 residential flats, part first floor, and complete second floor.	2014	5	
				100	

Forest Gate Community Forum Area

Development	Developer	Info	Dates	Homes	Link
Atherton Leisure Centre.	Mulalley	new leisure centre and 12 new houses for sale	2013-2015	12	http://tinyurl.com/ogryu73 http://tinyurl.com/ngvit8e
Forest Gate town centre	Obsidian	Obsidian, the owner of much land has dropped its plans. For a good example of powerful local engagement see www.saveforestgate.co.uk			http://tinyurl.com/nudfasl
Forest Gate Community Garden	Local residents	"We plan to make it a wildlife-friendly garden, rather than a garden for growing vegetables, a little oasis of calm and natural beauty that people can enjoy."	2013-TBC		http://tinyurl.com/nlraxl6
Janson Close	DRMM Architects	Infill.		4	
Dormer Close	Bell Phillips Architects	Erection of eight two storey terrace houses. Former Garages and Park Community Centre.	2013-TBC	8	http://tinyurl.com/p2qjwme
181-183 Romford Road	Proun Architects	Conversion of offices to 4 one bedroom flats	2013-2014	4	http://tinyurl.com/nk853yw
236 Romford Road		Ex-Forest Gate Housing Office. Block of Flats part of Newham Private Rented Scheme	2013-?	?	http://tinyurl.com/ohu6h6
				28~	

Green Street Community Forum Area

Development	Developer	Info	Dates	Homes	Link
The Boleyn Ground.	Galliard	Club moving to Olympic Stadium frees up this space. The developer plans to build new homes on the site as well as retail and leisure facilities by 2018.	2016-2018	Up to 700	http://tinyurl.com/od39nco http://tinyurl.com/orsn5r6
Florence Road	Bell Phillips architects	Infill		7	
Kylemore Close	DRMM Architects	Infill		3	
				710~	

Manor Park Community Forum Area

Development	Developer	Info	Dates	Homes	Link
Unable to find any developments in this area					
				0	

Plaistow Community Forum Area

Development	Developer	Info	Dates	Homes	Link
Sampson Street Hospital	Peabody	"a mixture of new-build flats and houses, including almost 40% family housing." "Number of new homes: 169. These will comprise: 25 shared-ownership homes 85 private sale homes"	2012-2015	169	http://www.peabody.org.uk/homes-in-development/plaistow-hospital
Brooks Road	Bell Phillips architects	Infill		?	
Libra Road	Bell Phillips architects	Infill		17	
Tunmarsh Lane	DRMM Architects	Infill		7	
Florence Road	Bell Phillips architects	Erection of 6no. three storey, three bedroom terrace houses and 1no. two storey, 3 bedroom wheelchair accessible house		7	
				200~	

Royal Docks Community Forum Area

Development	Developer	Info	Dates	Homes	Link
Minoco Wharf, Silvertown.	Ballymore	Now referred to as Royal Wharf. Ballymore got planning permission but no money so may try to sell the site. 3385 homes, 10,000 residents. Aimed at overseas investors. Planned space for businesses, leisure, community, shops, restaurants, school.		3385	www.ballymoregroup.com/en-GB/developments/minoco www.royalwharf.com
Peruvian and Plaistow Wharves		Silvertown, adjacent to Thames. Owned by Capital & Provident property developers.		?	
Silvertown Quays	Chelsfield Consortium.	Brand Pavilions and residential villages. Negotiating with LBN on number of affordable homes but income needed is over £40k! Silvertown Partnership say 2,500+ homes with 14,000 residents. Possibly worship space in the Silo?	Phase 1 to start 2015.	2500+	http://tinyurl.com/oa6wsx8 http://tinyurl.com/nd52ry5
The Corniche, Royal Victoria Dock		At present an unfunded aspiration by the mayors of Newham and London for a floating Village.		?	www.wharf.co.uk/2013/12/floating-village-at-royal-dock.html
Ivax Quay	KCA Architects	c. 875 homes. Commercial property and a small new park.		875	www.kcaarchitects.co.uk/render.aspx?siteID=1&navIDs=2,29,58,75

Gallions Quarter & Great Eastern Quays		700 homes of which 280 affordable, through Notting Hill HT		700	http://www.nottinghillhousing.org.uk/about-us/media-centre/news/notting-hill-to-develop-gallions-quarter
SS Robin	LBN	Historic ship moving to The Crystal, Western Victoria Dock for permanent mooring after a refit into a learning and arts space.			www.ssrobin.com/future1
London City Airport.		Extra buildings and additional flights.	Apr 2014.		http://www.londoncityairport.com/aboutandcorporate/page/cadp
Royal Docks Enterprise Zone					www.royaldocksloondon.com
Rymill Street	Bell Philips	Infill.		8	
Manwood Close	Bell Phillips architects	Infill		8	
				7483~	

Stratford & West Ham Community Forum Area

Development	Developer	Info	Dates	Homes	Link
Leather Gardens, Site A (Abbey Lane/Eastbourne Road)	Rogers Stirk Harbour and Partners	Erection of a part 4, part 5 storey development consisting of 36 two bedroom residential units (8 x maisonettes and 28 x flats)	2013-2014	36	http://tinyurl.com/plwogxm
Leather Gardens, Site B	Panter Hudspith Architects	Infill.		13	
Leather Gardens, Site D	DRMM Architects	Infill.		5	
Mortham Street	DRMM Architects	Infill.		2	
Abbey Lane	Panter Hudspith Architects	Infill.		6	
Park House, 64-66 West Ham Lane	Western Investments	Demolition of existing building on site and erection of 3-8 storey building with roof pavilion to include 84 room apart-hotel, 7 x self contained flats (4 x 1 bedroom, 3 x 3 bedroom), cafe/restaurant, D1 community use and car parking at basement level	2012-?	7	http://tinyurl.com/o8a7nwk
Pitchford Street	Bell Phillips architects	Infill.		6	
Capital Towers	Galliard Homes	Private residential development at 2-12 High Street. 191 all private luxury residences	2014-2016	191	http://tinyurl.com/loc4ypy
One Stratford	Telford Homes	14-26 High Street. One and two bedroom apartments and two three-bedroom penthouses. As well as delivering the private sale apartments and some small business/retail units, Telford Homes partnered with Toynbee Housing Association to provide on-site shared ownership and rental apartments.	2005-2009	301	
George Hudson Tower	Telford Homes	28 High Street. Part of One Stratford	2006-2009		

Thomas Frye Court	Telford Homes	30 High Street. Part of One Stratford	2006-2009		
68-70 High Street (Porsche Showroom)	Lancaster	Mixed-use development comprising of two commercial units, a gymnasium, external play areas and 173 dwellings. The development has been split into three buildings of 18, 9 and 5 storeys, arranged as two L-shaped forms around a central landscaped courtyard above a car park. This design provides active frontage to all sides of the site with commercial units facing the High Street.	2010-?	173	
Stratford Edge	Manser Homes	80-92 High Street (different to 'The Edge')	2005-?	217	
Stratford Halo	Genesis	Residential affordable block and 40 storey private rented tower at 150 High Street. 138 social rent. 410 market sale/rent. 91 shared ownership. 65 extra care. commercial space, including affordable business space	2010-2013	790	http://tinyurl.com/o3kazyw
Athena	McFeely Group	160-188 High Street	2005-2010	298	
Three Mills West	Alumno	Student tower with cafe and artists studios at 206-214 High Street	TBC-2016	431 beds	http://tinyurl.com/q3n7ksy
Aurora	Toynbee Housing Group	223-231 High Street	2011-? (completed)	173	
Albert House	One Housing Group	236-252 High Street. 113 units, 56 Private: 57 Affordable; 3 commercial units	2007-? (completed)	113	
302-310 High Street		St Johns Tower 334 property development cancelled. No current planning application found.		?	
Pudding Mill, Olympic Park	LLDC	Included in LLDC draft Local Plan	TBC	Up to 1500	

Strand East	LandProp (the development arm of IKEA)	Mixed used scheme at Sugarhouse Lane, with 480,000 sq ft commercial and 350 bedroom hotel	2011 - 2018	1200	http://tinyurl.com/c3295wr
Stratford Waterfront, Olympic Park	LLDC	Included in LLDC draft Local Plan, but UCL and V&A now agreed in this area will almost certainly reduce the number of housing units	TBC	Up to 3500	
Kerrison Road	DRMM Architects	Infill.		3	
Lett Road, The Edge	Thornsett Developments		2007-?	64	
Carpenters Estate	LB Newham	Redevelopment or regeneration of estate. Residents are working on a Neighbourhood Plan	TBC	TBC	
Broadway Chambers (now called Stratosphere)	Telford Homes and East Thames	36 storey tower & separate 10 storey tower on Stratford Island site with housing plus retail on lower floors. East Thames has 35 social/affordable homes in the scheme.	2014 - 2018	342	
Empire House, 57 Broadway	East Thames	Residential development with ground floor commercial space	2013 - 2014	44	http://tinyurl.com/ozm9qer
Morgan House/Stratford Centre	Catalyst Capital	Redevelopment of Morgan House / Stratford Centre	TBC	300	
Stratford Plaza (was Olympian Tower)	Telford Homes and East Thames	26 storey tower overlooking Stratford Bus station. Residential with commercial and retail on 6 lower floors also a 3 storey basement. East Thames has 22 social/affordable homes as part of the scheme.	2007 - 2016	220	http://tinyurl.com/on42cfs
Unite at Angel Lane	Angel Lane	Student housing development with commercial units at ground floor	2013 - 2014	759 beds	http://tinyurl.com/qjzequ7
Angel Lane Tower	Telford Homes & East Thames	31 storey residential tower between Angel Lane and Meridian Square. East Thames has 24 social/affordable homes as part of the scheme.	2014 - 2017	181	

Chobham Farm	East Thames & LCR	Residential family development east of Stratford City, some commercial on ground floor	2014 - 2020	1000	
Chobham Manor, Olympic Park	Taylor Wimpey and London and Quadrant	Residential family housing development north of Stratford International Station	2013 - 2015	800	http://tinyurl.com/ou7dn6y
East Village Phase 1	Triathlon Homes and QDD/Get Living London	Former Athletes' Village. Triathlon Homes affordable housing 1379, private rented 1439	2007 - 2013	2818	
East Village Phase 2	QDD/ Get Living London	Further residential plots in East Village	2015 - TBC	2000	
Manhattan Loft Gardens	Manhattan Loft Corporation	42 storey tower next to International Station - private apartments and a 200 bed hotel	2014 - 2016	253	http://tinyurl.com/oytbmab
Cherry Park	Westfield	Mixed use development with commercial, hotel and residential	2014 - TBC	1000	
Glasshouse Gardens	Lend Lease and London & Continental Railways	Two residential towers between Aquatics Centre and Westfield	2014 - 2016	332	
Unite at Stratford City (adjacent to John Lewis)	Unite and Stratford City Developments	Student accommodation with a coach park at ground floor	2013 - 2014	930 beds	
				17887~	

Non-Housing Developments

Development	Developer	Info	Dates	Homes	Link
VeloPark	LLDC/ Lee Valley Regional Park Authority	Facilities for track and road cycling, mountain bike trails and BMX track	2012 - 2014		http://tinyurl.com/m3ra3bs
Aquatics Centre	LLDC/ GLL	Re-opens as 2500 capacity public swimming facility	2012 - 2014		http://tinyurl.com/okfn6um

The Copper Box Arena	LLDC/ GLL		2012-2013		http://tinyurl.com/pqfsb2y
Lee Valley Hockey & Tennis Centre	LLDC/ Lee Valley Regional Park Authority	Multi use sports centre, with four indoor and six outdoor tennis courts and two hockey pitches	2012 - 2014		http://tinyurl.com/nrgjkdM
Urban Villa hotel	Starboard Hotels	18 storey 500 bedroom hotel located near International Station	2013 - 2015		http://tinyurl.com/ot6kbku
Olympic Stadium	LLDC & LBN	Work underway to build new roof. Reopens for 2015 Rugby World Cup, full multi-use 60,000 seat stadium in 2016. West Ham United FC moving in 2016	2013 - 2016		http://tinyurl.com/pybykf3
Snow Dome	Westfield	UK's largest indoor winter sports centre, site between Westfield and Angel Lane	2014 - 2016		http://tinyurl.com/orphk9z
iCITY (now renamed Here East)	ICITY, Infinity and Delancey	Digital media and commercial centre in the former Press and Broadcast Centre	2014 - 2016		http://tinyurl.com/d4h5alx
UCL Stratford	UCL	Proposed new campus on Stratford Waterfront Olympic Park	TBC - 2018		http://tinyurl.com/pchk62q
V&A	V&A	Cultural institution on Stratford Waterfront	TBC - 2018		
The International Quarter	Lend Lease	Major mixed use 4 million sq ft commercial development	2014 - 2028		http://tinyurl.com/d9gqeeu

LLDC Area but outside Newham

East Wick and Sweetwater, Olympic Park	LLDC seeking partner	Residential development including business space, two primary schools, nurseries and a health centre	2016 - 2023	1538	http://tinyurl.com/qzytxfj
Bromley-By-Bow (area within LLDC boundary)	LLDC	Included in LLDC draft Local Plan	TBC	Up to 1200	

Other Information

Development	Developer	Info	Dates		Link
Whole Arc of Opportunity		LBN's take on all this. Follow link and download document at the bottom of page.			www.newham.com/invest/beyond_2012_a_new_heart_for_lond/home/0,6,0,0.html
		Total new homes included in these documents		31314~	

Other regeneration activities					
Riverine Centre, West Ham		Now in official terms, occupying the site illegally. Full public enquiry from 3 rd June 2014 for c. 12 days at Excel Centre.			www.riverinecentre.com www.megamosque.nothanks.com
Lower Lea Tunnel.		To Beckton from Abbey Mills, to carry more storm water & sewage.	Completing now.		www.thameswater.co.uk/about-us/10113.htm
Thames Tideway Tunnel.		Coming from central London into Abbey Mills.	2018-2021		www.thameswater.co.uk/about-us/10115.htm

Beckton Desalination & Sewage Works.		Upgrade & extension to treat extra sewage from Lower Lea Tunnel & Thames Tideway Tunnel. Inc construction by J Murphy & Sons of thermal hydrolysis plant to produce more biogas.	In process.		www.thameswater.co.uk/about-us/10098.htm www.thameswater.co.uk/media/press-releases/16966.htm
Cross rail.		5 stations along both branches are being adapted for the new routes. E.g. Canning Town Station. Tunnelling Woolwich to Royal Docks.	Until 2018. End of 2015. Until 2014.		www.crossrail.co.uk

Thames crossings					
i) Silvertown Link.		Road tunnel, bringing the A2 under Thames to border of Silvertown and Canning Town. Toll.	In consultation.		Transport for London
ii) New ferry.		Or possibly a road ridge across Thames to Gallions Reach.	In consultation.		Transport for London
iii) Woolwich Ferry		To close when other two are finished.	In consultation.		Transport for London

Other Useful Websites					
Skyscraper News		List of major developments in Newham. Somewhat out of date.			http://tinyurl.com/hrzns3

Planning Finder		We bring together commercial and domestic planning applications from all council authorities to provide you with simple, accessible information about planning applications in your area and by registering your details, we can send you an email whenever a planning application is submitted close to your registered postcode.			http://www.planningfinder.co.uk/
Newham Planning Portal		Search for Planning Applications, Appeals and Enforcements by keyword, application reference, postcode or by a single line of an address. The Map options always takes you back to East Ham town hall so not much use.			http://tinyurl.com/pw9zss
Doogal		Postcodes in the Newham London Borough administrative area			http://tinyurl.com/o4r2ey4
Newham Weekly List		Search Planning Applications either validated or decided in a given week. Only goes back 5/6 months			http://tinyurl.com/q8bwyo6

Disclaimer.

Information in this document is correct to the best of our knowledge. Details of these developments may change. There may also be developments which we have been unable to find details of.