

BOW GOODS YARD

MASTERPLAN

PRE-PLANNING EXHIBITION

March 2024

WHAT IS TODAY ABOUT?

- Share information about the project and how we have worked with the community so far
- Present the designs for the outline masterplan and get your feedback
- Share the 'Community Brief' based on local feedback and priorities
- Share next steps and timeline ahead of an outline planning submission

ABOUT THE PROJECT?

Network Rail is preparing a masterplan application for up to 30 acres of brownfield land at Bow Goods Yard in Stratford, right next to Pudding Mill Lane DLR.

Between June 2023 - now we have worked with local communities and our design team to develop an outline masterplan application that meets the needs of existing and future communities.

An OUTLINE application sets out principles such as:

- Size, location and use class of buildings and spaces
- Arrangement of streets and outside spaces
- Types and amount of open space, e.g. public private, play, streets and vehicle areas
- It doesn't fix the building materials or appearance
- If outline permission is given there will be more work to produce a 'Reserved Matters' application

THE SITE

Bow Goods Yard was established in the 1800s and currently contains one of London's last remaining rail heads.

This is a vital operation that will need to be retained on the site.



The site currently stores different kinds of construction materials



These are moved in and out of the site by rail...



...and used to construct roads, homes, schools, hospitals and other buildings

WHAT COULD THIS SITE BECOME?

By redesigning and improving existing uses we are proposing a mixed use scheme including:



Space for rail and construction industry



Future-proof spaces for work and employment



New landscape & public space



Potential for commercial and leisure spaces

Following feedback from the community, planners and industry experts we are not proposing including housing on this site.

MEET THE TEAM



Network Rail own the land and are leading the project. They are ambitious about creating a new working neighbourhood on this site.

MACCREANOR LAVINGTON

Maccreanor Lavington are the lead architects who have developed the masterplan. They specialise in mixed-use developments and urban design.

00

Architecture 00 are emerging leaders in workspace design and have been developing designs for several buildings including the proposed Network Rail campus



UMC have been leading on developing designs for the rail freight and industrial facilities within the masterplan.



WSP are an engineering team coordinating across the technical considerations of this project to make sure that it is structurally, and functionally safe.

East

East have been working on the landscaping and public realm designs to create an experience, that is sustainable and works for diverse users.



make:good are a local design studio, keeping the community informed, and involved to ensure they have as much influence as possible.



Useful Projects have been making the project as sustainable as possible bringing in a holistic approach across a set of environmental, social, and economic themes.



What works well about your area?



What's missing?

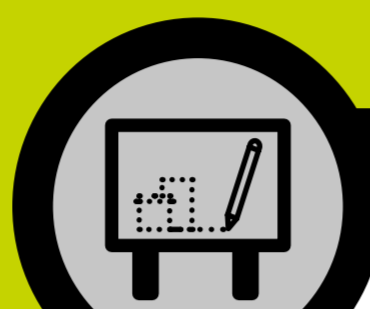


What could be better?

WORKING WITH OUR COMMUNITY



What do you think of the initial ideas?



What do you think of the concept designs?



Do you agree with the community brief?

PROJECT TIMELINE

SUMMER 2023

Insight gathering
Understanding the area and collecting priorities for the future of Bow Goods Yard.

AUTUMN 2023

Initial design responses
Drop in exhibition of initial design responses to priorities.

WINTER 2023

Concept design
Drop-in exhibitions to share the developing concept design for the masterplan.

WE ARE HERE

SPRING 2024

Pre-planning
Drop in exhibition of outline masterplan for planning submission.

SPRING 2024

Planning submission
Outline masterplan for planning submission to local planning authorities.

LATE 2024

Post planning
Subject to a successful planning approval, Network Rail will take the masterplan forward into a detailed and deliverable plan.

GATHERING INSIGHT & GETTING FEEDBACK

Since late June 2023 we have been working with and talking to the community.

Through these activities we have reached:

600 PEOPLE

300+ PRIORITIES

400+ COMMENTS ON LOCAL AREA

450 FEEDBACK FORMS



School 360 Summer Fête



Dovetail Canal Stroll



Get Living Summer Fair



Mirror Works Pop-up



Bobby Moore Graduations



Mapping local feedback



Co-designed artwork



Young Designers modelling the site



Bobby Moore Young Designers



Young Designers landscape models



Carpenters Estate Young Designers

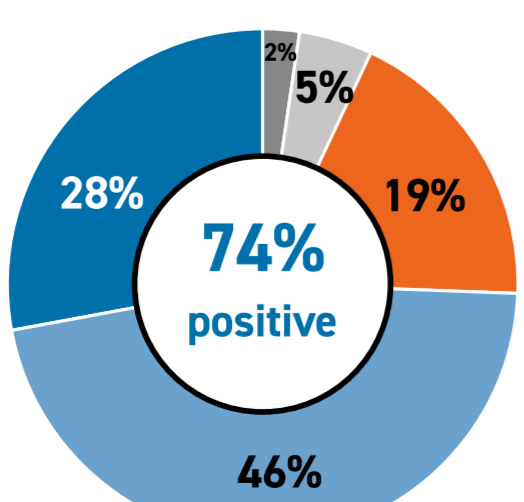


x4 Initial Ideas drop-in exhibitions



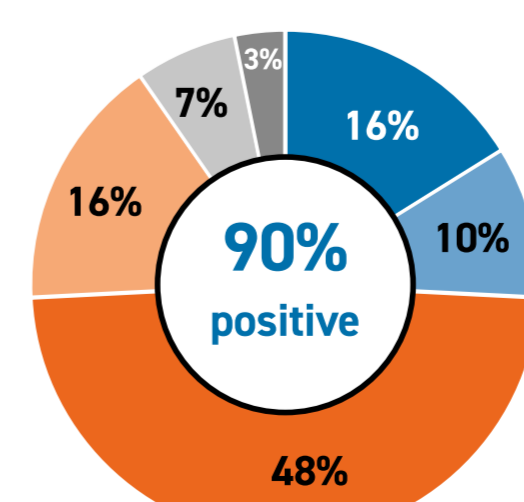
x3 Concept Design exhibitions

What do you think of the initial ideas?



- I like them
- I like most of them
- I like some of them
- I dislike most of them
- I dislike them

What do you think of the concept designs?



- I like them
- I like most of them
- I like residential
- I like employment
- I dislike most of them
- I dislike them



Gathering insight



Understanding priorities

CREATING YOUR COMMUNITY BRIEF



Confirming the draft brief




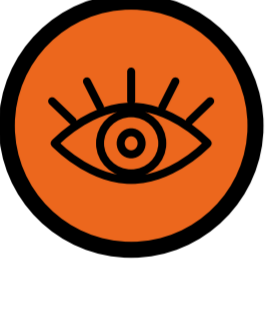

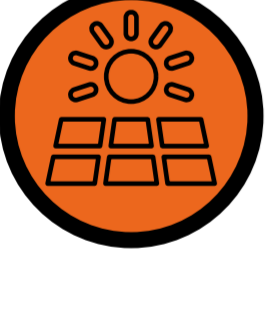
Do you think we are meeting it?

Feedback and insights from over 600 local people has allowed us to understand your priorities for the new Bow Good Yard Masterplan. At our events in December 81% of respondents agreed with the priorities in the brief and almost all felt we were meeting the brief in full or in part.

Delivering this project and your priorities will involve working with the local authorities, partners and occupiers. We feel we have been able to meet most of these priorities in the outline masterplan; where there are priorities we can't meet, we've tried to explain why.







Make industrial uses a better neighbour

-  Reduce impact of heavy industry
-  Make it more aesthetically pleasing
-  Introduce different scales of work and lighter industry
-  Ensure the design is as sustainable as possible



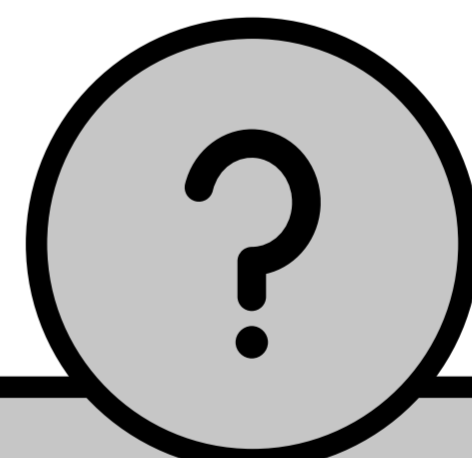
Better connections & safer routes Green, wild & usable landscape

-  Address HGV traffic and air quality
-  Improve connections and existing routes for pedestrians & cyclists
-  Enhance biodiversity, connection to nature
-  Create public spaces that people can use




The development should offer benefits to the community

-  Everyday convenient amenities
-  Space for cultural/leisure activities
-  Inclusive opportunities for jobs, skills and training
-  Offer meanwhile uses that can be incorporated into long term plans



How decisions will be made



- Blue circle (Community):**
 - Priorities and feedback from the community
 - Needs of existing stakeholders and services
- Orange circle (Design):**
 - Principles of good design
 - Context of surroundings, geographical constraints & underground servicing
 - Can we afford to pay for it
- Green circle (Local Authorities):**
 - Aims and commitments of local authorities
 - National / London planning policy & guidelines
- Intersection of all three (Grey):**
 - All of these factors have to be taken into consideration

CONTEXT, CONSTRAINTS & CHARACTER AREAS

Pole

RESPONDING TO A CHANGING AREA

The area has changed a lot in recent years and with plans for more housing and cultural destinations coming soon Bow Goods Yard needs to respond to this change.

We see an opportunity to complete the puzzle of the Olympic Park, to connect communities and provide important industrial functions for London.

STRATEGIC INDUSTRIAL LAND

The rail head and concrete plants are designated 'strategic industrial uses'.

We plan to make these a better neighbour that is more efficient, productive and sustainable.

We also propose a mix of other uses generating 1000s of jobs plus commercial and leisure uses to benefit the community.

THREE CHARACTER AREAS

BAZALGETTE YARDS: EMPLOYMENT, LEISURE AND COMMERCIAL SPACES

We want to bring this edge of the Greenway to life with employment, leisure and commercial uses that would make the area safer at different times of the day/ week.

This part of the site would create a frontage to the Olympic Park and would support the kinds of uses that work well next to the more industrious heart of the site.

The outline planning application is flexible in this area and allows for this range of uses to come forward.



Indoor events space?



Indoor sports facilities?



Workspace / workshops

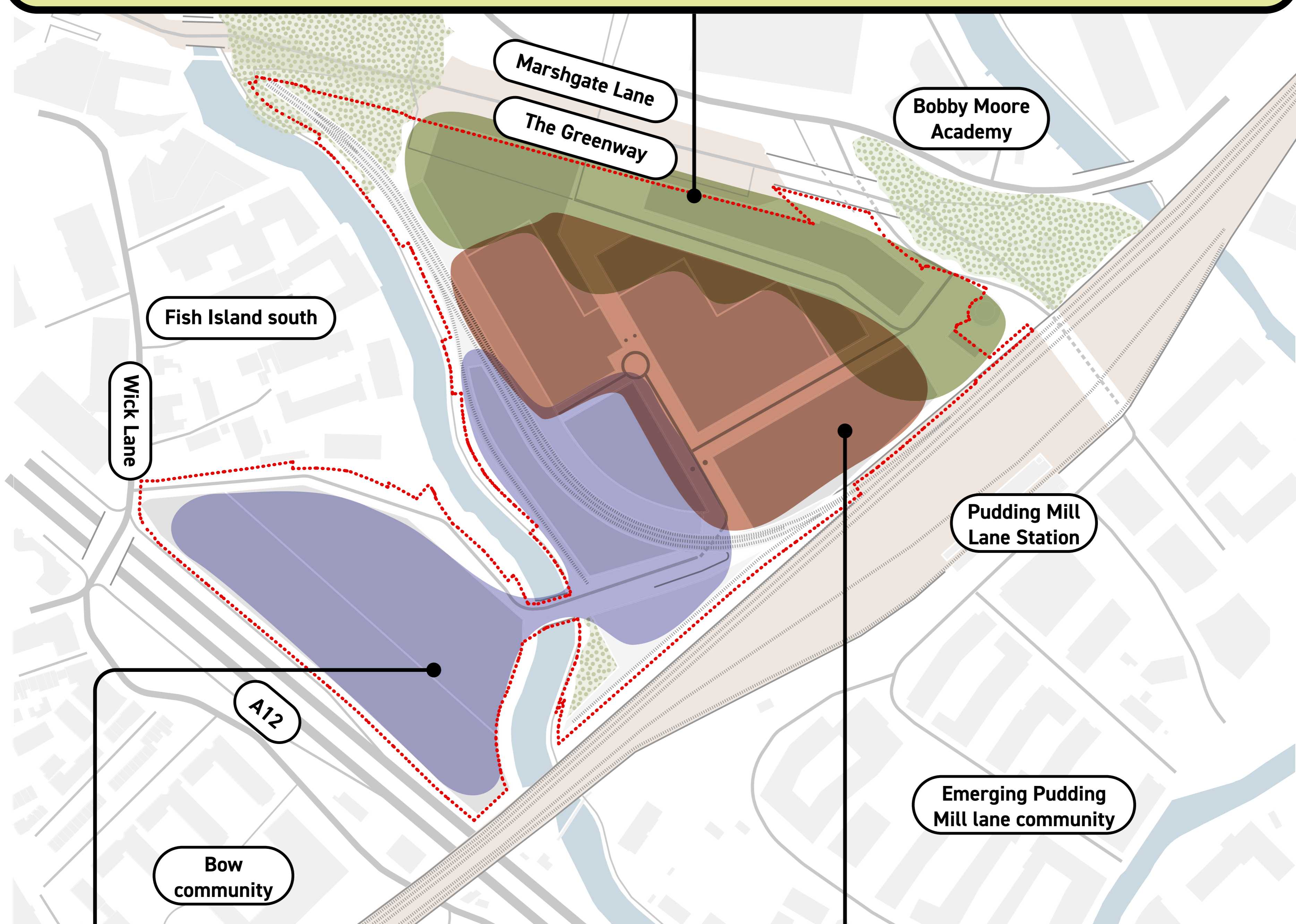


New routes & open spaces



Commercial spaces?

At this stage some of these proposed uses are illustrative. We cannot fix all of the end uses or users and would depend on future operators.



BOW WORKS: CONCRETE & RAIL FREIGHT

This area will reprovide and enhance the existing uses making operations greener, more efficient and more attractive to look at. Increased rail freight capacity would take thousands of vehicles off the road reducing national emissions. Because of the nature of operations here it will not be publicly accessible.



x2 modern concrete plants



Spoil platform



Enclosed storage



Screened from view

RED ROSE WORKS: LOGISTICS, STORAGE, RAIL

The industrious heart of the site will include lighter forms of industrial use and logistics, making the most of the unique rail infrastructure. This will provide thousands of jobs, as well as spaces for training and production to keep London working.



Last mile logistics



Rail fed distribution



Network Rail Anglia Hub

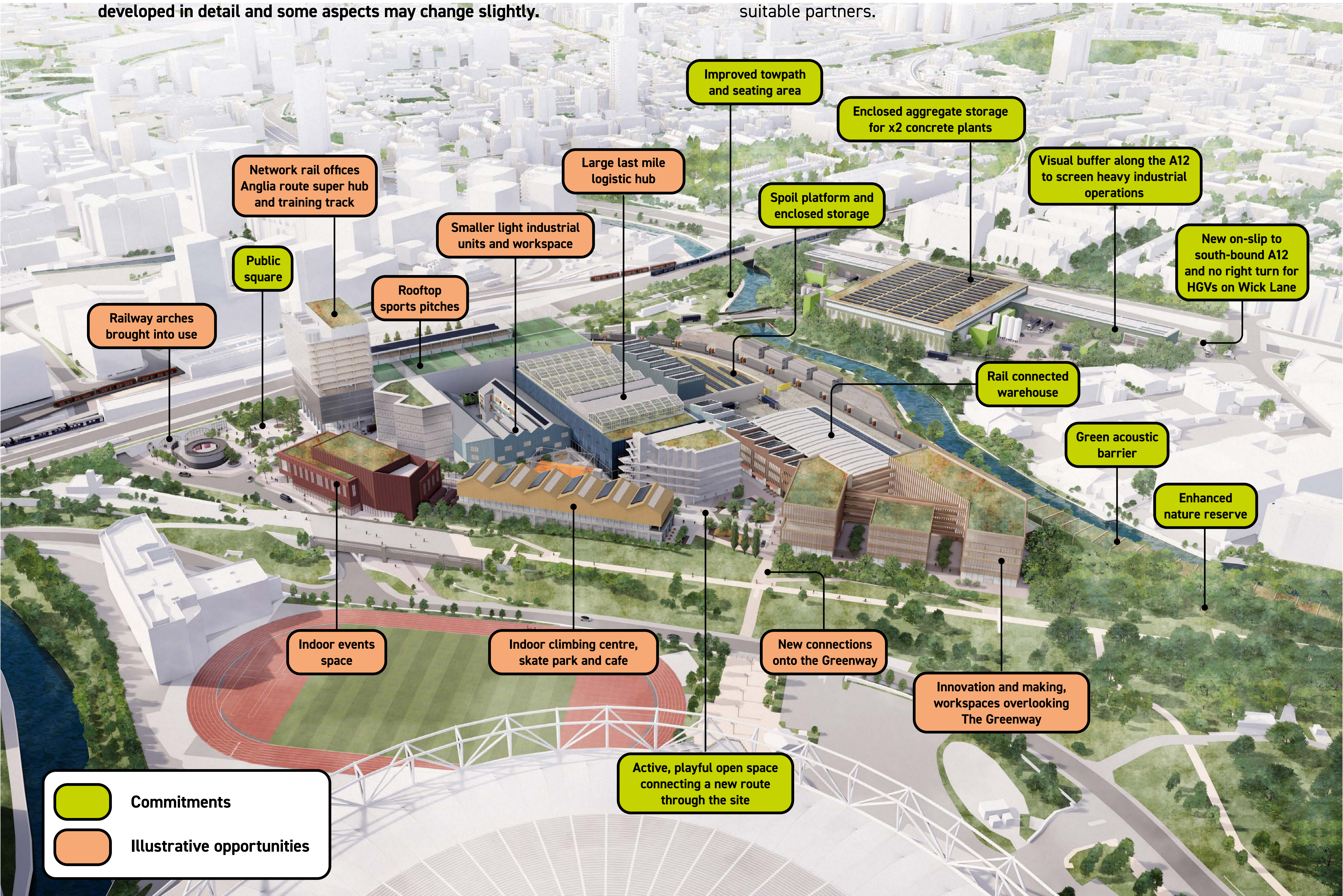


Network Rail training track

BOW GOODS YARD ILLUSTRATIVE MASTERPLAN

Outline planning sets out the main design ideas, maximum heights of buildings, routes and movements, the size of blocks and the proposed type of uses or use classes. Subject to planning permission, the main design ideas will be developed in detail and some aspects may change slightly.

We have highlighted things that would be delivered in green, and things that are illustrative opportunities in orange, which would depend on further detailed design and/or finding suitable partners.



BOW GOODS YARD VISUALISATIONS

These images show indicative views of how the new buildings and routes could look. Use the numbers to locate them on the plan.



1. A new active, welcoming edge to the Olympic Park



2. Active uses designed to overlook Greenway



3. Public spaces alongside leisure uses



4. Safe new route with active groundfloor



5. Public square opening onto events space



6. A mix of lighter industrial uses creating jobs



7. New canalside public space and improved the towpath



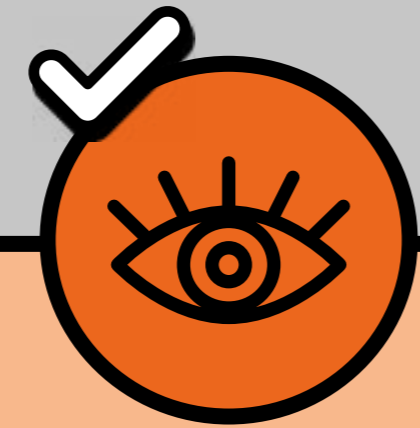
8. Concrete plants enclosed & greened

MAKING INDUSTRIAL USES A BETTER NEIGHBOUR

MEETING YOUR BRIEF



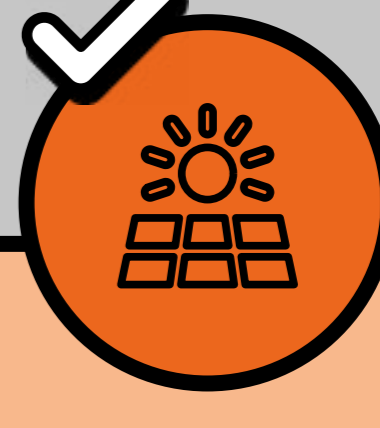
Reduce impact



Improve appearance



Different scales of work



Sustainable design

CREATING A NEW WORKING NEIGHBOURHOOD

DIFFERENT SCALES OF INDUSTRY: LIGHTER INDUSTRY & CIRCULAR ECONOMY

Red Rose Works creates space for a range of lighter industrial uses and logistics, many of which would benefit from proximity to each other and the rail infrastructure.



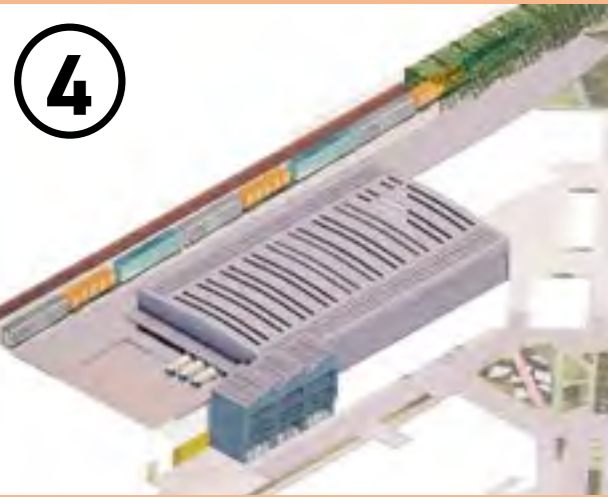
1 Network Rail Anglia Hub
combines teams and activities from several existing NR sites. Includes offices, training track, maintenance & delivery services, plus a cafe and rooftop sports pitches.



2 Large storage/ logistics units
Triple height warehouse storage + workspace. Internal yard for vehicle and delivery access. Screened with trees and green walls + rooftop greenhouses for food growing.



3 Small workspace units + yard
Double height warehouse with loading and storage. Small yard for delivery. Local business units on upper levels with access to goods lift and yard.



4 Express rail freight depot
Acoustically enclosed rail sidings adjacent to express freight platform connected to warehouse/ docking area and offices.

Bazalgette Yards will offer a range of smaller scale employment spaces as well as leisure space, commercial units and public open spaces.

See the benefitting the community board for more information.

IMPROVING EXISTING USES: CONCRETE BATCHING & AGGREGATE STORAGE

Existing strategic industrial uses consolidated into Bow Works, increasing capacity whilst making it a significantly better neighbour.

5 Enclosed aggregate storage covered by an upper logistics vehicle parking deck.

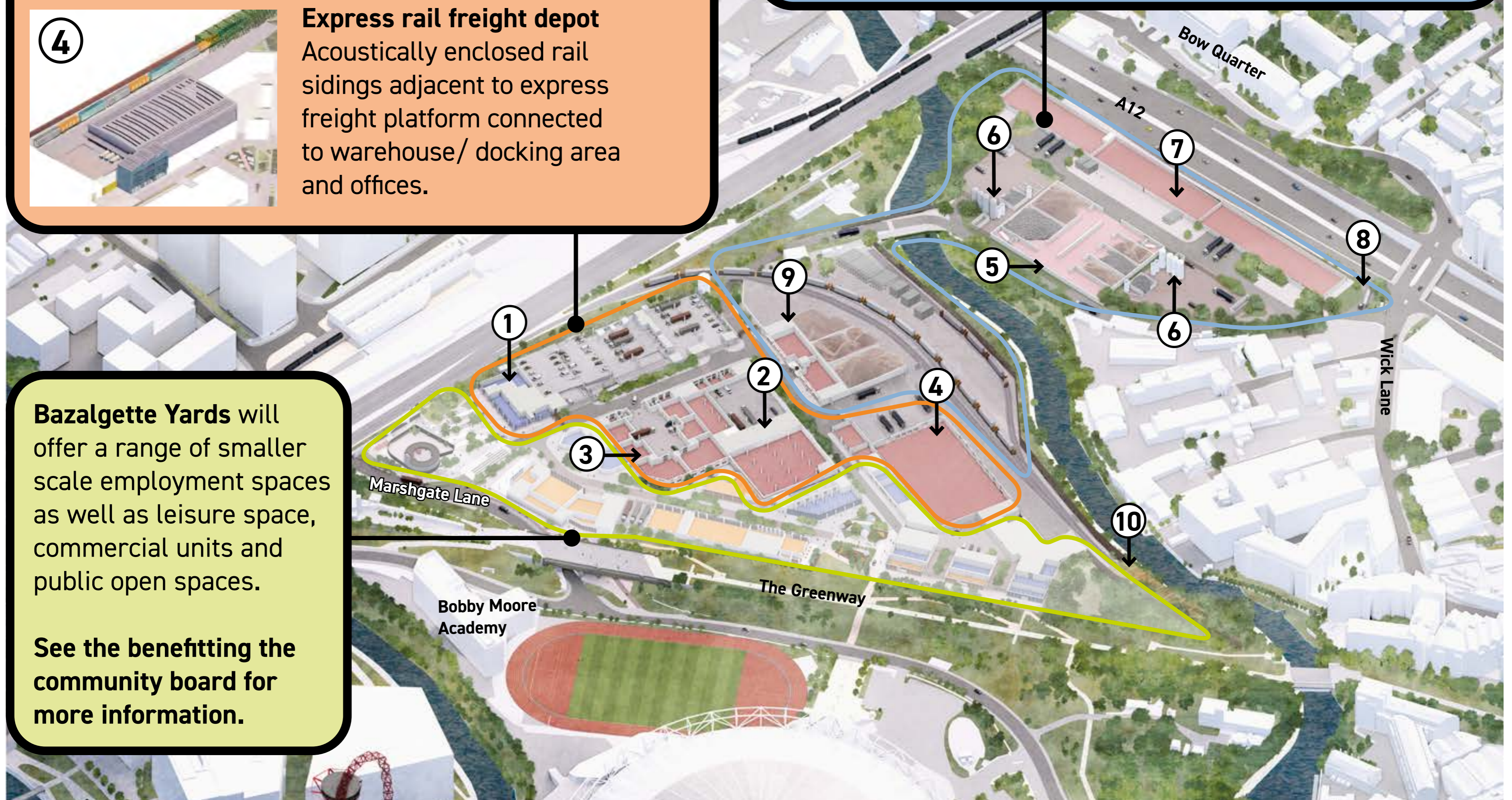
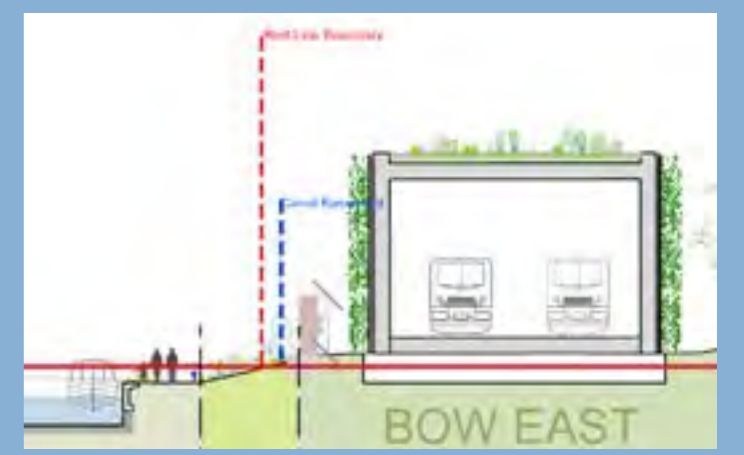
6 Two concrete batching plants with direct conveyor loading from the aggregate storage.

7 Front-loaded warehousing or trade counters and planting screening the site.

8 Southbound on-slip to the A12 for HGVs.

9 Enclosed construction spoil storage and distribution platform.

10 Green roofing/walls surround acoustic barrier enclosing rail freight.



ENVIRONMENTAL IMPACT

We are aiming to go beyond policy compliant measures working towards a regenerative design with a net positive impact on the environment and society.



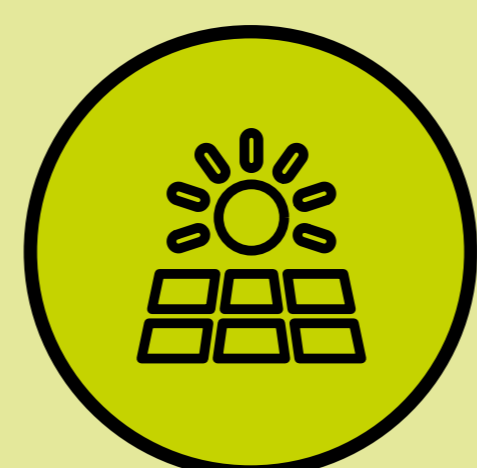
Up to 2million tonnes of goods transported by rail

Removing up to 54,000 HGV journeys from London's roads each year



Reducing dust, mess and noise

By enclosing many of the operations on site we want to reduce dust and improve local air and noise quality



Maximised roof area for Photo Voltaic (solar) panels

With an aspiration to achieve around 4GWh/y of renewable energy production



Low carbon design

We aim to future proof the buildings with low carbon design, materials, renewable power and resilient infrastructure



Promoting a circular economy

where materials are reused and industries can benefit from being next to each other and can share in the unique rail infrastructure

BETTER CONNECTIONS & SAFER ROUTES

MEETING YOUR BRIEF



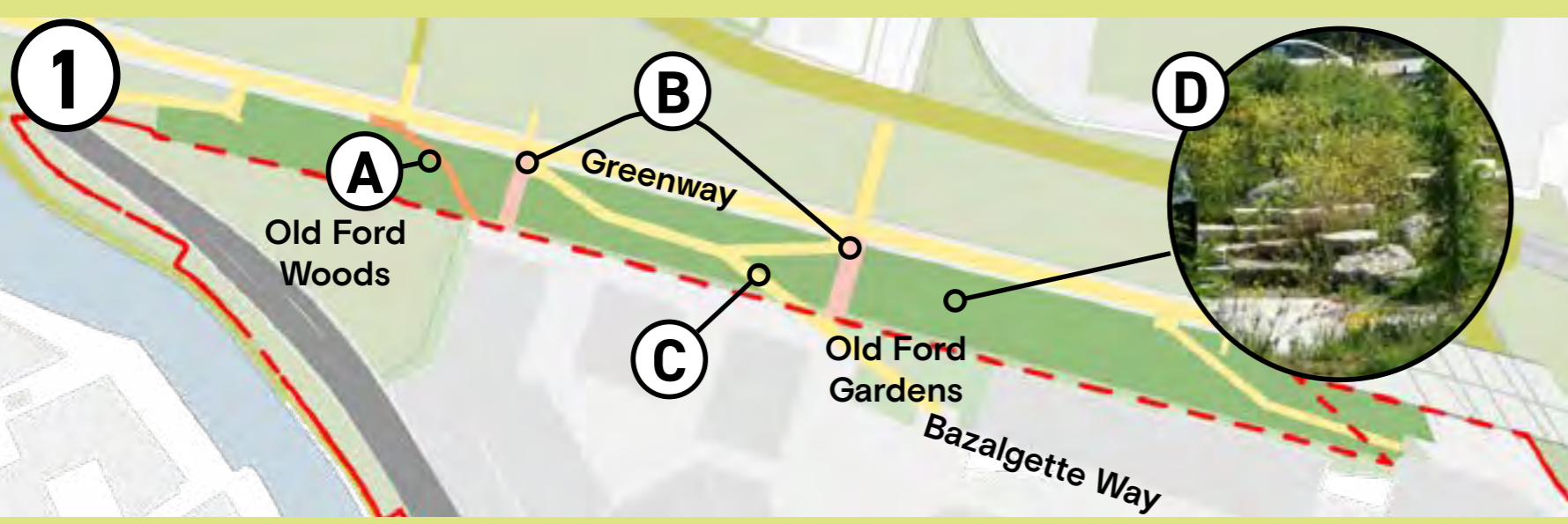
Improve Heavy Goods Vehicle traffic



Improve routes & connectivity

Local people told us that the area could be better connected and that routes don't always feel safe. There are some aspects of connectivity in the area that we cannot change but we have done what we can to create new safe and active routes that make the area safer for people walking, wheeling and cycling.

MORE CONNECTIONS TO THE GREENWAY



In order to enhance access and safety on the Greenway we are proposing three new connections:

- A. Pathway through Old Ford Woodland extension
- B. Wide concrete steps for direct access
- C. A well-lit, accessible path joining Bazalgette Way
- D. Interventions and landscaping would be sensitive to existing character and biodiverse habitats.

These proposals need to be developed in detailed with Thames Water who own the Greenway.

NEW PEDESTRIAN & CYCLING ROUTES



Bazalgette Way offers an active and well-lit route with limited vehicles access (emergency + blue badge only). It has distinct open public spaces; Red Rose Circus and Old Ford Gardens welcoming you from either direction.

ACTIVATING SAFE ROUTES



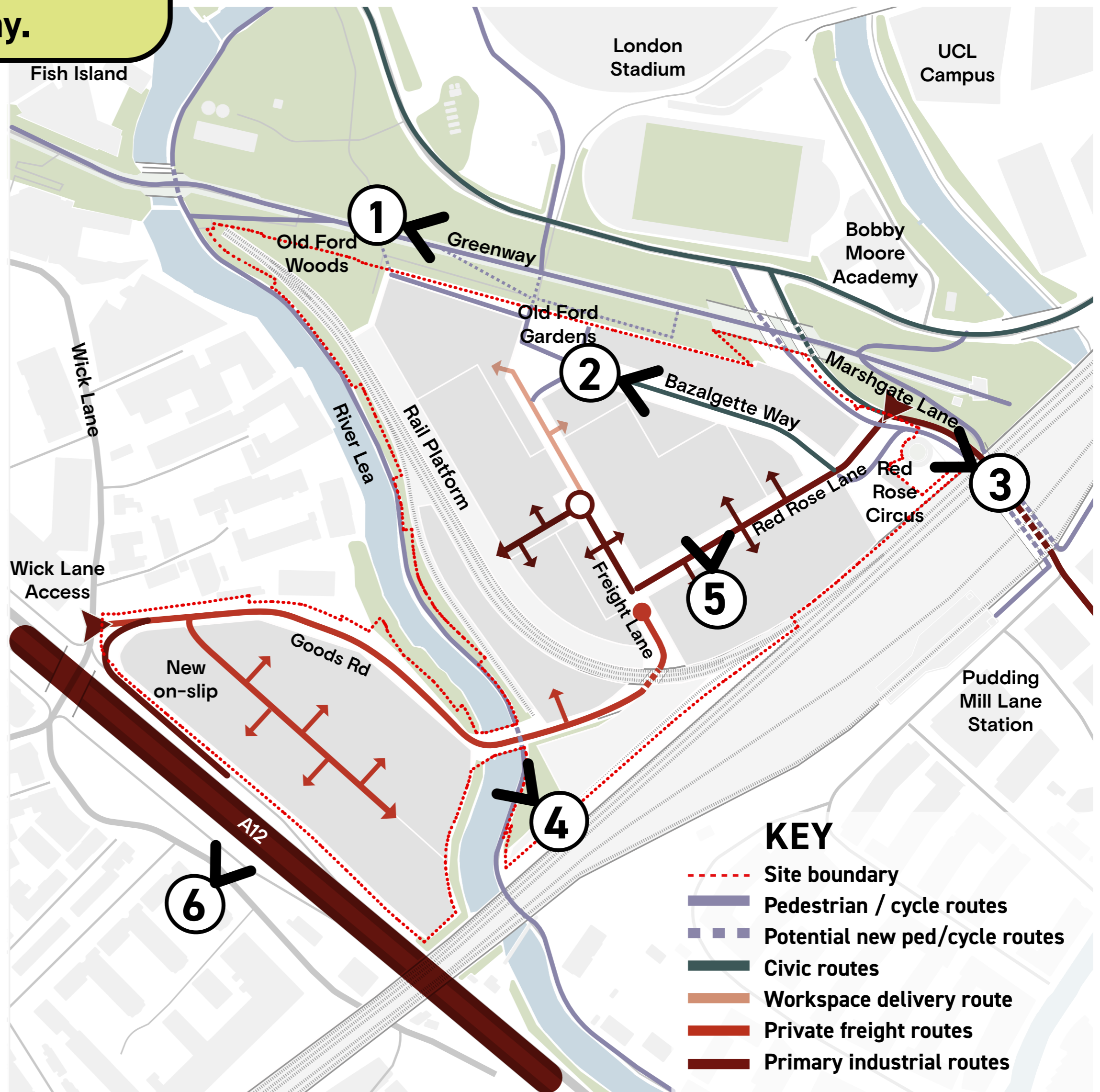
Leisure and employment uses will provide activity onto the Greenway and Marshgate Lane.

This should make these routes feel safer throughout the day, week and at darker times of the year.

IMPROVING THE TOWPATH

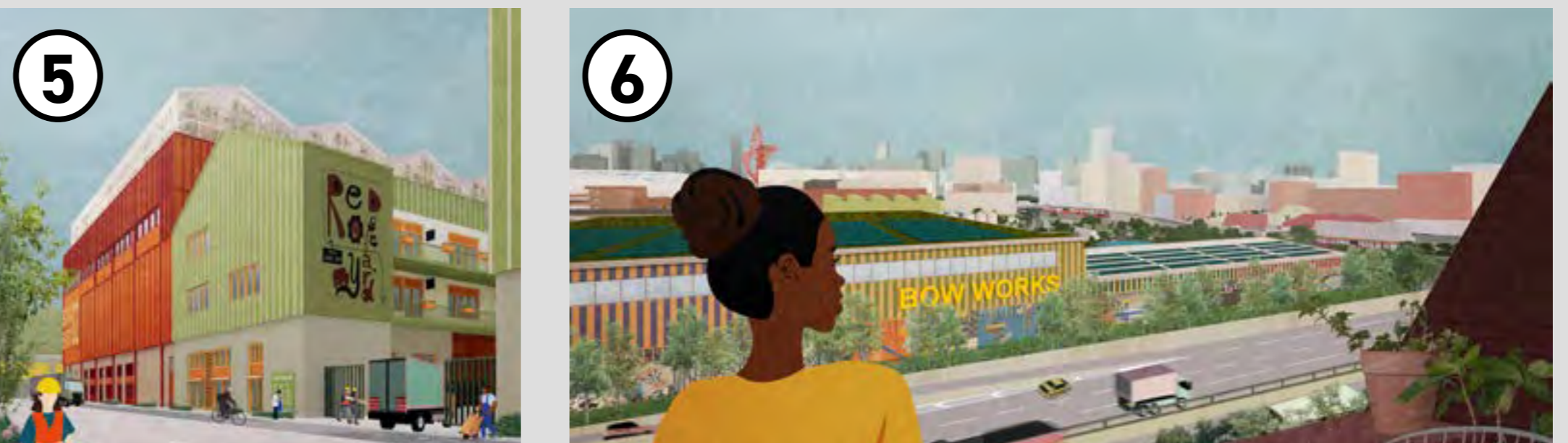


Improvements to parts of the adjacent towpath would include widening of the canalside where possible, new public seating and signage.

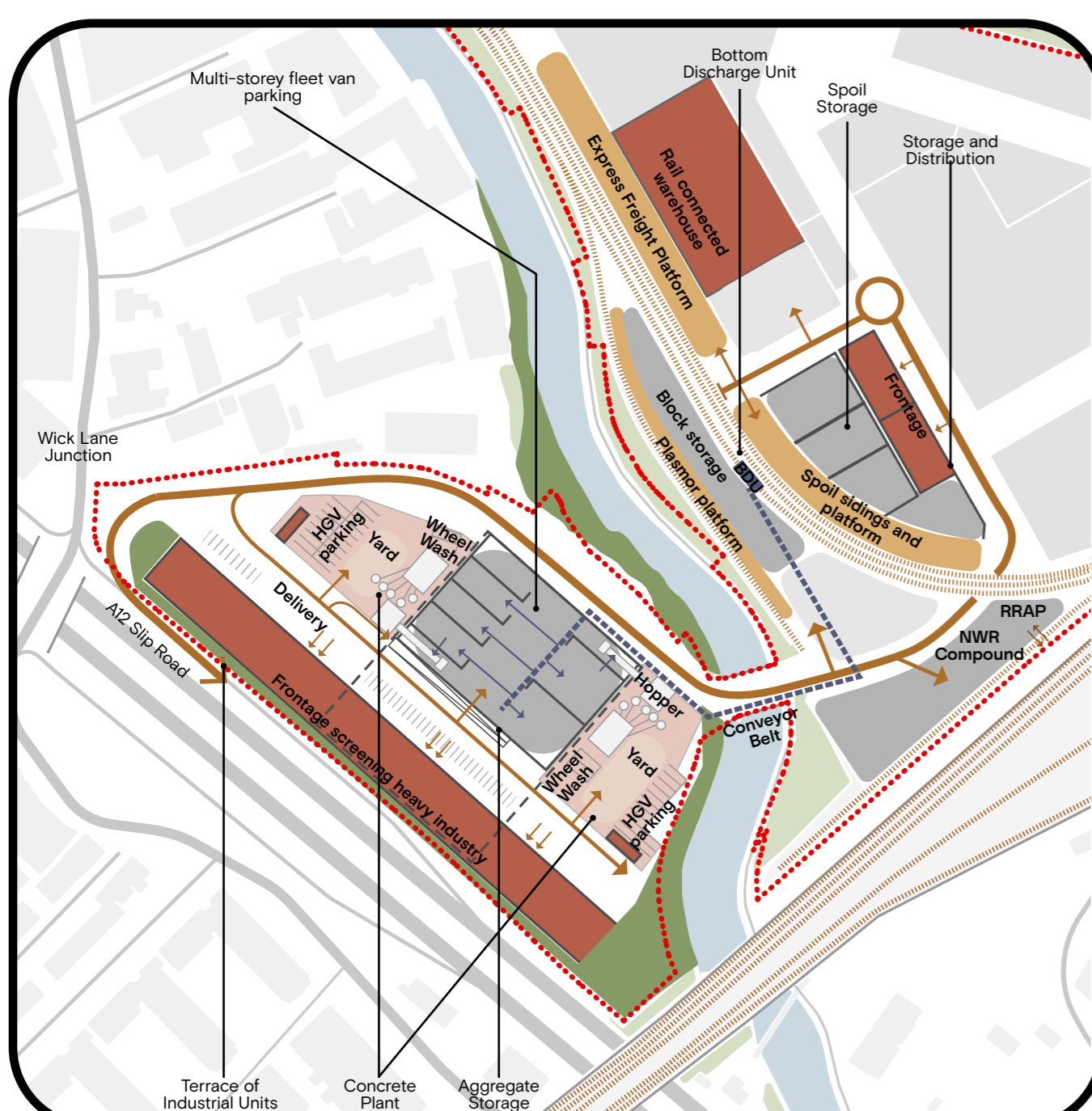


- KEY**
- Site boundary
 - Pedestrian / cycle routes
 - - - Potential new ped/cycle routes
 - Civic routes
 - Workspace delivery route
 - Private freight routes
 - Primary industrial routes

MANAGING HEAVY GOODS VEHICLES MOVEMENT



- Industrial traffic kept as separate as possible from civic routes.
- Proposed future improvements to the bridge across the River Lea would reduce HGV presence on Marshgate Lane.
- Proposed new connection from Bow West to the A12 southbound on-slip to reduce HGV impact on the area.
- Proposing no right turn on Wick Lane except for local construction deliveries to reduce pressure on the junction.
- Unfortunately, industrial operations (shown left) make it inviable to create a safe, public route from the A12 through Bow Works.
- London Borough of Tower Hamlets and TfL are in talks about improving the pedestrian crossing experience on the A12.



GREEN, WILD & USABLE LANDSCAPE

MEETING YOUR BRIEF



Enhance biodiversity, connection to nature



Create public spaces that people can use

KEY NEW PUBLIC OPEN SPACES

Currently Bow Goods Yard is closed off and isolated with the Greenway, rail, road, and river surrounding its edges.

The masterplan creates approx. 18,000m² of open space with up to 7,000m² of newly accessible public realm.

Our landscape concept is inspired by the idea of a charm bracelet: where we enhance the wild edges and create 'charms' that open up and draw people into the space.

① RED ROSE CIRCUS



Red Rose Circus acts as an entrance to the site. An active, hard landscaped area with tree groves, connected to a number of commercial uses such as the rail arches, events space and workspaces.

② OLD FORD GARDENS



Old Ford Gardens is a social, playful space with seating, playable landscape and a strong connection to the Greenway.

③ SIGHTING ISLAND



The Sighting Island provides a place to pause on the canal towpath. Stepped seating cut into the landscape provides an elevated viewpoint from which to look over the activity of the concrete plant.

URBAN GREENING & ENHANCED BIODIVERSITY

At least 10% biodiversity net gain across the site

Including improvements to Old Ford Nature reserve, the Greenway and towpath. Approach to existing wild landscape will remove invasive species, and introduce native planting to be sensitive to habitats.



④ Creating a more accessible nature reserve



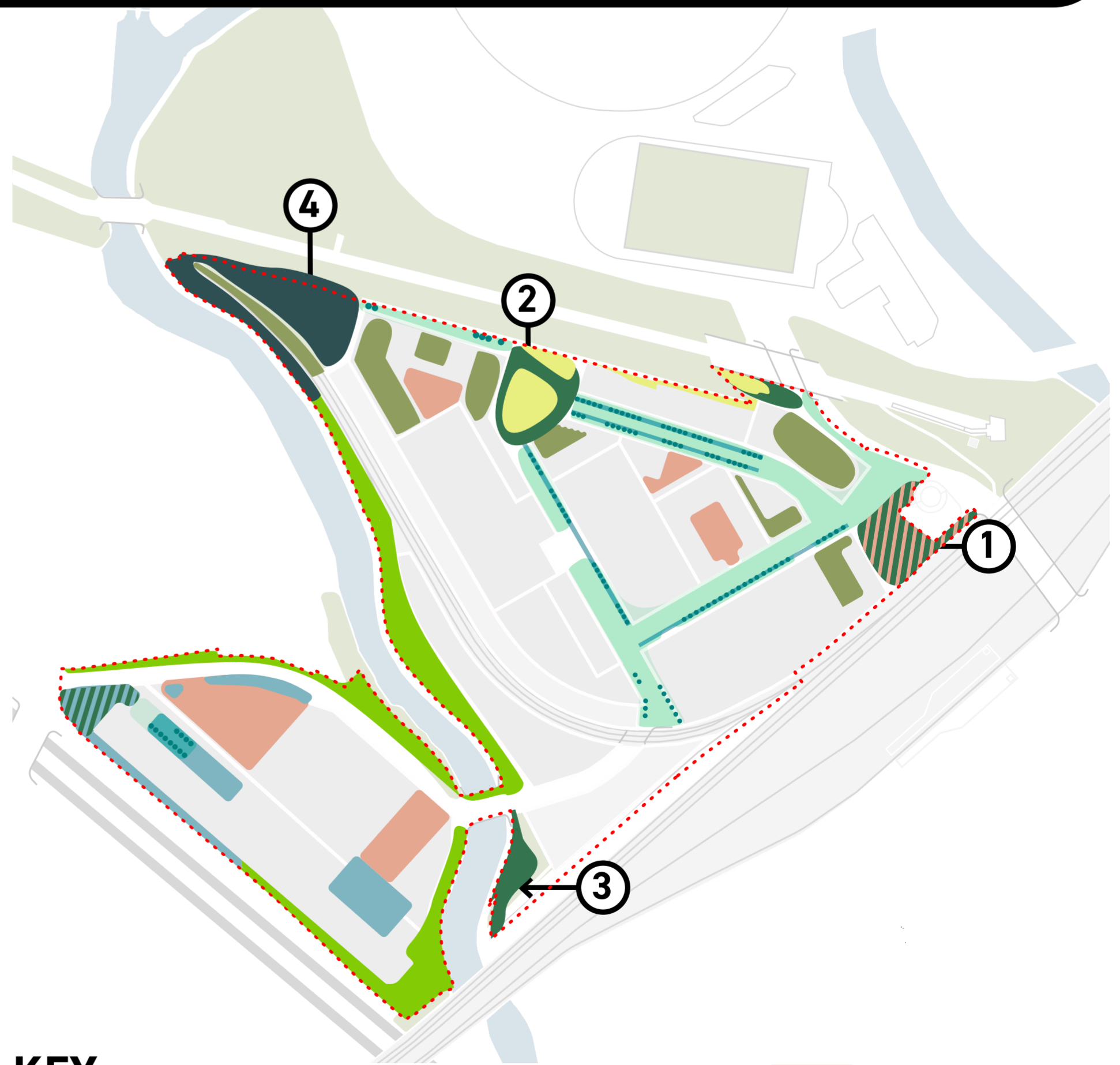
Planting trees

We are proposing 150 new trees on site including within and around existing woodland as well as street trees and planting.



'Urban Greening'

As well as creating areas of open space, and introducing planting on the streets, we are designing greenery into the built environment with 700 sqm of Green 'walls' and 1200sqm Green roofs.



KEY

- Site boundary
- Street trees
- Tree lined streets
- Deciduous woodland
- Natural edges
- Intensive green roofs
- Permeable paving
- Meadows
- Tree groves
- Rain Gardens

Sustainable water management

Including sustainable drainage systems, permeable paving for climate change resilience and capture water for on-site reuse.



BENEFITTING THE COMMUNITY

MEETING YOUR BRIEF



Cultural & Leisure facilities



Convenient amenities



Jobs, skills & training



Meanwhile benefits that could last

EMPLOYMENT & LEISURE LED MASTERPLAN



At least 1,000 and up to 5,000 new jobs could be accommodated on site (current site = 100 jobs). The site would enable a range of different kinds of work and training opportunities.



Up to 39,000 m2 of indoors social / leisure spaces which could include sports facilities, events space and commercial spaces such as shops and cafés.

BAZALGETTE YARDS

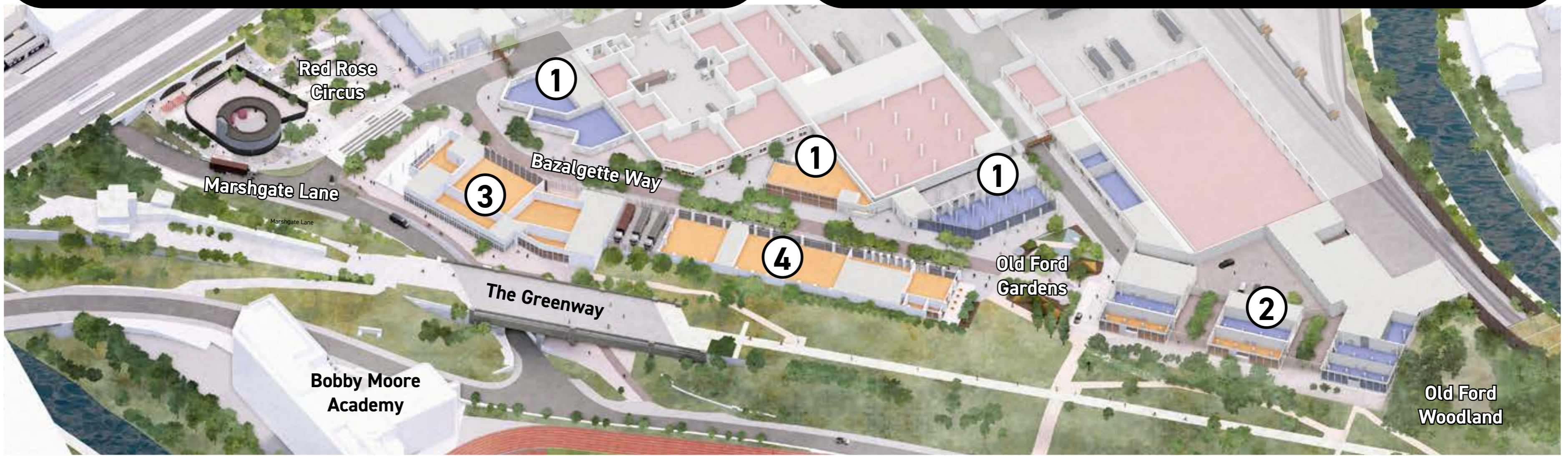
Where the neighbourhood meets the park - a civic edge animated by leisure and workspace uses. Please note that within the parameters of the outline plan the below uses are illustrative opportunities.



1 Lighter industrial and workspace units with active frontages, shops and cafés at ground floor. These could be artists workshops, maker spaces, micro breweris, bakerys etc.



2 Research, innovation and making space
5 storey timber frame building providing flexible workspaces with large balconies offering views out to the Olympic Park. Ground floor café facing and extending soft landscaping of the Greenway.

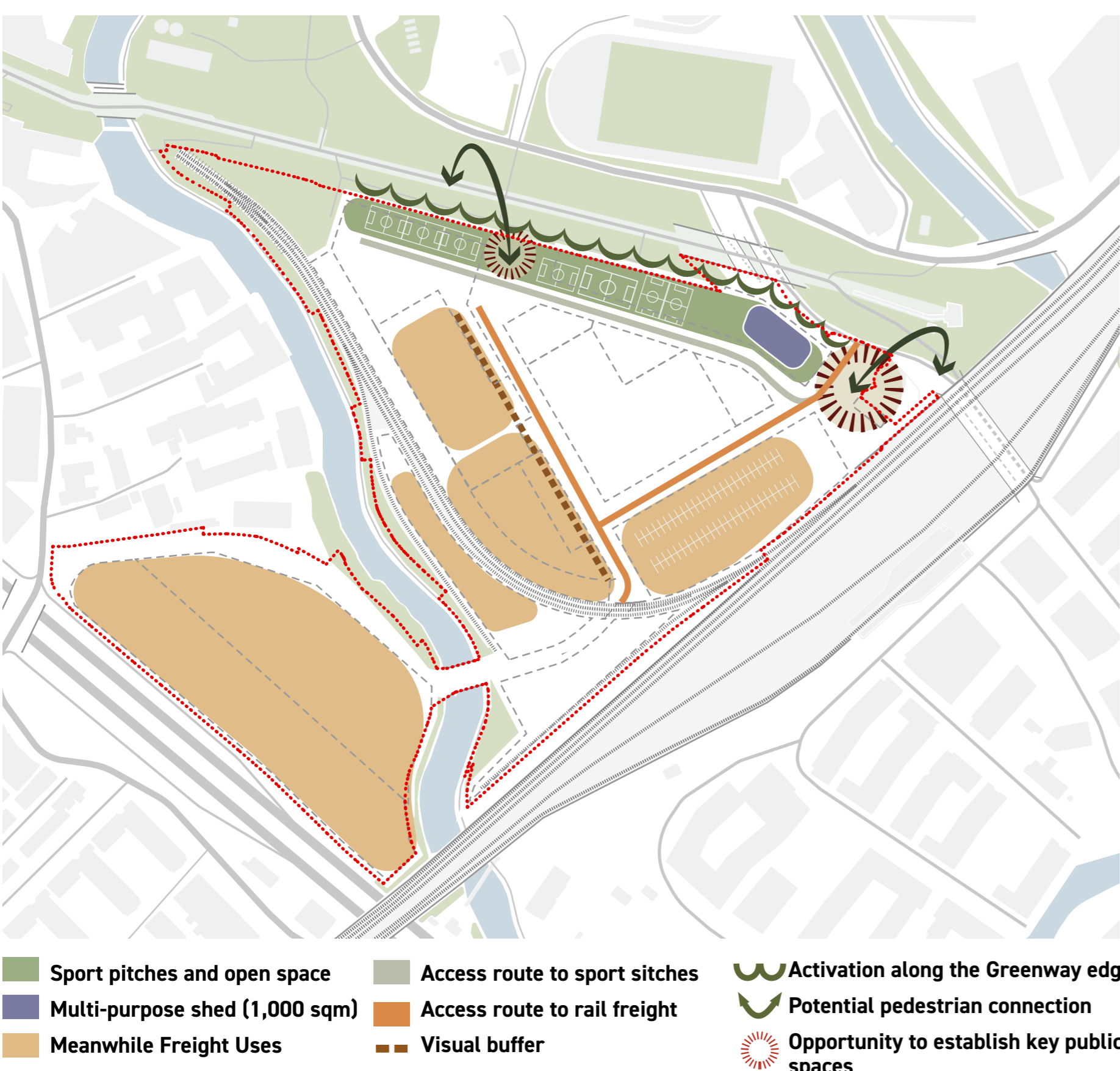


3 Flexible multi-purpose event space
Able to host a series of immersive experiences or live events. On the ground floor, a cafe open to the public would face onto Red Rose Circus and shops and commercial activities will animate Marshgate Lane.



4 Active leisure centre with cafe
Double height rock climbing facility and double height elevated skate park. Large windows to maximise visibility of leisure activities from outside. Cafe provides views out into the Greenway and Old Ford Gardens.

PROPOSED MEANWHILE USES



Sports pitches with community access

Proposed along the Greenway as a meanwhile use to activate the site. In the long term we want to continue this provision on the rooftop of one of the buildings on site.



Indoor events space

We also want to create a large indoor space for flexible programmed activities, including community uses, entertainment and cultural events. This is an opportunity to test activities proposed in the final plans.

