

“ Carbon-negative construction, sensitive choice to building materials. ”

“ Enclosing some of the concrete processing operations to minimise impact on air quality would be good. ”

“ Large green open areas, a place for mindfulness and reflection. ”

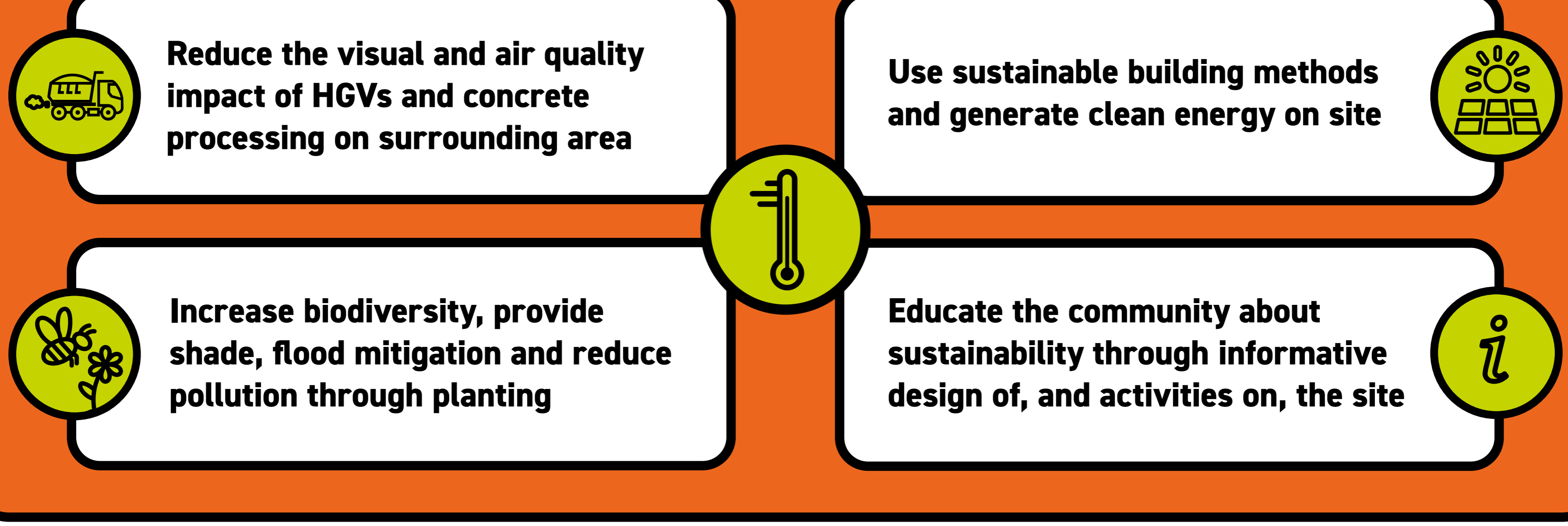
WHAT WE'VE HEARD

RESPONDING TO THE CLIMATE CRISIS

“ Clean energy source, comprehensive landscaping which genuinely helps improve biodiversity. ”

“ Buildings that can be adaptable to climate and use. Make spaces for people to interact both indoors and outdoors. ”

YOUR PRIORITIES: RESPONDING TO CLIMATE CRISIS



DESIGN TEAM RESPONSES

Managing industrial traffic & pollution

- Exploring ways to separate HGV traffic from general public
- Installing electric charging to make zero fossil-fuel reliant logistic vehicles possible
- Rationalising industrial concrete uses to the west of the site to reduce dust exposure
- Screening and greening heavier industrial areas to offset visual, noise and air pollution



Building & powering a sustainable place

- Take a low-carbon and circular approach to building design
- Using 'passive design' principles to enable good daylight and sunlight, designing out overheating
- Specifying energy efficient systems, lighting and equipment
- Maximise renewable energy generation onsite with photo voltaic solar panels and using renewable energy suppliers

Regenerative & resilient planting

- Protecting and enhance existing habitats & target 10% biodiversity net gain.
- Connecting nature networks across east London.
- Planting more trees for natural canopy shade and shelter
- Rain gardens and permeable paving to minimise flood risk and damage

Involving the community

- Enable collaboration with local community before, during and after construction
- Run engaging events and initiatives focused on sustainability with the local community
- Including informative signage to showcase sustainability

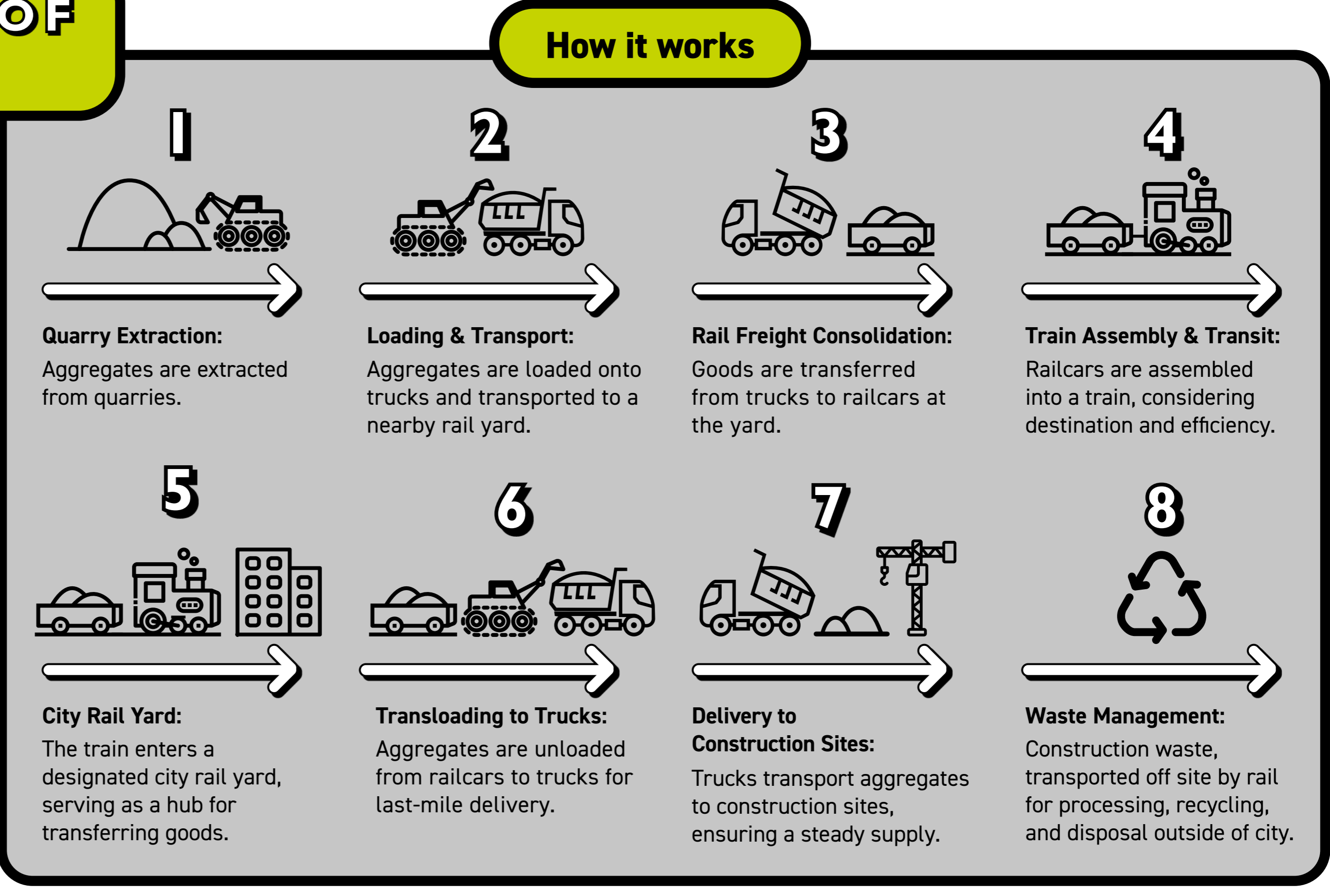
IMPORTANCE OF RAIL FREIGHT

Bow Goods Yard is one of only 7 remaining rail heads transporting heavy aggregates into, and construction waste out of, London.

It is a vital and 'strategically protected' use nationally and locally.

London needs 10 million tonnes of aggregates every year for construction and rail freight reduces congestion and emissions nationally.

Each tonne of freight transported by rail produces up to 76% less carbon dioxide, 15x less nitrogen oxide and 90% less small particulate matter compared to an equivalent road journey.



“ Greenery including sunny and shady spaces, space that is safe for children and babies, play for all ages, cafes, places to people watch. ”

“ Wild flowerbeds, bug hotels, more fruit trees and edible plants to encourage the community to learn about where produce grows. ”

“ If concrete works stays the edge of the site needs more greenery to create a visual and acoustic barrier. ”

WHAT WE'VE HEARD




LANDSCAPE, ACCESS & MOVEMENT

“ Most importantly the area needs to be safe and accessible. So much of this area is divided by large, noisy and busy roads. It will need to be well-lit in the evenings. ”




“ Integrating existing walkways - the towpath and the Greenway especially. Needs to clearly join up routes. ”

YOUR PRIORITIES

ACCESS & MOVEMENT

-  Clear, well-lit cycling and walking routes away from HGV traffic
-  Highlight clearer routes connecting to existing and new destinations in the area
-  Improve pedestrian experience & access for The Greenway, canal towpath, Marshgate Lane, Wick Lane and crossing the A12


LANDSCAPE & OPEN SPACE

-  Enhance connection to nature and the health and wellbeing benefits it brings
-  Planting to improve air quality from traffic and to screen the concrete plant(s)
-  Space for outdoor play, sports and leisure provision to make area more family / youth friendly

DESIGN TEAM RESPONSES

Site context

- Rail, road, the Greenway and water infrastructure around the site are fixed, however, we can make improvements and make the most of opportunities.



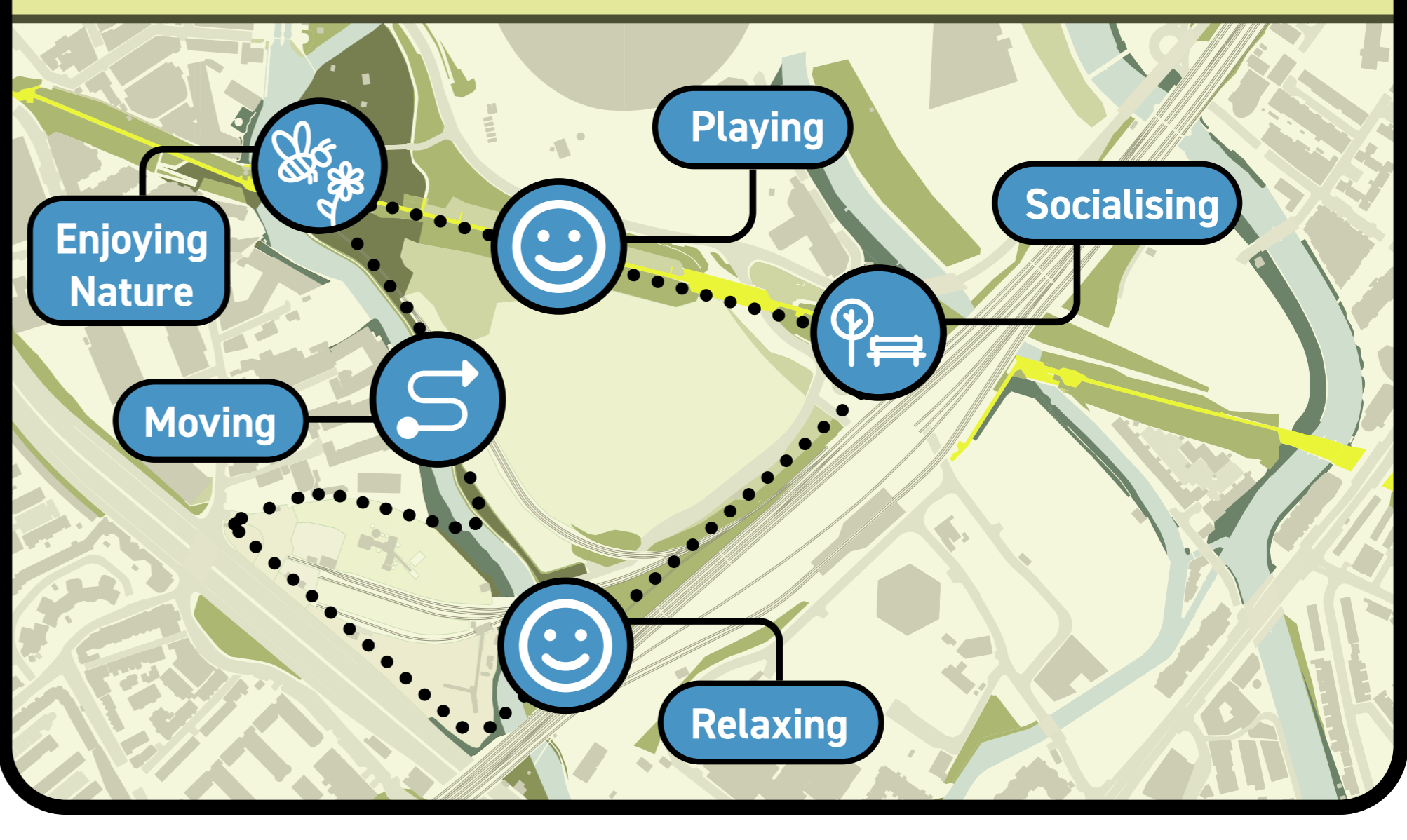


Landscape & open space

- Part of the landscape concept is inspired by the idea of a 'charm bracelet' - creating pockets of green character areas around the edges of the site. Each area would have distinct uses and atmospheres that benefit people and wildlife
- New areas of landscape and flexible public realm will be created within the site as well as the plan develops

Safer routes

- Rerouting HGV traffic to improve pedestrian and cyclist experience on Marshgate Lane and Wick Lane
- New buildings and lighting beside the Greenway to improve overlooking and safety

Clearer connections onto the Greenway and canal

- Enhancing the relationship between new buildings, the canal and the Greenway
- Creating clearer entry points and social landscape around entrances





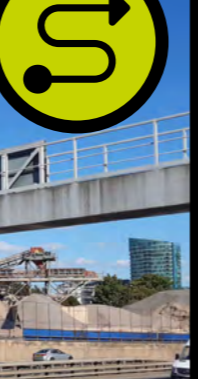
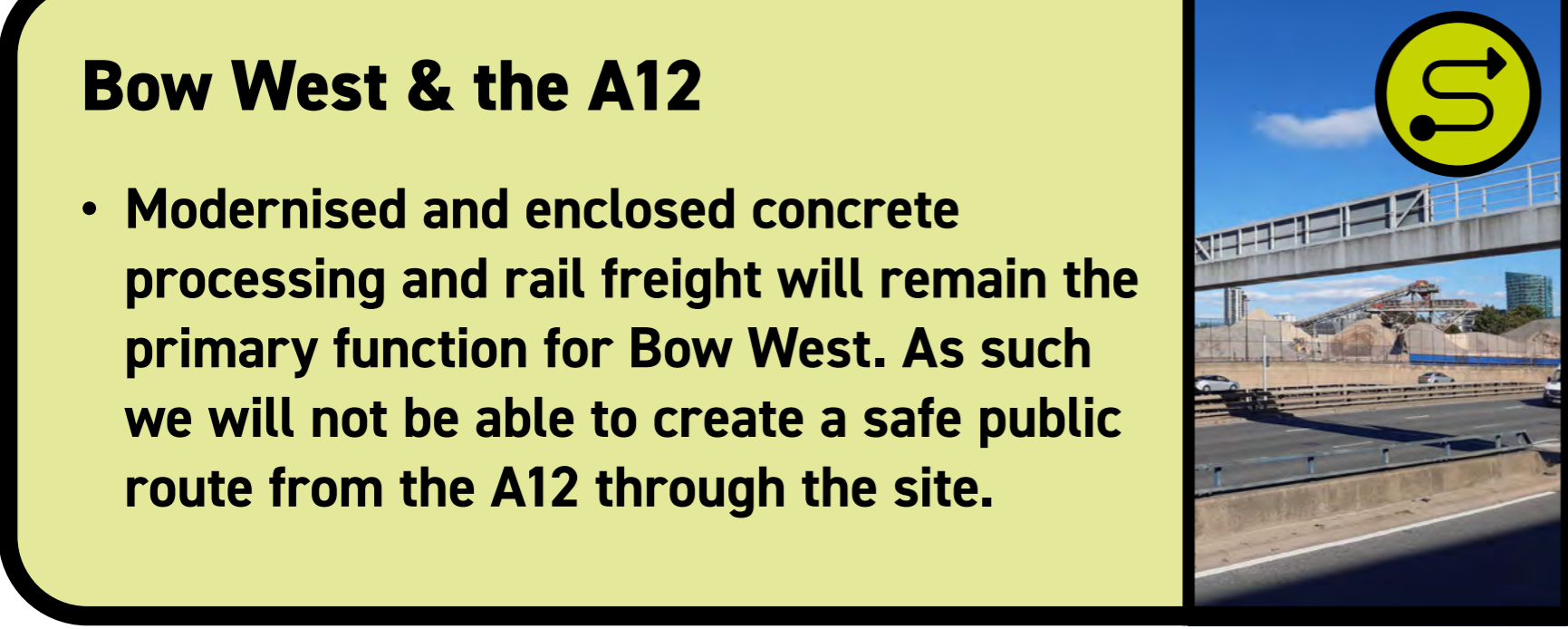
Playable landscape & leisure space

- Incorporating playful leisure elements for all ages into the public realm and rooftops
- Given the industrial classification of the site it is unlikely that large areas of outdoor space will be available for sports pitches




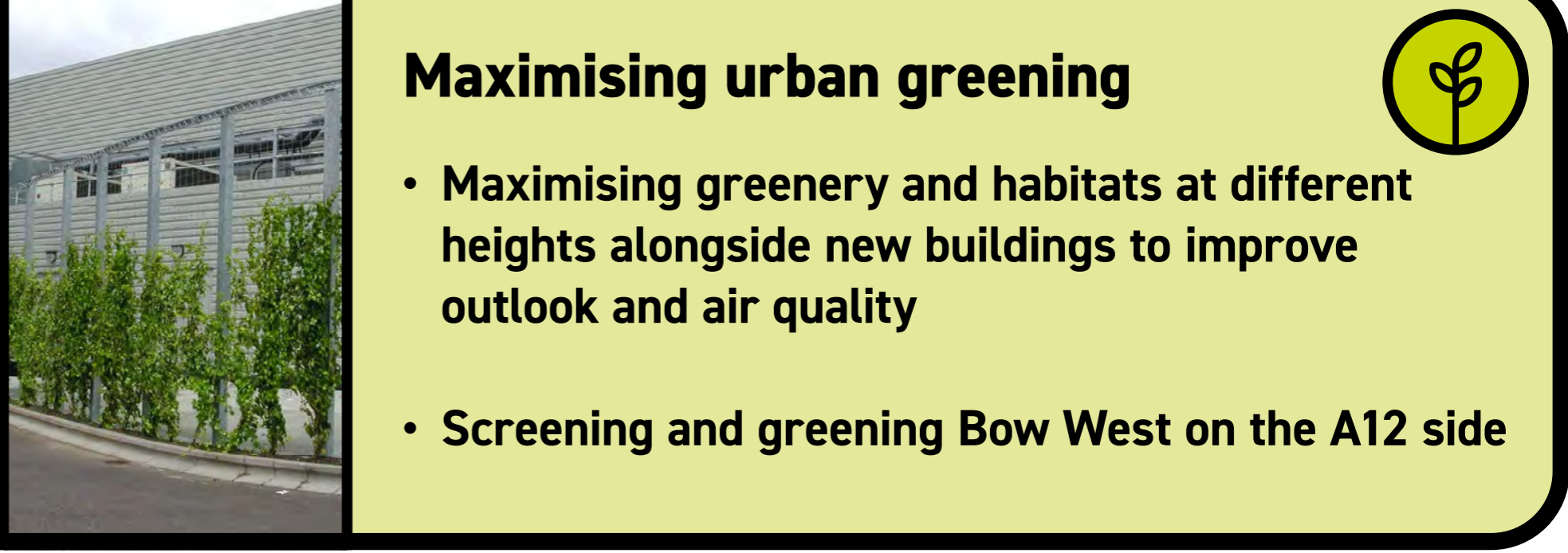

Bow West & the A12

- Modernised and enclosed concrete processing and rail freight will remain the primary function for Bow West. As such we will not be able to create a safe public route from the A12 through the site.

Maximising urban greening

- Maximising greenery and habitats at different heights alongside new buildings to improve outlook and air quality
- Screening and greening Bow West on the A12 side


“ Clean, leisure activities - coffee shops and restaurants etc, independent retailers over chains. Food market! ”

“ The place having more than one reason to be there. ”

“ Opportunities for young people to gain meaningful first employment. ”

WHAT WE'VE HEARD A NEW WORKING NEIGHBOURHOOD

“ Craft and small-scale manufacture, food and goods market, less office space more workshops, and open social spaces. ”

“ Community spaces for learning and enjoying cultural events. ”

“ Spaces for small businesses to thrive and grow regardless of industry. ”

YOUR PRIORITIES

EMPLOYMENT & INDUSTRIAL SPACE

Retain and improve existing industrial uses whilst providing opportunities for other uses

Being able to see some 'making happen' in workshops, not wanting lots of windowless buildings

Different scales of production that accommodates individual makers through to industrial scale

NEIGHBOURHOOD

Variety and convenience of food and other retail for people who use the area everyday

Cultural activities that create a reason to visit or use the space

Inclusive and affordable offers for housing, workspace, retail and community activities

DESIGN TEAM RESPONSES

Futureproof industrial space

- Bow Goods Yard is defined as 'Strategic Industrial Land' meaning it has to retain an industrial use. The rail head is a 'strategically protected use'
- We want to make the most of the unique rail connection and explore what other industries could benefit from this infrastructure
- We can consolidate the existing concrete processing and rail freight operations improving them to create a better visual outlook whilst making space for other uses



An inclusive neighbourhood

- We are still exploring the mix of uses and looking at financial viability
- An amount of community space, affordable workspace and housing (if it is included) would need to be considered



Co-location & different scales of industry

- Some industries could be combined with housing
- Some industries could be grouped together to benefit from economies of scale



Visible, active frontages

- Creating visible, active frontages that allow for overlooked, safer spaces that people want to move through



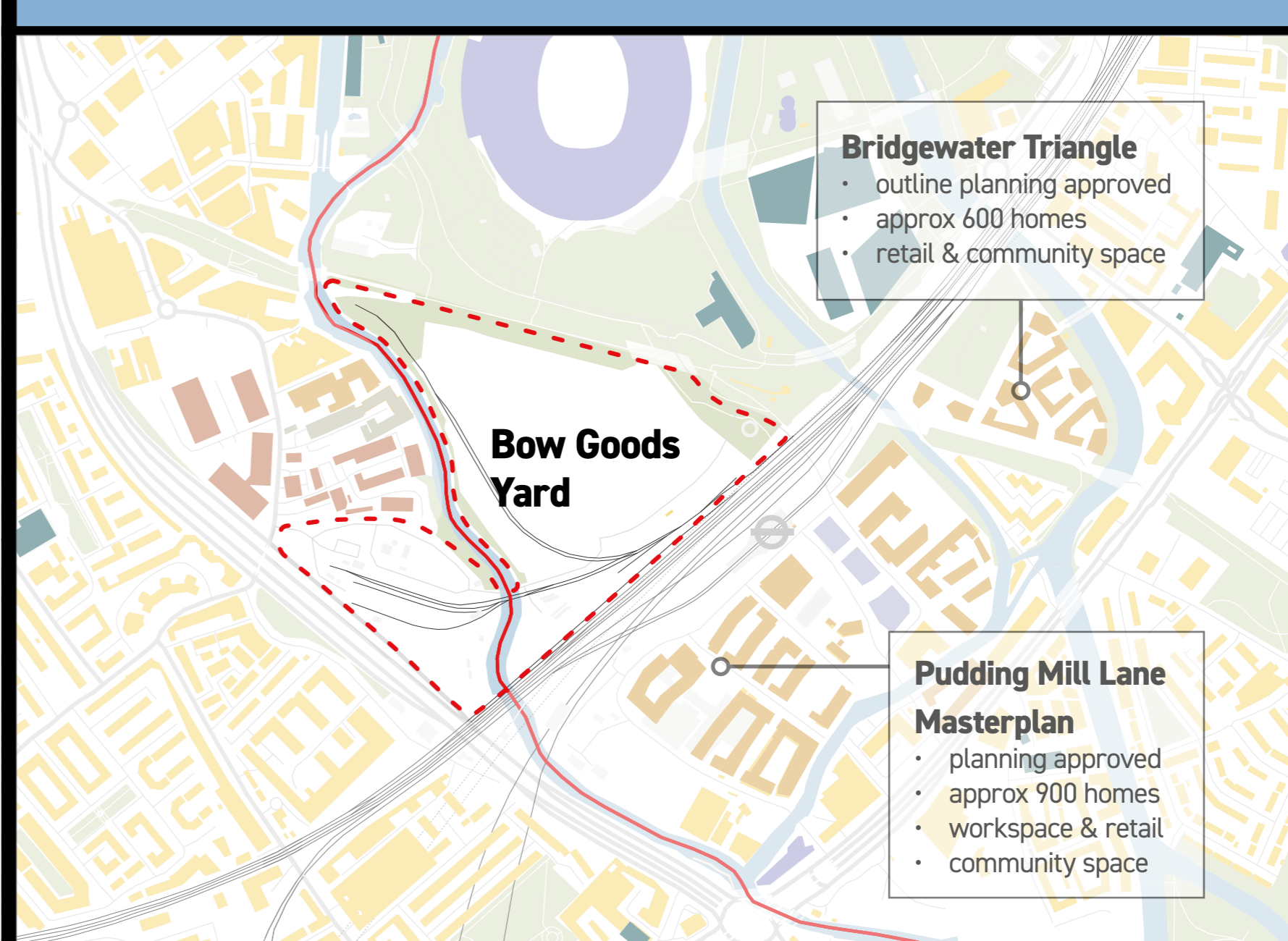
Creating opportunities

- New scales of industry could create hundreds of jobs
- Training and employment offered by Network Rail through new facilities on site and during construction



New facilities in the wider context

- We need to plan Bow Goods Yard in a way that compliments what is offered in the wider emerging neighbourhood so we create spaces that will thrive and meet the community's needs in the future



Find out more by visiting: bit.ly/Puddingmillplans

Creating a destination

- Whilst currently fenced off, once built, Bow Goods Yard will be a publicly accessible area that we want people to come into
- Network Rail want to use meanwhile projects to open up parts of the site and test activities before construction starts



“ I'd love to have a better sense of the history of both the rail in the area but also Pudding Mill and Lea river, and their importance to the history of industry in the area. ”

“ An independent character, reference to the industry that used to be in Bow. Supporting local businesses that benefit the area, as opposed to chains. ”

“ Industrial style, retain some industry, safe links to the canals. Cohesive brick architecture. Some workspaces not just purely residential. ”

WHAT WE'VE HEARD

LOCAL CHARACTER & CREATIVE ACTIVATION

“ Make sure the meanwhile uses continue after the development is built not just while it is unused land, i.e. include multi-function space. ”

“ Marked walks and trails with heritage plaques. ”

“ More social space engaging with youth projects, for example, a sports club. ”

YOUR PRIORITIES



LOCAL CHARACTER & DISTINCTIVENESS



Celebrate industrial history and heritage whilst improving appearance



Celebrate the sense of wildness and access to nature



Support for independent business that create a unique and distinct local offer



CREATIVITY & ACTIVATION



Public art trails to improve how the area looks and connect to history



Community gardening to test idea of future food growing on site



Test idea of markets for local makers and small businesses/ food growers



Space for community use, public events, and youth opportunities

DESIGN TEAM RESPONSES

An urban industrial quarter

- Building on the elements that make the site special: it's industriousness, wilderness, connection to the river, and railway
- Balancing an urban industrial quarter with a mix of other uses in streets that provide glimpses into what happens inside



Short & long term thinking



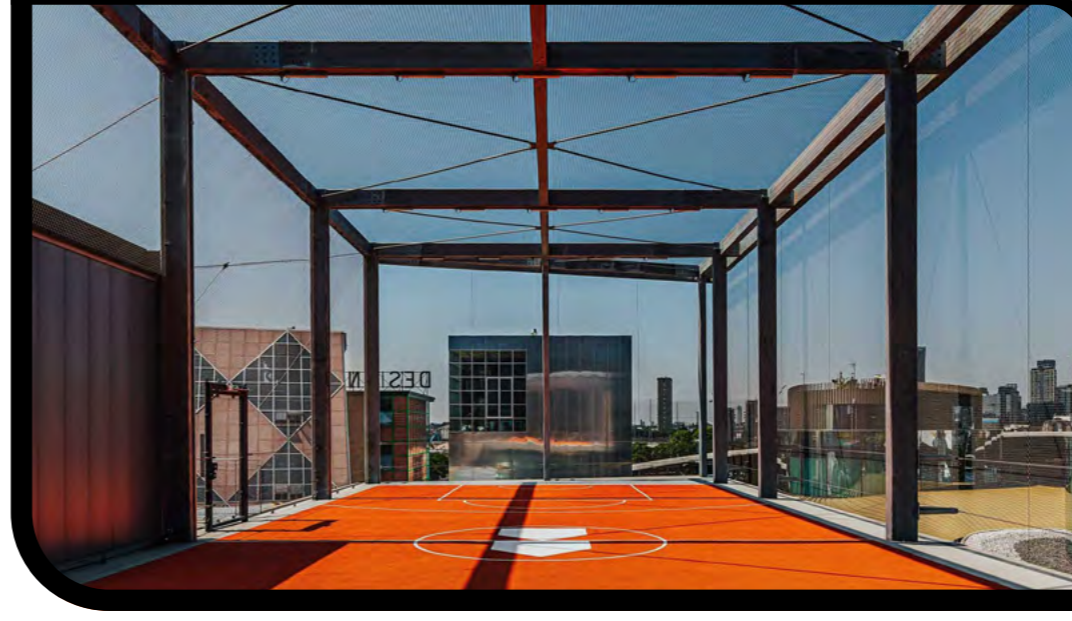
- Using meanwhile opportunities to test activities pre construction
- Build relationships necessary to support local involvement early on
- Explore yards of smaller units where inside activities spill out and contribute to character of area
- Yard space could also be used for social/ occasion spaces (markets, community events, tap rooms)



Industrial uses set in wild a landscape



- Creating spaces of respite for people and wildlife along green and blue routes
- Enhanced existing landscape and biodiverse habitats to enrich the edges of the site



Active public spaces



- Public spaces for all ages to have fun, be active and interact with
- Potential for rooftop space for sports and/ or food growing spaces for sports or food growing

Unique & distinctive character



- A range of work opportunities from small businesses to larger logistics
- Potential for leisure uses, which may include sport, social spaces, and cultural destinations



Public art



- Exploring short term use of public art on site boundaries and underpasses
- New public realm will offer a number of creative and public art opportunities

