

Manor Road Quarter

Welcome to this exhibition for the Manor Road Quarter, a new development planned for land just north of the A13 in Canning Town.

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Welcome



Artist impression of Manor Road Quarter looking east

This exhibition presents proposals for part of Canning Town that has been identified for redevelopment in Newham's Local Plan. The proposals cover the Manor Road Retail Park and the former HSS Hire shop site.

The sites are being promoted as a single development project by the English Cities Fund, responsible for the nearby award winning Rathbone Market redevelopment.

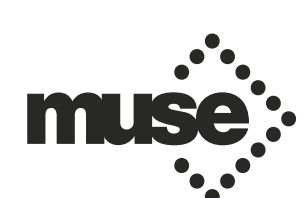
The fund's proposals would deliver new housing, with 50% being at affordable levels, a new linear park creating improved pedestrian walkways and commercial space for both shops and offices.

Please take a look at our exhibition boards and feel free to ask the team any questions about the proposals. We would welcome your views using the feedback forms available today. Alternatively all the information and an online version of the feedback form can be found on our website:

www.ManorRoadQuarter.com

Please return your comments on our proposals for the Manor Road Quarter by:
Wednesday 25th July 2018

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About us



The English Cities Fund brings together the combined expertise and ambition of Homes England, the Government's homes agency; investors Legal & General; and urban regeneration specialists, Muse Developments.

We bring together the best of the public and private sector.

For 15 years, we've been creating exceptional places by working together with councils, communities and public bodies.

We bring together investment, expertise and long-term commitment to shape our towns and cities for the better.

We see potential where others don't. We unlock value where others can't. We do this for our partners, for our neighbours, and for communities.

With beautiful design, collaborative spirit and some clever ideas, we create exceptional places.

The fund has worked collaboratively with Newham Council, local residents and businesses in Canning Town for more than 10 years. It recently completed the final phase of the award-winning Rathbone Market regeneration scheme. Rathbone Market delivered over 160 new homes at affordable levels, a new market square and shops, and a new community centre.



Rathbone Market from the A13



Custom House and Canning Town Neighbourhood Centre and Library, part of the Rathbone Market development



Resident courtyard in phase 1 of Rathbone Market



English Cities Fund in Merchant Gate, Wakefield



English Cities Fund in Millbay, Plymouth



English Cities Fund in St Pauls Square, Liverpool

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Regeneration in Canning Town



Visual of Canning Town including new developments and Manor Road Quarter

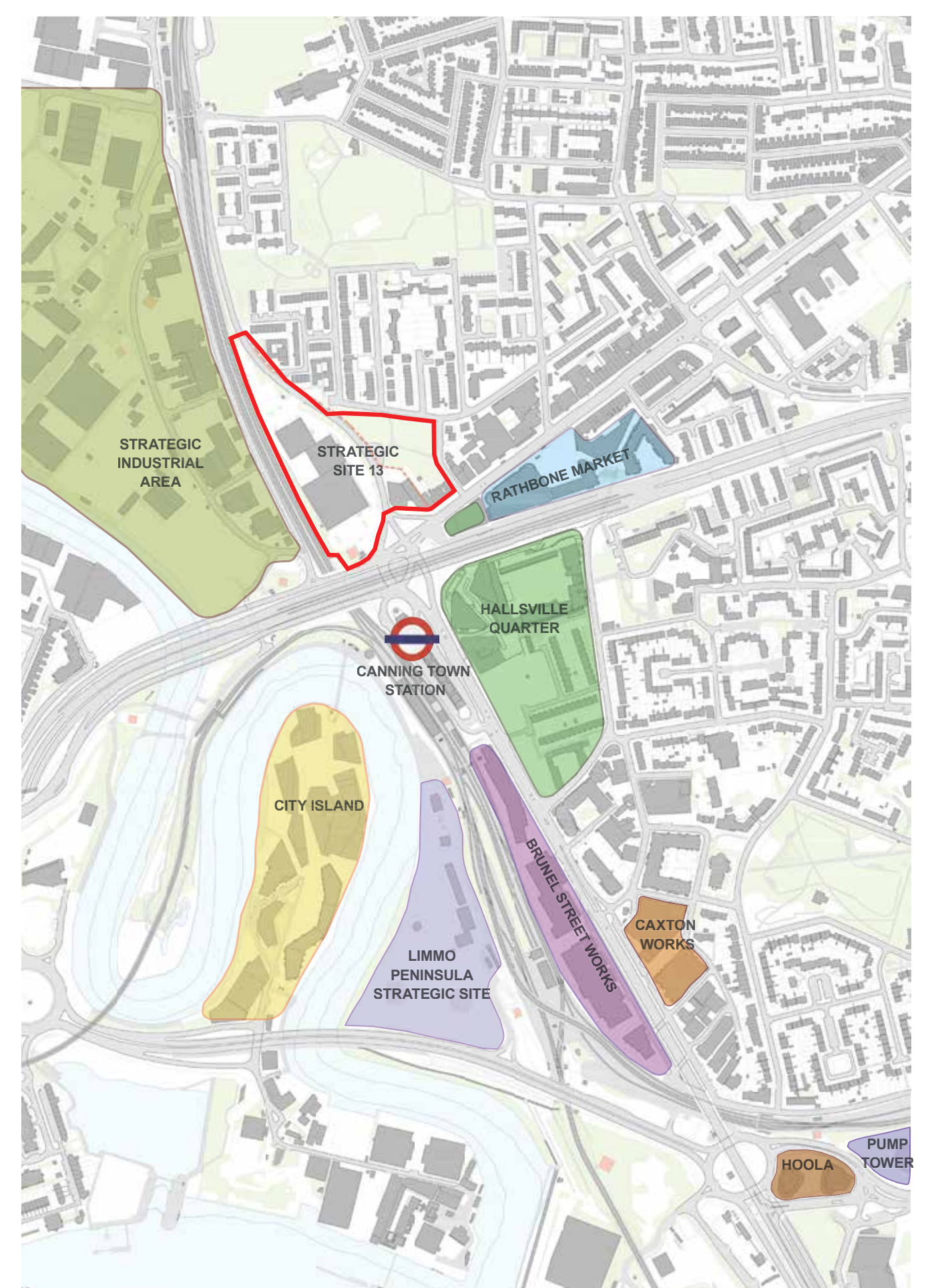
Canning Town has changed significantly over the last ten years, regenerating the town centre to meet strong demand for new housing in East London. Newham Council's Draft Local Plan has identified the area as having continued potential for major residential development, with a target of around 15,600 new homes of all kinds in the Canning Town and Custom House area by 2032.

Since the completion of new homes and the Custom House and Canning Town Community Neighbourhood Centre and library, at Rathbone Market, the second phase of Hallsville Quarter has opened, with later phases bringing new leisure and shopping facilities to Canning Town.

Brunel Street Works, south of Canning Town station, was granted planning approval in October 2017 and will deliver 975 new homes as well as hotel and commercial space.

Across the River Lea in Tower Hamlets, the final stages of London City Island is being completed. This is becoming a cultural hub with the English National Ballet bringing a new state-of-the-art school to the area.

Manor Road Quarter is the natural next focus for regeneration in Canning Town as the last piece of land left to be developed next to Canning Town station. It has the potential to deliver new homes, including affordable homes, a new linear park with public open spaces and employment/co-working space.



Map of development areas in Canning Town

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Manor Road Quarter

Manor Road Quarter is made up of two sites, straddling the southern end of Manor Road, just north of the A13 and a short walk from Canning Town station. The proposals being consulted on by the English Cities Fund comprise the majority of Strategic Site 13, identified in Newham Council's local plan for a residential-led redevelopment.

The English Cities Fund intends to submit a planning application this summer. This will include a detailed application for the first phase of development (the former MFI store) with the remainder in outline. We will come back and consult on the later phases (the Carpet Right, Wickes stores, car park and HSS Hire site) at a later date.

Outline of Manor Road Quarter area

Oak Crescent Open Space

Manor Road Retail Park

HSS Hire shop site

Manor Road Retail Park

This site makes up the majority of the proposals and was formerly owned by the Greater London Authority (GLA).

The former MFI unit at the Manor Road Retail Park is currently vacant, although it is occasionally used for 'pop-up' events. The remaining units are currently occupied by Carpet Right and Wickes superstores. The site also includes a large surface car park.

Manor Road Retail Park is bounded to the west by the Stratford - Canning Town DLR and tube line and by the A13 (Newham Way) to the south.

Former HSS Hire shop site

The HSS Hire shop site, which is owned by the English Cities Fund, is to the east of Manor Road, at the junction with Barking Road. The buildings on this site have already been demolished.

Canning Town station

A13

Our proposals



Landscape masterplan of the proposals including improvements to Manor Road

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Our proposals



Images of new housing, including photos from inside affordable homes in Rathbone Market

New homes, 50% at affordable levels

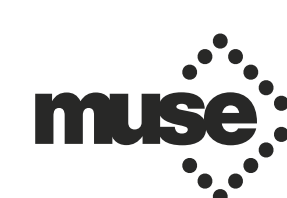
The fund is committed to delivering a range of different types and sizes of homes.

Our proposals are based on around 850 new homes and we are exploring how we can maximise the amount of affordable housing that we deliver.

The new homes include a variety of tenures, including homes for sale, homes that will be rented at affordable rents and a proportion that will be shared ownership. The first phase of the development will include 50% affordable housing, and the fund's aim is that across all phases 50% of the homes built will be at affordable levels.

These two sites are very close to Canning Town station and to the new town centre. They are also close to the A13. In line with all relevant planning policies, the sites are suitable for high density development rather than individual houses. The new homes that we provide will be flats, ranging in size from one or two bed properties to larger family three bedroom homes, all of which will be designed to the standards set out in the London Mayor's Housing Planning Guidance.

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Our proposals



Impression of Depot Square

Offices for smaller businesses

We believe that the Manor Road Quarter will be an attractive area for businesses to locate and we want to provide a range of office types and sizes that will attract new start-up and smaller businesses to the area. We are also looking at the possibility of including co-working spaces, which are becoming increasingly popular.

Subject to further discussions, we hope to be able to subsidise the rent levels on a proportion of these offices, to make them more attractive, particularly to start-up businesses.

Local shops

We are including a number of small retail units, mainly along the Barking Road side of the former HSS Hire site and flowing on from the current retail offering on the road.



Impression of Manor Road Quarter from A13 looking east

Heights

Manor Road Quarter will be predominantly medium-rise, with buildings ranging from 9 to 14 storeys and two taller buildings to mark the locations closest to the town centre and transport interchange.

Overall, the scheme steps down towards existing homes north of Malmesbury Road, with the taller elements located at the southern end of Manor Road Quarter. These two taller buildings, rising to 19 and 33 storeys, are designed to relate to the existing cluster of tall buildings focused around Canning Town station.

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Our proposals



Artist impression of Manor Road Quarter and road improvements, looking from Oak Crescent Open Space

Improvements to Manor Road for pedestrians and cyclists

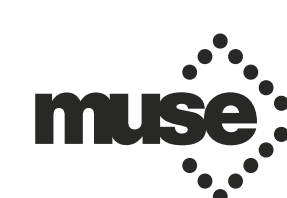
The transformation of Manor Road, as it passes through the development area, is one of the key benefits to be delivered by Manor Road Quarter.

We would widen and resurface pavements, plant hedges and trees to line the street and introduce raised crossing tables for better pedestrian crossing routes. This will significantly improve the local environment and make Manor Road a much more pleasant space for pedestrians.

Cycling will also be improved along the road with the introduction of a two-way cycle route connected to Newham's wider cycle network.

Manor Road would remain a significant road but the measures proposed will look to stop the prevalence of speeding along this section. We are also in contact with Newham Council about reducing the speed limit on this section of road to 20mph.

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Parks and squares



Impression of the new linear park

The Manor Road Quarter proposals will make a positive contribution not just to the immediate area, but also to the wider Canning Town and Custom House area.

We want to encourage existing residents to walk through the area on their way to and from Canning Town station and the town centre; we want residents to have attractive outdoor areas to enjoy; and we want the businesses that set up in Manor Road Quarter to do so, in part, because they are excited by the local landscape.

We will improve the links between Canning Town station and Star Lane Park by creating a new linear park. The linear park will include growing gardens, a trim trail, children's play areas and an outdoor gym.

As well as the linear park, the proposals include landscaped courtyards and pocket parks, dotted around the residential areas.

A new public square, named Depot Square, will be provided in the centre of Manor Road Quarter. Overlooked by homes and with offices at ground, and sometimes at first floor, levels, this will be an attractive and safe area and will provide a strong link between the development on the Manor Road Retail Park site, the former HSS Hire shop site and Barking Road.



Impression of the new linear park

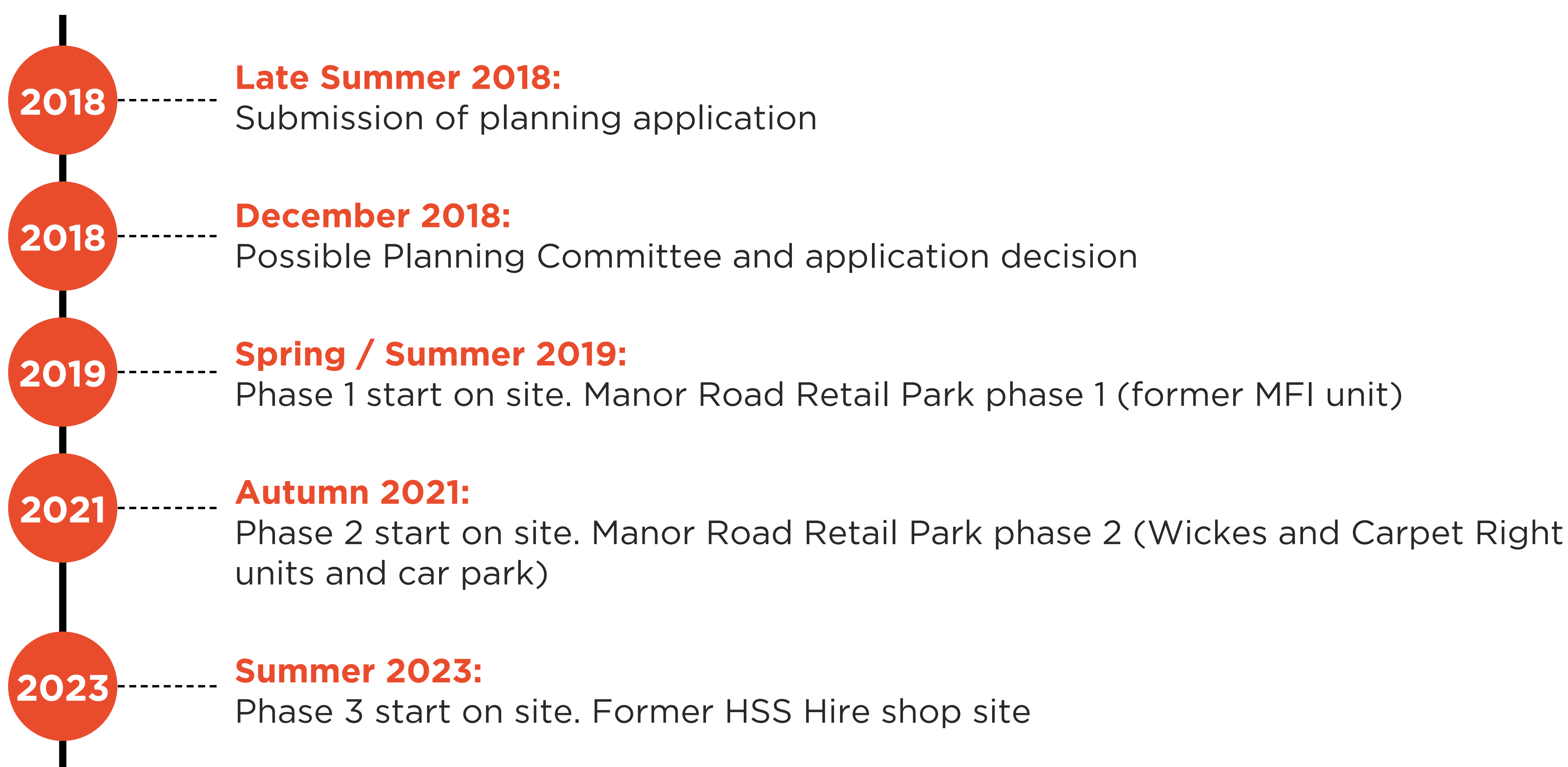
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Next steps

Please fill out one of our feedback forms to tell us what you think about Manor Road Quarter. All comments will be reviewed before submitting a planning application this summer.

This indicative timeline shows how Manor Road Quarter will be progressed, following this public exhibition:



Have your say

You can leave your completed feedback form here today, by posting it in our ballot box.
If you want to take the form home and complete it later, it can be returned free of charge to:

**Manor Road Quarter Consultation
Freepost Plus RTLA-GHRZ-SSXA
Local Dialogue, 77A Tradescant Road
London SW8 1XJ**

Alternatively, you can submit your comments online via:
www.ManorRoadQuarter.com

You can email us at:
info@ManorRoadQuarter.com

You can call our Freephone consultation hotline on:
0800 319 6195

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