



Quod

R22 Local Plan

Matter 4: Neighbourhoods and Allocations – N7 Three Mills

Newham Local Plan

St William Homes LLP

6TH NOVEMBER 2025

Q253076

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Introduction

- 1.1 On behalf of St William Homes LLP ('St William'), Quod submits this hearing statement in respect of Matter 4 Neighbourhoods and Allocations in response to IN3: Inspector's Matters, Issues and Questions; and Hearings Programme issued by the Inspector on 9th October 2025.
- 1.2 Continuing St William's engagement in the Regulation 18 (February 2023) and Regulation 19 (September 2024), this hearing statement is made in respect of the following Neighbourhoods and Site Allocations:
 - N17 Gallions Reach / N17.SA1 Beckton Riverside
 - N7 Three Mills / N7.SA2 Twelvetrees Park and Former Bromley By Bow Gasworks
 - N8 Stratford and Maryland / N8.SA7 Rick Roberts Way
 - N13 East Ham / N13.SA3 Former East Ham Gasworks

Matter 4 Neighbourhoods and Allocations

Are policies N7, N7.SA1, N7.SA2, and N7.SA3 justified, consistent with the London Plan, and will they be effective in helping to encourage significant levels of growth and achieve sustainable development in the Three Mills neighbourhood?

Introduction

- 1.3 Site Allocation N7.SA2 comprises two separate development sites; TwelveTrees Park and former Bromley by Bow Gasworks. Both are in the ownership of Berkeley Homes and benefit from separate planning permissions:
- TwelveTrees Park: 17/01847/OUT (as amended by 24/01731/VAR)
 - Bromley by Bow Gasworks: 23/02033/OUT
- 1.4 This hearing statement relates to the Bromley by Bow Gasworks site only.
- 1.5 A separate hearing statement is submitted for TwelveTrees Park by the Berkeley Homes (South East London) Limited.

N7.SA2 - Bromley by Bow Gasworks

- 1.6 As set out within our Hearing Statement to Matter 1, the draft Local Plan ('R22') should be updated to make clear that Site Allocation Maps are illustrative and advisory.
- 1.7 As currently drafted, and if applied mechanistically, the layout shown on the Site Allocation Map is undeliverable and has the potential to stifle the significant levels of growth sought across Three Mills (N7). In particular, two of the key routes identified lie outside St William's ownership and are dependent on third party land and consents for delivery:
- 1.7.1 The connection north beyond Crows Road under the railway line; and
 - 1.7.2 The route west along Twelvvetrees Crescent towards the A12.
- 1.8 In addition, the '*sensitive edge*' identified around the heritage assets refers to a '*low-rise context*', which does not reflect the extant planning permission (23/02033/OUT) consenting new buildings up to 41 metres (12 storeys). The '*low-rise context*' therefore no longer applies and should be removed to ensure sufficient flexibility when considering appropriate design solutions for the site in manner consistent with the design-led approach set out in the London Plan Policy D3.
- 1.9 A number of draft policies currently conflict with extant planning permissions. This is inconsistent with Paragraph 23 and 36(a) of the Framework and remedy the R22 *unsound*. Conflicts between detailed policy and the extant planning permission for the Bromley by Bow Gasworks site include the following:

Design Principles

- 1.10 As currently drafted, Policy N7.SA2 restricts heights around the gasholders to between 9–21m (approx. 3–7 storeys) and between 32–100m (approx. 10–33 storeys) elsewhere on site, whereas the extant planning permission permits 23–41m (approx. 4–12 storeys) for the gasholder buildings and 57–114m (approx. 16–33 storeys) for the pencil buildings.
- 1.11 As set out within and our Matter 3 Hearing Statement, appropriate buildings heights for Site Allocation N7.SA2 should be revised to reflect those approved for the Bromley by Bow gasworks site.
- 1.12 We enclose tracked changes to N7 and N7.SA2 at **Appendix 1 and 2**.
- 1.13 N7.SA2 acknowledges the role of the gasholders as heritage and character assets contributing to placemaking but omits recognition that the Bromley by Bow Gasworks can only be delivered alongside a viable strategy for the Grade II listed gasholders. The adopted Local Plan wording should therefore be reinstated for N7.SA2: *“Proposals will require an assessment of, and an appropriate viable strategy for, the Grade II listed gasholders”*.
- 1.14 The Site of Importance for Nature Conservation (‘SINC’) should be updated to reflect the mitigation hierarchy in Policy GWS3(6) and the approved compensation approach.
- 1.15 While St William supports enabling the continuation of the Lea Walk through the site along Crows Road, the policy must recognise that delivery is subject to third-party landownership and cannot be delivered in isolation by St William. Flexibility must therefore be applied.

Infrastructure Requirements

- 1.16 The consented waste strategy utilises traditional wheeled bins and in-bin compaction rather than an automated vacuum waste collection system (“ENVAC”). Requiring ENVAC is overly prescriptive and provides no flexibility to consider alternative, potentially more appropriate waste strategies. This requirement should be either removed or reworded to provide necessary flexibility, particularly in light of site-specific constraints including but not limited to contaminated land.
- 1.17 It is considered that policy wording similar to the adopted Tower Hamlets Local Plan Policy D.SG5, which states that *“For site allocations, the policies set out in this plan may be applied flexibly to ensure that the sites are viable and deliverable”*, should be included to ensure the site’s developability.
- 1.18 This proposed wording should be included from all Site Allocations.

Site Capacity

- 1.19 The Council’s Site Capacity Review (ED003B) assumes a capacity of 1,259 homes¹ for the Bromley by Bow Gasworks component of Site Allocation N7.SA2. The applied capacity is

¹ **Appendix 3:** ED003B extract (page 174-178)

significantly less than c.2,200 homes consented for Bromley by Bow Gasworks, and should be updated to reflect the extant permission.

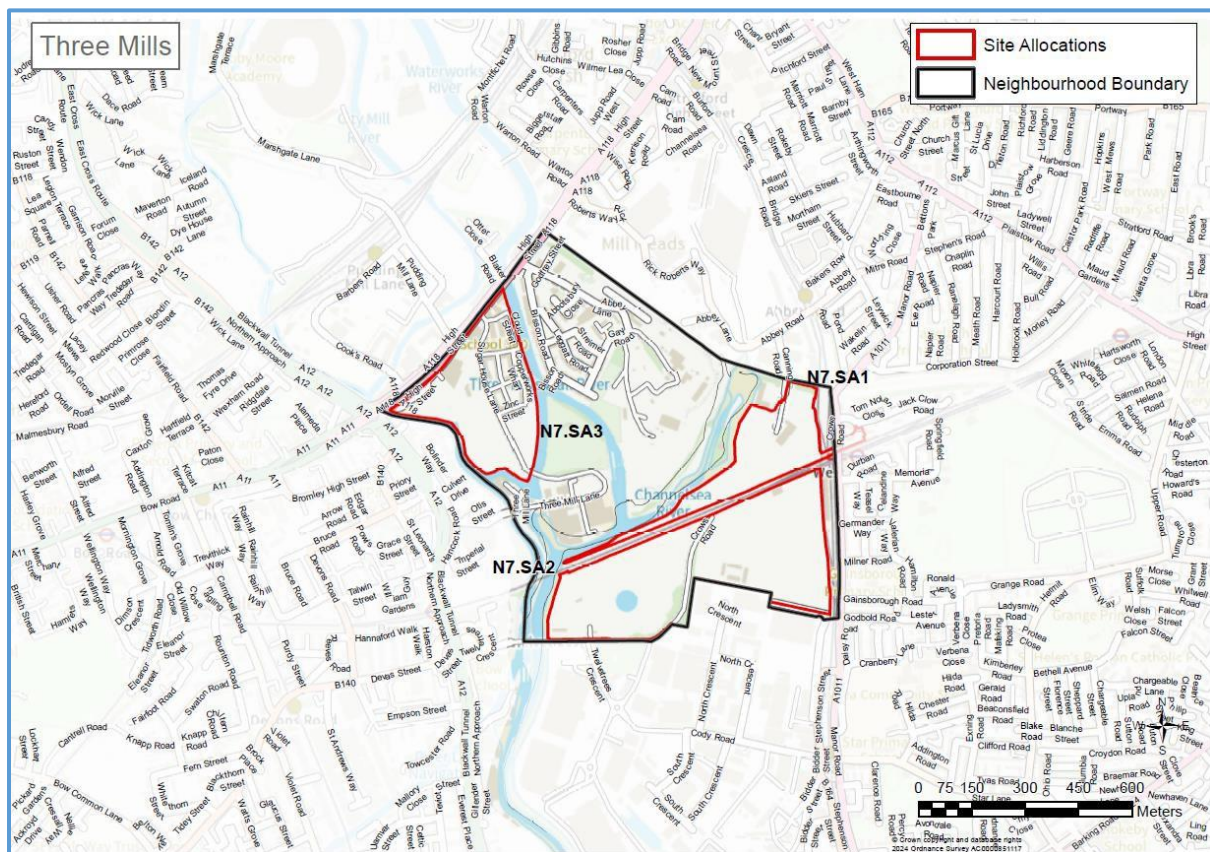
- 1.20 No capacity testing has been undertaken for TwelveTrees Park within ED003A or ED003B.
- 1.21 Collectively, the two development sites contained within N7.SA2 are able to deliver c.6,908 homes by 2038. The Housing Trajectory (ED005) does not reflect this, and significantly understating the collective output from both sites as 5,536 homes².
- 1.22 ED005 should be updated to reflect the 6,908 homes consented across N7.SA2, which should be applied as a baseline that can be enhanced in a design-led approach³.
- 1.23 This approach is necessary given the Council is unable to demonstrate a 5YHLS, consistent Housing Delivery Test failure, and ongoing London housing crisis.
- 1.24 The approach to these assumptions must be reviewed to ensure the strategic priorities of the Borough are met⁴, and that the R22 Local Plan can be considered *sound*.
- 1.25 We provide further comments in our Matters 2 and 5 (to follow) statement in respect to the amount of development in the borough and the associate housing land supply.

² TwelveTrees Park = 3,336 homes / Bromley by Bow Gasworks = 2,200 homes

³ London Plan Policy D3

⁴ The Framework Paragraph 23

Appendix 1 – N7 tracked changes



N7 Three Mills

Vision

The Three Mills neighbourhood's heritage and historic identity will be conserved and enhanced. A high level of growth will be delivered through the transformation of N7.SA1 Abbey Mills, N7.SA2 Twelvetrees Park and Former Bromley By Bow Gasworks and N7.SA3 Sugar House Island to provide new housing, employment, community facilities, **open green space** and two new local centres: Twelvetrees and Sugar House Lane. The transformation of these sites will take account of the historic waterside settings and the neighbourhood's heritage assets and will be well connected to their surroundings.

The neighbourhood's riverside location will be enhanced, including improving views across the water, access to the water [where possible or feasible](#), and the natural environment along the water. Walking and cycling routes, particularly the Greenway, the Lee Navigation towpath and the Leaway, will be improved.

The severance of the neighbourhood's transport infrastructure will be reduced through new bridges [where possible or feasible](#) and improved wayfinding and easy to follow, safe, green and accessible walking and cycling connections to public transport and the neighbourhood's open spaces.

The vision for Three Mills will be achieved by:

1. supporting a [moderate-significant](#) uplift in density in 'enhance' areas, where, through appropriate typologies to the site's context, development enhances the character of the neighbourhood and consolidates the urban form. Development should take into consideration a transition from the high rise buildings along the High Street and the prevailing low rise context in proximity to Three Mills Conservation Area and the neighbourhood's heritage assets;

2. supporting development that conserves the character of the Three Mills and Sugar House Lane Conservation Areas and the neighbourhood's heritage assets and their settings, through sympathetic form, materials, detail, landscaping and public realm enhancements;
3. supporting the restoration and conservation of heritage buildings at Three Mills to both preserve the character of the area and sensitively update facilities, including the delivery of an appropriately scaled visitor hub, to ensure they are fit for purpose, enhance the existing employment uses and better promote access to, and understanding of, the heritage buildings at Three Mills;
4. supporting the transformation of N7.SA1 Abbey Mills, N7.SA2 Twelvvetrees Park, Former Bromley By Bow Gasworks and N7.SA3 Sugar House Island, in accordance with the Abbey Mills, West Ham Station and Stratford High Street Tall Building Zones and Local Plan Policy D4 and having significant regard to their riverside context ~~and~~, the neighbourhood's heritage assets [and the Site's location within a Tall Building Zone and Poplar Riverside Opportunity Area](#);
5. requiring development to respond to and complement the materials and detailing of the neighbourhood and its industrial heritage where appropriate;
6. creating new local centres at N7.SA2 Twelvvetrees Park and Former Bromley By Bow Gasworks and N7.SA1 Abbey Mills and N7.SA3 Sugar House Island and supporting a diverse mix of uses to serve the local catchment needs for retail, services, community and leisure uses;
7. supporting new community facilities when in conformity with Local Plan Policy SI2;
8. supporting the delivery of new residential moorings [where feasible](#) in suitable locations with appropriate ancillary facilities;
9. intensifying and delivering a cluster of light industrial uses with residential co-location as part of a mix of uses at Canning Road West Local Mixed Use Area;
10. improving conditions for walking, cycling and public transport by:
 - a. improving the legibility, permeability and safety of streets and walking and cycling routes between N7.SA1 Abbey Mills, N7.SA2 Twelvvetrees Park and Former Bromley By Bow Gasworks and N7.SA3 Sugar House Island and public transport and employment and industrial uses in the wider network of neighbourhoods;
 - b. supporting the provision of the Manor Road (Canning Town to West Ham) Strategic Cycling Corridor;
 - c. requiring and supporting new crossings and station access [where feasible](#) at Twelvvetrees Crescent and Manor Road to reduce severance and to improve connectivity to the wider network of neighbourhoods;
 - d. improving access points to the Greenway, the Lee Navigation and the Leaway walk;
 - e. supporting the implementation of Low Traffic Neighbourhoods and new and improved modal filters;
 - f. supporting bus priority measures at N7.SA3 Sugar House Island and on Manor Road;
11. retaining existing mature trees [except in exceptional circumstances](#) and maximising the provision of new **open green** space, green infrastructure and green links and the opportunities to increase biodiversity and enhance existing Sites of Importance for Nature Conservation, including through enhancements to the Greenway and the provision of new parks at N7.SA1 Abbey Mills and N7.SA2 Twelvvetrees Park and Former Bromley By Bow Gasworks;
12. securing public access to existing green spaces and along the river channels currently inaccessible to the public and improvements to access to the water, including an extension to the Leaway walk through N7.SA1 Abbey Mills and N7.SA2 Twelvvetrees Park and Former Bromley By Bow Gasworks;
13. improving air quality and reducing exposure to poor air quality, particularly along the Stratford High Street and Manor Road;
14. providing a new secondary school at N7.SA2 Twelvvetrees Park and Former Bromley By Bow Gasworks;
15. requiring a new health facility at N7.SA2 Twelvvetrees Park and Former Bromley By Bow

Gasworks.

Appendix 2 – N7.SA2 tracked changes

N7.SA2 Twelvetreets Park and Former Bromley By Bow Gasworks	
Site address	Land at Stephenson Street and Bromley by Bow Gasholders
Neighbourhood	Three Mills
Site area	19.97 hectares
Public Transport Accessibility Level	0 – 6
Flood Risk	The site is shown to be at significant risk of flooding, the site is in Flood Zone 3 and Flood Zone 2, as well as at high risk if the Thames were to breach its bank and defences were to fail. There is also significant pluvial flood risk in the 0.1% AEP event.
Utilities	Underground cable route
Heritage Designations	<p>Within the Site: Bromley by Bow Gasholders (Grade II) Canning Town / Newham Way Archaeological Priority Area (Tier 3)</p> <p>Within the vicinity of Site: Three Mills Conservation Area Engine House at West Ham Pumping Station (Grade II) Abbey Mills Pumping Station (Grade II*) Stores Building at Abbey Mills to West of Pumping Station (Grade II) Offices (Former Superintendent's House) at Abbey Mills (Grade II) Gate Lodge at Abbey Mills (Grade II) Gates and Gatepiers at Entrance to Abbey Mills Pumping Station (Grade II) Bases of Pair of Former Chimney Stacks at Abbey Mills to North West and South East of Pumping Station (Grade II) Ancillary Pump House To South East of Pumping Station (Grade II) Nos 116 to 130 (even) Abbey Lane (Grade II) C Station, with associated Valve House, Abbey Mills Pumping Station (Grade II) The Ironmongers Stone in Leather Gardens to the East of Abbey Road (Grade II) Tide Mill (known as the House Mill) (Grade I) Offices opposite Clock Mill (Custom House) (Grade II) Clock Mill and 3 drying kilns (Grade I) Paved Roadway extending from west side of House Mill to wall and gate on east side of clock mill (Grade II) The Still, 3 Mills Distillery (Locally Listed) Twelvetreets Crescent Bridge (Grade II) War Memorial (Grade II) Statue of Corbett Woodhall (Grade II) Dowgate Wharf P B Burgoyne and Company Limited Warehouse (Grade II) The Old London Gas Museum (Locally Listed). Canning Town / Newham Way Archaeological Priority Area (Tier 3)</p>
Natural environment Designations	Former Bromley-by-Bow Gasworks Site of Importance for Nature Conservation. Adjacent to the River Thames and Mill Meads Site of Importance for Nature Conservation.

	<p>In an area of deficiency of access to all types of parks, except regional and metropolitan parks.</p> <p>Tree Protection Orders</p> <p>Air Quality Management Area</p> <p>Lee Valley Regional Park</p>
Map	<p>Removal of 'low-rise context'</p> <p>Removal of key routes</p>
Existing uses	<p>Former gasholders and associated infrastructure, scrubland and hardstanding and four residential dwellings in the north of the of the Bromley by Gasholder site. Residential-led mixed-use development at Twelvetrees Park (former Parcelforce Depot).</p>
Development principles	<p>Residential development, employment uses, main town centre uses and social infrastructure including community facilities, health centre, education uses, and open green space.</p> <p>The type and quantity of main town centre uses should be consistent with a local centre designation and Local Plan Policy HS1.</p> <p>Development should address the need for community facilities in the area by delivering new community facilities in Twelvetrees Local Centre, unless it can be demonstrated that the needs of the community have already been met. Development should consider of all types of community facility, as set out in the Community Facilities Needs Assessment (2022) evidence base. Any provision of community facilities should meet the requirements of Local Plan Policies SI2 and SI3.</p> <p>The employment floorspace should be consistent with Local Plan Policy J1. The Gasholders portion of the site should prioritise industrial floorspace in the form of light industrial workspace suitable for micro-businesses and small and medium enterprises. There is potential for industrial floorspace to be tailored to specialist sectors including high tech media, low carbon and digital industries subject to robust market testing to demonstrate suitability.</p> <p>Development on the remainder of the site should deliver the same quantity of employment floorspace as the permitted scheme.</p> <p>Development will require an assessment of, and an appropriate viable strategy for, the Grade II listed gasholders.</p> <p>Development proposals should ensure that flood risk is minimised, mitigated and informed by a site-specific Flood Risk Assessment, as per Local Plan Policy CE7 and informed by the Strategic Flood Risk Assessment Level 2 Site Assessment (2023) (2025).</p>

Design principles	<p>with taller buildings up to 32m (ca. 10 storeys), 50m (ca. 16 storeys) and 100m (ca. 33 storeys) in defined locations to add wayfinding and with consideration given to marking the local centre. Massing should step down towards the Gasholders to sensitively integrate with the heritage assets. Buildings should set back from the watercourse water spaces to avoid overshadowing.</p> <p>The Twelvetreets Local Centre should be located in the Twelvetreets area of the site, in proximity to West Ham Station. and provide Ggground floor active frontages <u>should be provided throughout the Site</u>. The health centre should be located in proximity to the Twelvetreets Local Centre and in an accessible and prominent part of the site.</p> <p>Development should conserve and enhance the Three Mills Conservation Area, the listed Gasholders and the listed buildings in the proximity of the site and their settings. Development should recognise the role of the Gasholders as heritage and character assets and their potential contribution to place making, particularly gasholder 4 due to its enhanced listing <u>whilst finding a viable strategy for their reuse</u>. Height, scale and massing should conserve and enhance the character of heritage assets without detracting from important landmarks and key views, including the Grade II Abbey Mills Pumping Station, the Grade II Clock Mill and Grade I House Mill as set out in the adopted Three Mills and Conservation Area Appraisal Management Guidelines.</p> <p>The design and layout of the site should minimise the impact of noise from the railway lines, bus infrastructure and Pressure Reduction System on residential amenity.</p> <p>The layout of the site should protect the Site of Importance for Nature Conservation, including through the provision of a local park which should optimise existing green features by protecting and enhancing the condition of the Site of Importance for Nature Conservation, <u>where feasible</u>. Development proposals should create stronger ecological connections to and along the Lea and Channelsea valleys and Mill Meads Site of Importance for Nature Conservation on the other side of the Channelsea River.</p> <p>The design and layout of the site should take into account the waterside setting and increase access to nature and the surrounding waterways, <u>where technically feasible</u>.</p> <p>The design and layout of the site should establish a connected network of streets and spaces that connects to the wider street network and should create a street hierarchy. Routes through and to and from the site should improve access and connectivity to West Ham Station, N7.SA1 Abbey Mills, the Twelvetreets Local Centre and the Manor Road neighbourhood, <u>where feasible</u>. The layout of the site should enable the continuation of the Leaway Walk through the site along Crows Road and through to N7.SA1 Abbey Mills.</p> <p>Design measures should minimise exposure to poor air quality in accordance with Local Plan Policy CE6, particularly on Manor Road and the design and layout of the site take account of the underground cable routes.</p>
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	<p>The design and layout of the site should take account of risk of flooding from all sources and meet the requirements of Local Plan Policy CE7. Sustainable drainage should be considered from the outset and meet the requirements of Local Plan Policy CE8.</p>
Infrastructure requirements	<p>Development should address open green space deficiency by providing a consolidated local park with a minimum area of 2 hectares to service nearby residential neighbourhoods. The open green space provision should prioritise community growing opportunities.</p> <p>In addition to the open green space provision, development should provide publicly accessible play space in the form of a Neighbourhood Equipped Area of Play as well as well as a Local Area for Play, which should be playable public realm. Play space should meet the requirements of Local Plan Policy GWS5.</p> <p>Development should provide a new bridge connection to the entrance of West Ham Station and two footbridges across Manor Road. Development should contribute to active and public transport upgrades, including access to, and capacity at, West Ham Station.</p> <p>Development should retain the Pressure Reduction System on the site.</p> <p>Development on the Twelvetreets portion of the site should provide a secondary school.</p> <p>Development should provide a health centre of a minimum of 1,500 sqm, designed to meet NHS needs and standards. Provision of health facilities should be subject to a needs based assessment at the time of delivery and meet the requirements of Local Plan Policy SI2 <u>and delivered within the local centre close to West Ham station.</u></p> <p>Development should deliver an automated vacuum waste collection system to service all Local Authority Collected Waste generated by the development, in accordance with the requirements of Local Plan Policy W3.8.</p>
Phasing and implementation	<p>Phasing of the site should take account of the likely requirement for water supply and wastewater infrastructure upgrades through early engagement with Thames Water in order to ensure that any necessary infrastructure upgrades are delivered ahead of the occupation of development.</p> <p>The potential impact of the existing underground cable routes on design and layout should be taken into account at the pre-application stage through early engagement with National Grid.</p> <p><u>For site allocations, the policies set out in this plan may be applied flexibly to ensure that the sites are viable and deliverable.</u></p> <p>Short to long term.</p>

Appendix 3 – ED003B Extract

2.12 N7.SA2 Twelvvetrees Park and Former Bromley By Bow Gasworks

2.13.1 Key information

INFO

Neighbourhood: N7 Custom House

Degree of change: Transform

Site Area: 19.97 ha

Landownership: National grid and Berkley

Planning History: 17/01847/OUT

PTAL: 0 – 6

Flood Risk: Zones 2-3

Tall Building Zone: TBZ15: West Ham Station (32-50-100m)

Heritage: Bromley by Bow Gasholders (Grade II)

Canning Town / Newham Way Archaeological Priority Area (Tier 3)

In the vicinity of:

- Three Mills Conservation Area
- Engine House at West Ham Pumping Station (Grade II)
- Abbey Mills Pumping Station (Grade II*)
- Stores Building at Abbey Mills to West of Pumping Station (Grade II)
- Offices (Former Superintendent's House) at Abbey Mills (Grade II)
- Gate Lodge at Abbey Mills (Grade II)
- Gates and Gatepiers at Entrance to Abbey Mills Pumping Station (Grade II)
- Bases of Pair of Former Chimney Stacks at Abbey Mills to North West and South East of Pumping Station (Grade II)



2.13.2 Constraints and Opportunity

N7.SA2 Twelvvetrees Park and Former Bromley By Bow Gasworks	
Site address	Land at Stephenson Street and Bromley by Bow Gasholders
Neighbourhood	Three Mills
Site area	19.97 hectares
Public Transport Accessibility Level	0 – 6
Flood Risk	The site is shown to be at significant risk of flooding, the site is in Flood Zone 3 and Flood Zone 2, as well as at high risk if the Thames were to breach its bank and defences were to fail. There is also significant pluvial flood risk in the 0.1% AEP event.
Utilities	Underground cable route
Heritage Designations	<p>Bromley by Bow Gasholders (Grade II)</p> <p>Canning Town / Newham Way Archaeological Priority Area (Tier 3)</p> <p>In the vicinity of:</p> <p>Three Mills Conservation Area</p> <p>Engine House at West Ham Pumping Station (Grade II)</p> <p>Abbey Mills Pumping Station (Grade II*)</p> <p>Stores Building at Abbey Mills to West of Pumping Station (Grade II)</p> <p>Offices (Former Superintendent’s House) at Abbey Mills (Grade II)</p> <p>Gate Lodge at Abbey Mills (Grade II)</p> <p>Gates and Gatepiers at Entrance to Abbey Mills Pumping Station (Grade II)</p> <p>Bases of Pair of Former Chimney Stacks at Abbey Mills to North West and South East of Pumping Station (Grade II)</p>

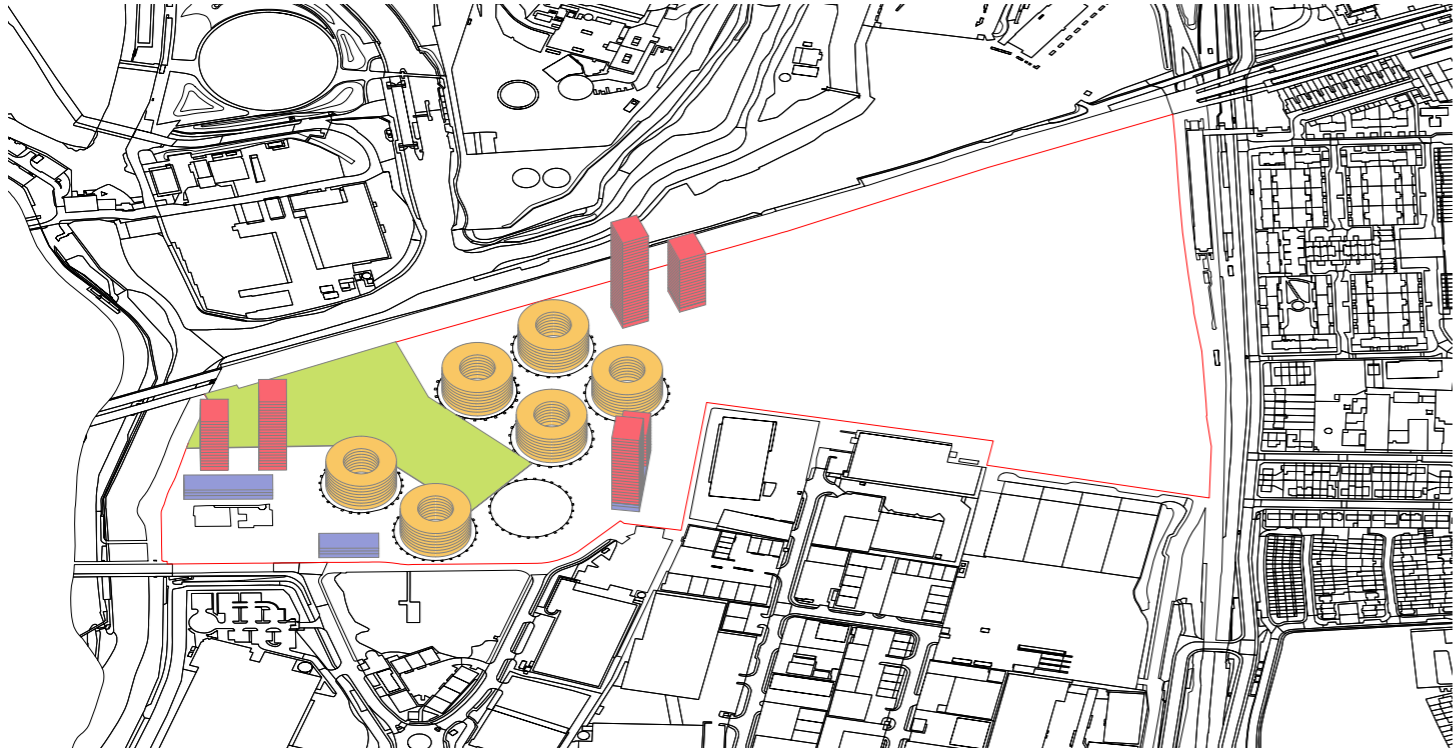
N7.SA2 Twelvvetrees Park and Former Bromley By Bow Gasworks	
Heritage Designations	<p>Ancillary Pump House To South East of Pumping Station (Grade II)</p> <p>Nos 116 to 130 (even) Abbey Lane (Grade II)</p> <p>C Station, with associated Valve House, Abbey Mills Pumping Station (Grade II)</p> <p>The Ironmongers Stone in Leather Gardens to the East of Abbey Road (Grade II)</p> <p>Tide Mill (known as the House Mill) (Grade I)</p> <p>Offices opposite Clock Mill (Custom House) (Grade II)</p> <p>Clock Mill and 3 drying kilns (Grade I)</p> <p>Paved Roadway extending from west side of House Mill to wall and gate on east side of clock mill (Grade II)</p> <p>The Still, 3 Mills Distillery (Locally Listed)</p> <p>Twelvvetrees Crescent Bridge (Grade II)</p> <p>War Memorial (Grade II)</p> <p>Statue of Corbett Woodhall (Grade II)</p> <p>Dowgate Wharf P B Burgoyne and Company Limited Warehouse (Grade II)</p> <p>The Old London Gas Museum (Locally Listed).</p> <p>Canning Town / Newham Way Archaeological Priority Area (Tier 3)</p>

2.13.3 Future potential

- Consideration of potential uses:
 - The Twelvetrees Park site will be delivering residential, local centre uses and a school (in accordance with existing planning permission). Assume residential capacity from existing planning permission.
 - Only the Gaswork site to be capacity tested with residential, employment and light industrial uses.
- Infrastructure requirements: Need to reprovide the Pressure Reduction System. Open space. NHS have also identified a need of 1500sqm health centre. Secondary school to be provided on Stephenson Street site.
- Tall buildings: within TBZ15: West Ham Station. Opportunity for tall elements.

2.13.4 Design Assumptions Review

- Request for additional health centre provision of minimum 1500 sqm, which has been provided at podium level of two tall buildings.
- A couple of storeys have been added on one of the tall building to avoid loss of residential floorspace within the TBZ15: West Ham Station maximum height parameter.



- Community & Healthcare
- E-Commercial
- Education
- Employment
- Open space
- Residential linear block
- Residential terraced house
- Residential tower
- Residential urban villa
- Site boundary



Fig 22 Site capacity testing (Reg 18)

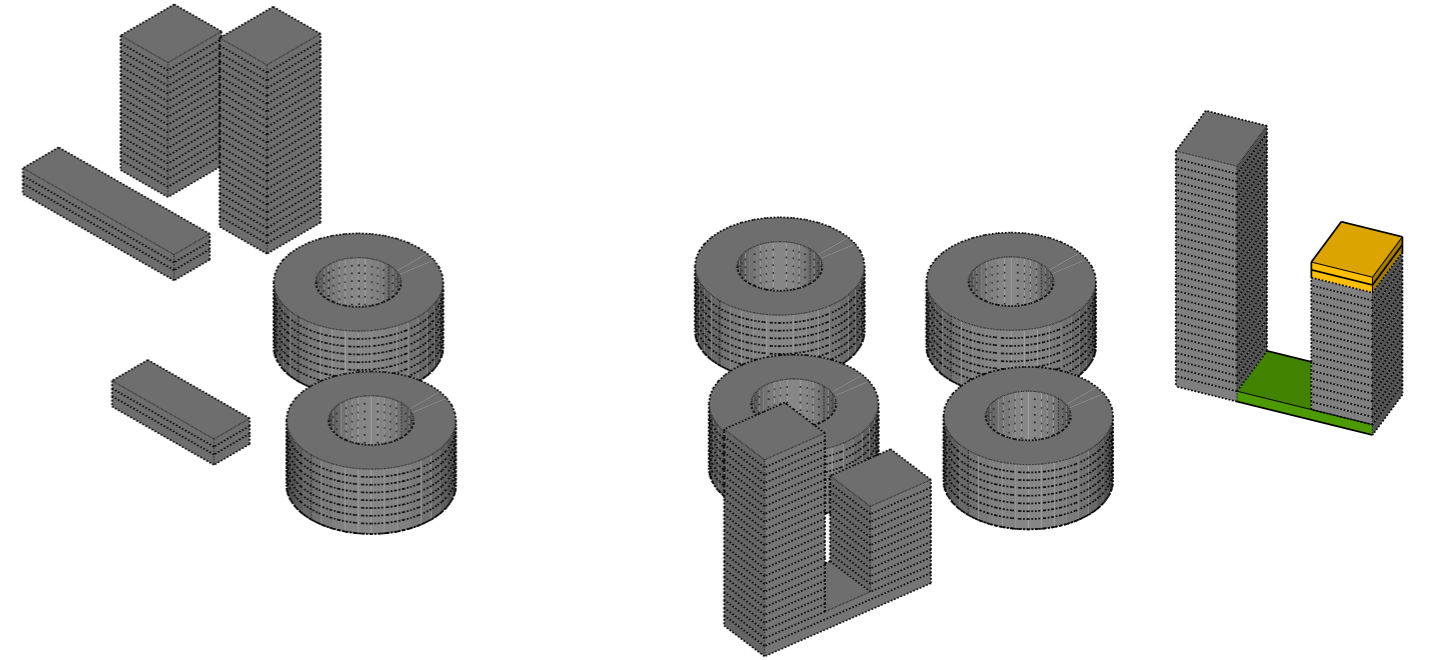


Fig 23 Site capacity review (Post Reg 18)

2.13.5 Capacity Calculation - Gaswork site

Tab 40 Schedule

N7.SA2 TWELVETREES PARK AND FORMER BROMLEY BY BOW GASWORK (GASWORK SITE)	
Uses	GEA (sqm)
Residential	142,663
Community and healthcare	1,620
Employment*	8,169
Green space	20,456

* The employment floorspace capacity figures presented for sites proposing stacked industrial formats are indicative and subject to adjustment through detail design. These layouts are conceptual which are intended to illustrate potential development scenarios. Final employment floorspace delivery will depend on the actual format and feasibility of individual schemes.

GLA Indicative Site Capacity Calculator

Capacity Calculator

Residential GEA*	142,663	m2
Non-residential	0	m2
Residential GIA	128,397	m2
Residential NIA	89,878	m2

Proposed average parking ratio:

0

Proposed average circulation factor

1.500

Ground car floor parking factor

0.330

* If fields are added to Digital Toolkit Record above, ensure formula for Residential GEA is

Tenure	Tenure Mix	NIA (m2)	Type	Type Mix	NDSS Area (m2)	Unit count without parking	Unit area including parking		Indicative Unit Count			
Private	65%	58,420	Studio	5%	39	74.0	39.0	74.9	74			
			1 bed	10%	50	116.0	50.0	116.8	116			
			2 bed	45%	70	375.0	70.0	375.6	375			
			3 bed	35%	86	237.0	86.0	237.8	237			
			4 bed	5%	108	27.0	108.0	27.0	27			
					100%	Total				829		
Affordable (Intermediate)	12.25%	11,010	Studio	5%	39	14.0	39.0	0.0	0			
			1 bed	10%	50	22.0	50.0	22.0	22			
			2 bed	45%	70	70.0	70.0	70.8	70			
			3 bed	35%	86	44.0	86.0	44.8	44			
			4 bed	5%	108	5.0	108.0	5.1	5			
					100%	Total				141		
Affordable (Rented)	22.75%	20,447	Studio	5%	39	26.0	39.0	26.2	26			
			1 bed	10%	50	40.0	50.0	40.9	40			
			2 bed	45%	70	131.0	70.0	131.4	131			
			3 bed	35%	86	83.0	86.0	83.2	83			
			4 bed	5%	108	9.0	108.0	9.5	9			
					100%	Total				289		
Indicative Site Capacity									1259			
Indicative capacity impact of accommodating car parking									60			

Notes:

- To be used in conjunction with the GLA Optimising Site Capacity: A Design-led Approach LPG

- Editable fields for data input are denoted in white. Figures shown are illustrative.

- GIA calculated as 90% of GEA

- NIA calculated as 70% of GIA (reduced ratio to allow for site and scheme variables that may impact capacity)

- Additional circular space is required in shared car parking areas to allow cars in and out of spaces. An conversvative +50% has been assumed through an optimal layout, but more can be added for more complex layouts. No additional space is needed if spaces are on-street.

market affordable	65%	65%
intermedia rent	35%	12.3%
	65%	22.8%
		100%