

Community Workshop Feedback

Executive Summary

As part of proposals for the redevelopment of the Crossharbour District Centre, East Ferry Road, Ashbourne Beech has initiated a community engagement programme to discuss the emerging proposals and to seek feedback from the local residents.

Community workshop sessions were held on Friday 17 March and Saturday 18 March to introduce local residents to the proposals and to gain feedback on the requirements and aspirations of the local community. The sessions were organised and advertised to over 8,000 local residents and businesses.

58 residents and stakeholders attended the community workshops, including a local councillor and representatives of community groups.

The workshop sessions followed the same format across both dates. The sessions were facilitated by Tony McGuirk, partner at McGuirk Watson Architecture and Urban Design. Attendees were introduced to the development proposals through a presentation given by the lead architect from CZWG, and then invited to sit at one of four tables/ areas of discussion. All attendees were given the opportunity to visit each table throughout the session.

The four discussion tables were titled as follows:

- Housing, Retail and Design
- Culture, Community and Schools
- Transport
- Landscape and Public Places

Attendees offered constructive comments regarding the design and mixed-use nature of the proposals. There was also a significant degree of positive comment around the proposed provision of cultural and arts space alongside the residential use.

Where concerns were raised these predominantly focused on; building heights, car parking provision, access arrangements, the impact on existing social infrastructure, the affordability of the affordable housing provision, relationship with the surrounding community, and ensuring that the cultural, arts and retail elements are well managed long term.

The comments made by attendees were constructive and gave the project team a useful insight into the requirements, aspirations and concerns of the local community. The public exhibition, to be held in late April to allow for further design development work, will identify how the proposals respond to the issues that were raised by attendees at the community workshops.



Community Workshop Feedback

Feedback

Outlined below is the feedback received from attendees over the course of the two workshop sessions, broken down, where possible, by the table topics. This section has been designed to provide a record of the discussion that took place. The project team will respond to these issues at the public exhibition.

Housing, Retail, and Design

- The affordable housing should be maximised and should be genuinely affordable for local people
- Queries about the nature of retail space being provided and which end users will occupy it
- A desire to see affordable workspace provided somewhere within the scheme
- A desire to see ASDA retained within the proposals and remain open throughout
- Queries around the relationship with Mudchute Park & Farm, appropriate scale and routes through
- Queries around car parking provision and access arrangements
- Suggested alternatives to a petrol filling station, i.e. a charging station for electric cars
- A desire to see sufficient amenity space provided
- Consideration given to the District Centre's relationship with neighbouring Friars Mead
- The nature of affordable housing and whether it would be the same design and quality as market housing
- Queries around bus infrastructure/layover and whether this will affect trees on East Ferry Road
- Whilst the primary school is welcomed, there is concern about secondary school provision
- The local need for health facilities and queries about what will happen to Island Health
- The potential impact of Brexit on the delivery of the whole scheme
- Building heights and the relationship with surrounding buildings
- The potential for provision of a multi-faith space
- Mitigation to be considered for the impact of wind on the site
- The step down to Mudchute Park & Farm is a welcome design approach
- Queries about the potential occupation of the proposed residential properties
- Queries around the provision of associated infrastructure to mitigate increased population
- Queries around the servicing/delivery arrangements for the residential properties
- Queries around waste/refuse arrangements
- Queries around energy and sustainability



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Culture, Community, and Schools

- Desire to see cultural facilities well integrated with housing/retail etc
- A desire to see facilities provided for a wide range of age groups
- The cultural provision should be a reflection of East London's culture and should utilise local talent to attract audiences from further afield
- A desire to ensure appropriate/long term funding is in place for these facilities
- A number of comments made about Ideas stores, that they are unpopular locally
- Consideration to be given to ensure the proposed facilities do not detract from other local developments and facilities such as Cubitt Town Library
- Queries about access arrangements for the primary school
- Consideration to be given to space for the LGBT community
- Queries about whether the proposed school would be state run or private
- The angled design and stepping back is a real positive
- A desire to see an interesting and colourful school building, rather than an 'office block' design
- A desire to see sports facilities provided
- Queries about whether there is an identified need for a primary school
- A desire to see consideration given to the school's relationship with neighbouring properties, including potential overlooking
- A desire to see CIL contributions spent appropriately by the local authority
- A desire to see consideration given to addressing anti-social behavior
- Positivity expressed about the inclusion of arts space
- Need to consider space for a multi-faith space within the site

Transport

- Concern about the limited vehicular routes on an off the island
- Concern over the capacity of DLR at peak times to Canary Wharf
- Queries around parking numbers and potential impact on local streets
- Comments on the impact of Crossrail and associated capacity
- Queries around the GLA's opportunity area policy framework
- A desire to see improvements to bus and transport infrastructure
- Concern around the loss of the petrol filling station as local provision is minimal
- Queries about the pick-up/drop-off and access arrangements for the primary school
- Queries about the car parking provision and its management and charging
- A desire to see more residential car parking provided
- Comments that the existing ASDA parking is underutilised
- Queries around pedestrian infrastructure, access arrangements to Mudchute Park & Farm, and consideration to be given to a route beneath Crossharbour DLR underpass through East Ferry Road to the site
- Queries around the management of deliveries to residential and commercial uses

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Landscape and Public Places

- Queries around access arrangements to Mudchute Park & Farm
- Consideration to be given to the interaction of animals and humans from a public health perspective
- Consideration to be given to flooding and surface water management
- Open space should be accessible for buggies and wheelchairs, and accessibility should be properly maintained
- Queries about what species of tree would be seen on site
- Comments made about ensuring the energy of the landscaped areas are correct
- Suggestions were made that the project team should seek involvement in IoD Neighbourhood Planning Forum
- Consideration to be given to air quality as Isle of Dogs currently enjoys relatively good air quality
- Ventilation for underground car parking should be given consideration
- Clarification made on OAPF consultation, which will be starting in Summer 2017
- Consideration to be given to the safety of the boundary with Mudchute Park & Farm
- Consideration to be given to maintaining existing access links during construction
- A desire to see current plant species retained
- Consideration to be given to a covered performance area within the central square
- Consideration to be given to conflict between cyclists and pedestrians
- Concern expressed over potential effect of light pollution on animals
- Concern that the proposals include too much hard landscaping
- Improvements needed to areas immediately surrounding the site – public realm
- Consideration to be given to parking provision whilst new ASDA is built
- Consideration to be given to a cycle route through the site
- Clarification requested on which elements of the site will be publicly accessible

Summary

The community workshop sessions were a productive forum in which to discuss the emerging proposals for the Crossharbour District Centre, and gain feedback from those that know the local area best.

The proposals for the District Centre have been formulated with the idea of community cohesion at their heart. The predominant feedback received in the workshop sessions was to ensure that the existing community on the Isle of Dogs is considered and that the new development is respectful to it. It is also noted that several attendees expressed positivity towards the proposals and in particular the mix of cultural, retail and residential uses, alongside the retention of an ASDA superstore.

The project team will now consider the feedback gained from the workshops and look to further develop the proposals for the site, taking not only the parameters of the site itself into consideration, but also the surrounding areas that will inevitably affect, and be affected, by the development proposals.

Contact Details

If you want to contact the project team prior to the public exhibition, you can do so by:

- Emailing: info@crossharbourdc.co.uk
- Calling: 0203 040 1612
- Visiting: www.crossharbourdc.co.uk