

Masterplans & area strategies

Bromley by Bow South Tower Hamlets, E3

Addressing the local need for housing in an area of notable heritage whilst overcoming significant site constraints, this plan seeks to establish a town centre, and create a new school, workspace and better public realm access.

Unbuilt

Status: In planning

Completion: 2019-2024

Client: London Legacy Development Corporation, Danescroft, Vastint, Lindhill, Southern Housing Group

Masterplanner: Karakusevic Carson Architects

Public Realm: East Landscape Architects

Planning Consultant: Tibbalds

Environmental Consultant: AECOM



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City in the East

Enfield, Waltham Forest, Hackney, Haringey, Tower Hamlets, Redbridge, Newham, Barking and Dagenham, Havering, Bexley, Greenwich, Lewisham and Southwark

Seeking to align the development of transport, housing and jobs across the wider east of London, this ambitious strategy seeks work with many partners to deliver over 200,000 homes and 280,000 jobs.

Unbuilt

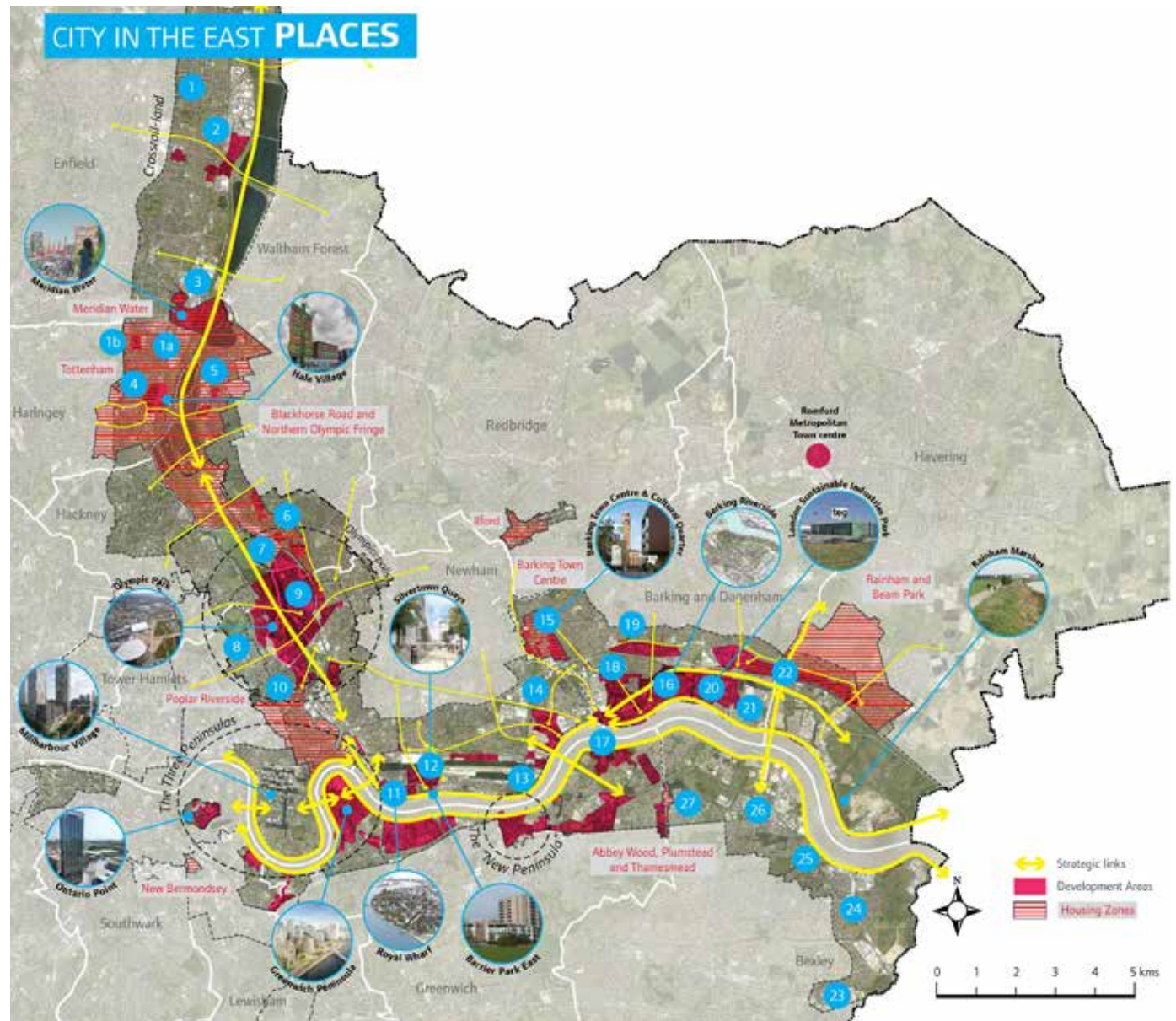
Status: Design stage

Completion: 2036

Client, Architect and Planning Consultant: GLA planning

Consultant: GLA/THL

Developer: Various



UPPER LEE VALLEY

20,100 homes and 15,000 jobs

1. A10 / A1010 corridor

1a. Northumberland Park

4,500 homes and 4,000 jobs

1b. High Road West masterplan

1,600 homes and 700 jobs

2. Ponders End masterplan

1,100 homes and 700 jobs

3. Meridian Water masterplan

5,000 homes and 3,000 jobs

4. Stratford Hale District Centre framework

5,000 homes and 4,000 jobs

5. Blackhorse Lane masterplan

2,500 homes and 1,000 jobs

OLYMPIC LEGACY

32,000 homes and 50,000 jobs

6. Northern Olympic Fringe

3,000 homes and 110,000 sq. m. commercial

7. Olympic Park

2,000 homes and 50,000 sq. m. commercial

8. Hackney Wick and Fish Island

6,000 homes and 160,000 sq. m. commercial

9. Stratford

12,000 homes and 700,000 sq. m. commercial

10. Southern Olympic Fringe

9,000 homes and 300,000 sq. m. commercial

ROYAL DOCKS

15,000 homes and 40,000 jobs

11. Thameside West

12. Silvertown Quay

13. Albert Island

14. Beckton Riverside

LONDON RIVERSIDE

26,500 homes and 16,000 jobs

15. Barking Town Centre

16. Barking Riverside

10,800 homes and 60,000 sq. m. commercial

17. Cressleth

18. Thames Road

19. Cattle Green

20. Sustainable Industries Park

21. Barking Power Station

22. A1306 sites including Rainham and Beam Park

BEXLEY RIVERSIDE

21,500 homes and 8,500 jobs

23. Crayford

1,000 homes and 500 jobs

24. Slade Green

2,000 homes and 1,000 jobs

25. Erith

2,500 homes and 1,000 jobs

26. Belvedere

11,000 homes and 5,000 jobs

27. Thameshead / Abbey Wood

5,000 homes and 1,000 jobs

Masterplans & area strategies

Eastfields Estate

Mitcham, Merton, CR4

Reducing isolation and increasing the site's density, the design seeks to retain the central green while converting the existing monolithic building into smaller buildings with multiple routes throughout.

Unbuilt

Status: Design stage

Completion: July 2028

Client: Circle Housing Merton Priory

Architect: Cullinan Studio, Levitt Bernstein, Proctor and Matthews

Planning Consultant: Savills

BREEAM Communities: HTA



© Cullinan Studio

Masterplan & area strategies

Hackney Wick Central

White Post Lane, Tower Hamlets, E9

Working with fragmented land ownership, this scheme has drawn on stakeholders needs to establish a new town centre on the eastern fringe of Queen Elizabeth Olympic Park, building on the area's mix rich of uses, historic streets and waterways.

Unbuilt

Status: Planning granted

Completion: January 2022

Client: London Legacy Development Corporation

Lead Masterplanner: Karakusevic Carson

Architects

Masterplanner and Public Realm: Witherford

Watson Mann Architects and Arup

Planning Consultant and M&E/Sustainability:

AECOM

Additional Consultants: Tibbalds, Buro Happold, Soundings, DTZ



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The London Cancer Hub

15 Cotswold Road, Sutton,
SM2

Transforming underutilised public land, this new innovation district will house 10,000 scientists, doctors and companies, seeking to promote healthy lifestyles and integrate historic buildings with modern biomedical research.

Unbuilt

Status: Design stage

Completion: January 2035

Client: Institute of Cancer Research

Architect: Haptic Architects and Nordic Architects

Market Analysis: JLL

Transport Study: WSP



Masterplans & area strategies

New Covent Garden Market Masterplan

Nine Elms Lane,
Wandsworth, SW8

Consolidating the market to release 9 hectares, this mixed-use neighbourhood will create 3,000 homes, 135,000 square foot of office space and 100,000 square foot of retail, leisure and community facilities celebrating the area's links with the market.

Unbuilt

Status: Planning granted

Completion: 2026

Client: Vinci Plc. / St. Modwen Plc. (VSM) Covent Garden Market Association (CGMA)

Surplus Land Site Masterplanner & Architect: Skidmore, Owings & Merrill

Market Site Architect: BDP

Planning Consultant: GL Hearn Ltd

MEP Engineer: Hoare Lee



Masterplans & area strategies

Wood Green Framework for Change

Wood Green High Road and surrounding areas, Haringey, N22

Creating 6,000 homes and 4,000 jobs, this strategy shifts the town centre and new taller buildings south-east around a new major square, tying together the High Road, work district, new council accommodation and residential neighbourhood.

Unbuilt

Status: Planning granted

Completion: 2020-2035

Client: LB Haringey

Strategic Planner and Architect: Fluid

Urban Design: Fluid and AECOM

Planning and Technical Support: AECOM

Viability: Cushman & Wakefield

