



CANARY WHARF
GROUP PLC

NQ.PA.14

North Quay Statement of Community Involvement

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July 2020

This report has been prepared by
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Canary Wharf (North Quay) Ltd.

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North Quay site photo
(viewed from north-west)

INTRODUCTION

OVERVIEW

Canary Wharf (North Quay) Ltd (“the Applicant”), part of Canary Wharf Group, is submitting applications for Outline Planning Permission (OPP) and Listed Building Consent (LBC) to enable the redevelopment of the North Quay site, Aspen Way, London (“the Site”).

Two separate applications are being submitted for the works. The applications will seek permission for:

- Application NQ.1: Outline Planning Application (all matters reserved) - Application for the mixed-use redevelopment of the Site comprising demolition of existing buildings and structures and the erection of buildings comprising business floorspace, hotel/serviced apartments, residential, co-living, student housing, retail, community and leisure and sui generis uses with associated infrastructure, parking and servicing space, public realm, highways and access works.
- Application NQ.2: Listed Building Consent (“LBC”) - Application to stabilise listed quay wall and any associated/necessary remedial works as well as demolition of the false quay in connection with Application NQ.1.

Together the development proposed under Applications NQ.1 and NQ.2 are referred to as the “Proposed Development”.

At the time of making the OPA, the Applicant is unable to determine exactly how much of the Proposed Development is likely to come forward in which land use. For this reason, the description of development provides the Applicant with flexibility as to the uses that could be undertaken on the Site.

However, in order to ensure that the level of flexibility

is appropriately restricted, the OPA seeks approval for three Control Documents which describe the principal components of the Proposed Development, define the parameters for the Proposed Development (the “Specified Parameters”) and control how the Proposed Development will come forward in future. They provide the parameters, design principles and controls that will guide future reserved matters applications (“RMAs”). These Control Documents are – (1) the Development Specification; (2) the Parameter Plans; and (3) the Design Guidelines:

- The Development Specification sets out the type and quantity of development that could be provided across the Site (including setting a maximum floorspace across the Site);
- The Parameter Plans set the parameters associated with the scale, layout, access and circulation and distribution of uses classes and public space for the Proposed Development. They also establish the Development Zones and Development Plots across the Site; and
- The Design Guidelines set the design principles and controls for future development.

Together, these documents set out the information required to allow the impacts of the Proposed Development to be identified with sufficient certainty as future RMAs will be required to demonstrate compliance with the Specified Parameters and controls in these Control Documents.

SITE DESCRIPTION

The North Quay site (“the Site”) is located in the north of the Isle of Dogs, within the administrative boundary of the London Borough of Tower Hamlets (the “LBTH”), at Canary Wharf. It is bounded by Canary Wharf Crossrail Station to the south, Aspen Way (A1261) to the north,

Hertsmere Road to the west and Billingsgate Market to the east. The West India Quay Docklands Light Railway (DLR) station and Delta Junction are located on the western side of the Site and the Site also incorporates parts of North Dock, Upper Bank Street and Aspen Way.

The Site is 3.28 hectares (ha) in area. Currently the Site comprises mostly cleared land, being previously used as a construction laydown site for the Canary Wharf Crossrail Station. There are some temporary uses currently on site, including the LBTH Employment and Training Services, WorkPath and advertising structures.

A Grade I Listed brick dock wall (Banana Wall) exists below the surface of part of the Site, which originally formed the dockside until it was extended over to the south.

Existing access to the Site for vehicles is from Upper Bank Street to the east and Hertsmere Road to the west, which both link to Aspen Way. The Site is not currently accessible to the public, however pedestrian routes are located on each side of the Site (Aspen Way, Hertsmere Road, Upper Bank Street, and the western part of the dockside to the south). The Aspen Way Footbridge which leads to Poplar also lands on the southern side of Aspen Way.

The Site is highly accessible by public transport. The West India Quay DLR station is located on the Site, the Poplar DLR station is accessed directly from the Aspen Way Footbridge, the Canary Wharf Crossrail Station is located immediately to the south of the Site, beyond which are the Canary Wharf underground and DLR stations. The Site's PTAL varies from 5 ('very good') to 6a ('excellent'), with improved PTAL closer to Upper Bank Street. The score is expected to improve to 6a across the entire Site by 2021 owing to the planned opening of the Crossrail Station.

Beyond the Site, 1 West India Quay (the Marriott Hotel (107m AOD) and residential building (41m AOD) are located to the west, adjacent to the DLR tracks. Beyond these, along Hertsmere Road is a cinema, museum, shops, restaurants and other leisure facilities, forming part of the West India Quay Centre. Billingsgate Market is located to the east of the Site, on the opposite side of Upper Bank Street. Billingsgate Market is identified as a Site Allocation (4.2: Billingsgate Market) for

redevelopment in LB Tower Hamlet's Local Plan.

To the north of the Site on the other side of Aspen Way are the Tower Hamlets College and The Workhouse leisure facility. They comprise part of a Site Allocation (4.1: Aspen Way) for redevelopment in LB Tower Hamlet's Local Plan. In close proximity to these there are lower rise residential properties (some with shops beneath them) as well as the Poplar Recreation Ground.

Beyond the Crossrail station and Crossrail Place to the south of the Site is the Canary Wharf commercial area, with the buildings closest to the Proposed Development including the HSBC (200m AOD), Bank of America and One Canada Square buildings (235m AOD).

LISTED BUILDING WORKS

Towards the south of the Site, the edge of the dock is defined by a quay wall known as the Banana Wall. The brickwork has a profile and counterfort buttresses, on a gravel bed. The Banana Wall was constructed between 1800-1802 and was Listed Grade I in 1983.

The Proposed Development will span over the Banana Wall with piles on either side of the wall providing support to the new structures. The new structures will leave a void or compressible material above to avoid permanent loading of the wall. The adjacent existing false quay deck will be removed. The excavation of the basement may require necessary stabilisation works to be undertaken to ensure there are no impacts to the Banana Wall. Remedial works to the Banana Wall will also be undertaken if required.



Public exhibition, St Matthias
Community Centre, Poplar,
March 2020

CHAPTER 1

EXECUTIVE SUMMARY

1.1 ABOUT THIS REPORT

This document provides a record of the pre-application public and stakeholder consultation carried out on the OPA and associated application for LBC for North Quay behalf of Canary Wharf (North Quay) Ltd (the Applicant).

This document describes the process, findings and an overview of how the Proposed Development has responded to consultation. The appendices provide a record of publicity and consultation material provided during the consultation and engagement process.

1.2 PROPOSED DEVELOPMENT

For the purposes of the public consultation process and reference within this report, details of the Proposed Development are as follows.

Outline Planning Application (OPA)

Application for outline planning permission (all matters reserved) for the redevelopment of the North Quay Site for mixed use comprising:

- Demolition of existing buildings and structures;
- Erection of buildings and construction of basements;
- The following uses:
 - Business floorspace (B1)
 - Hotel/Serviced Apartments (C1)
 - Residential (C3)
 - Co-Living (C4/Sui Generis)
 - Student Housing (Sui Generis)
 - Retail (A1-A5)
 - Community and Leisure (D1 and D2)
 - Other Sui Generis Uses
- Associated infrastructure, including a new deck over part of the existing dock;
- Creation of streets, open spaces, hard and soft landscaping and public realm;
- Creation of new vehicular accesses and associated works to Aspen Way, Upper Bank Street, Hertsmere Road and underneath Delta Junction;
- Connections to the Aspen Way Footbridge and Crossrail Place (Canary Wharf Crossrail Station);
- Car, motorcycle, bicycle parking spaces, servicing;
- Utilities including energy centres and electricity substation(s); and
- Other minor works incidental to the Proposed Development.

Listed Building Consent Application (LBCA)

Stabilisation of listed quay wall and associated/remedial works as well as demolition/removal of the false quay in connection with the erection of mixed-use development.

1.3 SUMMARY OF THE CONSULTATION PROCESS

A process of public consultation was undertaken to engage local stakeholders and the community on the outline proposals for the development of the North Quay Site. The consultation process was conducted over a seven-month period between October 2019 and April 2020 and comprised two stages:

- **Stage 1** - Initial engagement on the principles of development and emerging proposals (October 2019 – January 2020)
- **Stage 2** – Consultation on the draft design proposals and Indicative Scheme ahead of the submission of the planning application (February – April 2020).

Activities undertaken as part of the consultation process have included:

- Meetings with a ward councillor for Canary Wharf Ward;
- Meetings with local stakeholder groups who have an

interest in the Site, area and proposals (see Chapter 4 of this document);

- Two sets of public exhibitions on the proposals at different stages of the design evolution and held at several locations;
- Provision of feedback forms and consultation tools at the exhibitions, enabling residents and local community members to provide feedback on the proposals;
- Project e-newsletters to local stakeholders and members of the community who have expressed an interest in the Proposed Development;
- A project website providing information on the proposals and consultation process; and
- Online engagement and feedback opportunities.

Over 250 people have been directly involved in the public consultation events, with additional numbers taking part through broader activities, such as stakeholder meetings and online engagement.

1.4 SUMMARY OF CONSULTATION FEEDBACK

The feedback set out in this report is drawn from over 120 individual pieces of feedback that have been collected through the consultation process: at public events, stakeholder meetings and via the consultation website.

Feedback was sought at each stage of consultation to track the progress and evolution of the proposals. The feedback received was communicated and discussed with the design team to inform the development of the Proposed Development.

This section provides an overview of the headline findings from each stage of consultation. Detailed feedback is provided in Chapter 4 of this report.

Overview of feedback on the Proposed Development

The outline proposals for North Quay were well received on the whole. The principle of development was accepted or welcomed by the majority of consultees and, therefore, feedback generally focused on ensuring that the proposals positively contribute to the area and provide benefits for local people.

Stage 1 feedback - Emerging Proposals

Initial consultation tested the design principles and sought

to understand local priorities to inform future design development. The key themes to emerge at this stage were:

Design approach

- The initial design approach and principles were positively received by stakeholders and participants in the public consultation events
- At this stage, the key priorities for consultees included public space, homes, leisure uses and connections to/from South Poplar
- A small number of people living to the west of the Site raised concerns regarding height and impact on views
- Participants noted the importance for development to feel inclusive, and to make more of the heritage of the docks in the design approach

Access and connections

- Existing pedestrian and cycle infrastructure around the Site was considered to be poor
- 78% of people were supportive of prioritising north-south pedestrian connections through the Site
- A high number of people suggested that improvements were required to the existing Aspen Way Footbridge and the north side of the Site along Aspen Way
- Participants also noted the need for improved east-west connections for cyclists and pedestrians

Public realm

- The top three priorities for public space were green areas and planting, places to sit and relax and access to the dock front
- There was a strong view that spaces should feel welcoming, inviting and inclusive - rather than corporate - in order to bridge the gap between Canary Wharf and the more residential areas to the north
- Comments also included suggestions for spaces which reflect ecology, sustainability and wellbeing

Uses

- Where workspace was referenced it was regarding the need for more variety, with smaller offices, flexible set ups and co-working spaces all suggested so that smaller businesses can benefit from the proximity to Canary Wharf
- There were mixed views on the need for more



Public exhibition, November 2019

homes. Where housing is delivered, consultees were keen to ensure this would include affordable tenures

- A majority of participants welcomed additional retail being provided at North Quay
- Several people noted a need for more health and education facilities in the area to support existing and future residents
- Participants also noted the need for family friendly facilities and events to support the wider area

Community benefits

- Stakeholders and the public were keen to see the development deliver training and employment opportunities targeted at local people
- There were suggestions for meanwhile uses to be provided should the Site take several years to deliver

Stage 2 feedback - Draft Masterplan

The second stage of consultation aimed to understand the public and stakeholder response to the draft proposals and scheme design evolution. The feedback from this stage showed high levels of overall support for the Proposed Development.

Design approach

- 88% showed support for the overall approach to the outline proposals
- The most supported scheme principles were public space, access to the water and the improved connection between South Poplar and Canary Wharf

- Several participants noted that the development should present a welcoming face to South Poplar

Access and connections

- 88% supported the proposed approach to routes and connections through the Site
- There was a positive response to the introduction of east-west routes and access for cyclists
- Several participants noted the need for better north-south routes for cyclists throughout the area

Public realm

- 96% of people who completed written feedback supported the proposed approach to open space
- The proposed improvements to Aspen Way were welcomed
- Participants were keen to see green space and trees maximised wherever possible

Uses

- 62% of participants supported the proposed mix of uses presented in the Indicative Scheme shown (with 30% being 'unsure')
- Affordable housing was raised as a priority for the local area
- The approach to providing a more varied mix of workspaces was welcomed
- Participants wanted to see community/social spaces, markets and arts provided as the top three leisure priorities

1.4 RESPONSE TO FEEDBACK

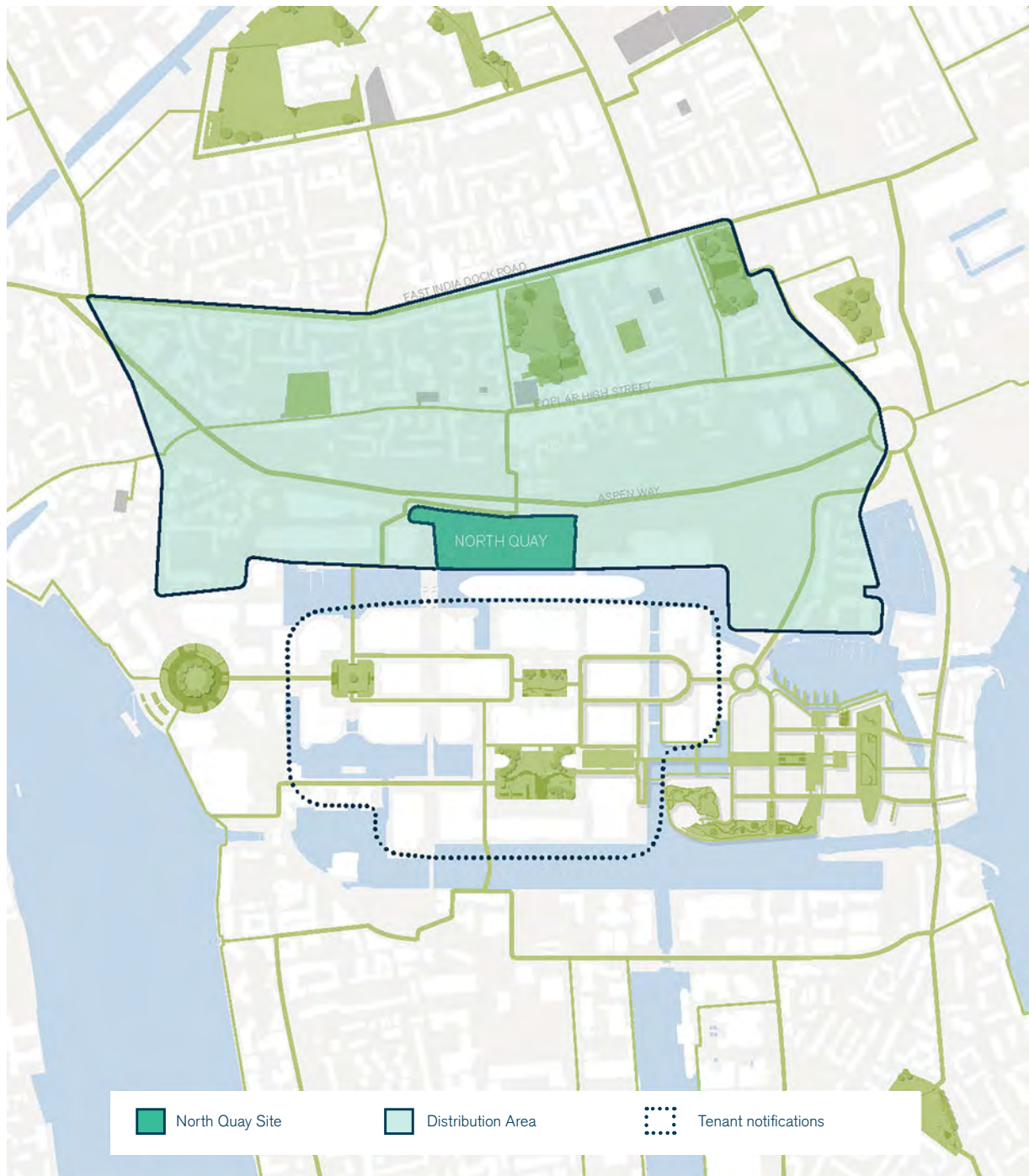
The following table outlines the primary topics raised through the consultation process and how the Applicant has responded or addressed the matters raised.

ISSUE	RESPONSE
Integration needed with the existing pedestrian bridge from South Poplar	The Proposed Development incorporates the existing pedestrian bridge into a generous and welcoming arrival square (Poplar Plaza), leading to direct access through the Site to improve pedestrian permeability. The Plaza will be activated with spill out space from retail and commercial units and kiosks to encourage public use and enjoyment.
Need for better east-west connections and improved cycle access	The Proposed Development has been designed to incorporate a new east-west route through the Site which will improve pedestrian and cycle access in the area and provide limited vehicular access. A new cycle route will be incorporated into the improvements to the south side of Aspen Way. Cycle parking will be provided within the public realm.
Improvements needed to north edge of Site along Aspen Way	<p>The Proposed Development is set back from Aspen Way to provide a generous amount of public realm which will include landscape and public realm improvements, new pedestrian and cycle friendly routes, planted areas and lighting. The space below Delta Junction will become a new piece of urban public realm and a planted acoustic barrier will be provided to help address existing noise and air pollution issues.</p> <p>The frontages facing onto Aspen Way will be activated through maximising glazed ground floor façades with commercial uses within.</p>
Green space should be maximised where possible	The landscape proposals contain areas of both hard and soft landscape suitable for an urban setting and significantly increase the green spaces across the Site compared to the existing condition. The Proposed Development will include a minimum of 0.4 ha of open space which will incorporate a substantial new public square with flexible open lawn areas and planting, dockside public realm and new garden squares. Additional trees and greenery will be incorporated along Aspen Way and beneath Delta Junction. The Indicative Scheme includes c.145 new trees across the Site.
Development should provide more amenities and leisure uses that are accessible to local residents - including family-friendly uses	<p>The Proposed Development includes a mix of uses that will help to create a vibrant and active destination. This includes a minimum of 10,000 sqm of retail, community and leisure space.</p> <p>Additionally, the primary public space, Quay Square, is envisioned to be used for a variety of urban activities such as markets, community events and seasonal programmed activities that will appeal to a variety of audiences.</p>

Affordable housing should be a priority for the area	If residential uses come forward on the Site, a proportion of these homes will be affordable in line with LBTH policy. Tenures and mix will be secured via the OPA Control Documents.
Employment and training opportunities should be accessible to local people	<p>The Applicant has a long standing partnership with the LBTH and various partners working in the area to promote local employment and training opportunities. In addition there is also an active education programme with local schools, and the Applicant supports a range of work experience opportunities each year.</p> <p>These initiatives will also apply to the new employment generated by the Proposed Development, both during construction and through the operational phase. There will be a range of jobs created on this Site, in a broad range of sectors and across the skills profile.</p> <p>Specific obligations for promoting the accessibility of these opportunities locally will be secured in the Section 106 Agreement.</p>
Area would benefit from additional social infrastructure (GPs, schools)	The LBTH has set out a plan for delivering infrastructure to support growth within the borough. This includes allocating sites for new health facilities and schools in the Local Plan. The borough's Community Infrastructure Levy (CIL) is also in place to fund the delivery of the required infrastructure. This site will make a significant CIL contribution which could be used to help fund new facilities.



Images from the consultation process.



Distribution area for communications (c. 4,000 addresses).

CHAPTER 2

CONSULTATION PROCESS

2.1 LONDON BOROUGH OF TOWER HAMLET'S STATEMENT OF COMMUNITY INVOLVEMENT

The London Borough of Tower Hamlet's (LBTH) Statement of Community Involvement (2019) encourages developers to engage with local stakeholders and residents at an early stage of developing their plans to enable the local people to have the greatest possible influence on the proposals. The consultation process for the Proposed Development has sought to meet the principles set out in the Statement of Community Involvement through the following means:

1. Commencing public engagement early in the pre-application process to help identify potential obstacles and opportunities for the Site and inform the design process;
2. Clearly setting out the Applicant's aspirations for the Site to enable open dialogue with the local community;
3. Providing clear and non-technical information and ensuring specialist consultants were available at public events to answer questions. Additionally, a translator was made available at consultation events for Bengali speakers who represent a high proportion of the local community;
4. Making information available online via a project website for people who could not attend scheduled events and providing ways for people to provide feedback using online methods;
5. Widely advertising the consultation and events through letters, leaflets, posters, local newspapers and a mailing list which local people could opt into;
6. Attempting to reach a wide range of community members through arranging events in different neighbourhood locations, reaching out to representatives of different sectors of the community and attending stakeholder events;
7. Reporting back to the community on the consultation process and findings through consultation events, the project website and e-newsletters; and
8. Ensuring ward members were kept informed about the consultation process and proposals.

2.1 CONSULTATION OBJECTIVES

In addition to the above, the consultation process was devised with a series of aims to aid the development of the outline proposals. These aims have been to:

- Raise awareness of the Proposed Development in the local area and communicate the intentions for the Site;
- Identify stakeholders with a specific interest in the Site and enable them to take part in shaping the proposals;
- Enable direct and constructive dialogue between local stakeholders, the community, the development team and the design team;
- Explain the nature of the planning application approach and provide opportunities for the local community to engage with the development proposals at key stages of the design evolution;
- Understand and record the views of the local community to inform the design process;
- Provide an opportunity for the community to be involved in shaping the public uses and benefits that can be delivered through the Proposed Development.

2.2 CONSULTATION PROCESS

Consultation and engagement on the proposals for North Quay was conducted over a seven-month period commencing in October 2019. The consultation was

structured in two stages as follows:

Stage 1 Consultation - Engagement on the initial approach to the development with local stakeholder groups and the community to understand local priorities, concerns and aspirations (October 2019 – January 2020)

Stage 2 Consultation - Consultation on the draft proposals and Illustrative Scheme ahead of the submission of the planning application (February – April 2020)

The consultation process has also drawn on knowledge and feedback recorded during consultation conducted in 2017 for an earlier scheme for the Site, seeking to extend previous dialogue with key stakeholders and the community.

2.3 CONSULTATION AREA

The consultation area was established to reflect the scale of the development and to ensure that all communities surrounding the Site had the opportunity to find out about the Proposed Development and take part in the consultation. This covers residents and businesses who are closest to the Site, are most likely use the area regularly and could be impacted by the development and/or construction.

Each public event was advertised to c.4,000 resident and business addresses within this area (see page 14 for map). The consultation process was also advertised through newsletters, posters, a project mailing list and the consultation website. In addition to this, newspaper adverts were placed in 'Wharf Life' which is distributed throughout Canary Wharf, Poplar and the Isle Of Dogs and at Tower Hamlets Ideas Stores.

2.4 METHODS OF ENGAGEMENT

The methods of engagement used during the consultation process and referred to in this document are set out below. Over 250 people have taken part in the process through one or more of these activities.

Stakeholder Meetings

Individual meetings were offered to local stakeholders to understand specific areas of interest and identify any



TOP: Public exhibition, October 2019

BOTTOM: Newsletter, December 2019



DECEMBER 2019

We are in the early stages of developing new proposals for the North Quay site, located on the northern part of the Canary Wharf estate immediately south of Poplar. The North Quay site is the next major regeneration project for Canary Wharf Group.

PROPOSALS FOR NORTH QUAY

North Quay offers a fantastic opportunity to form a link between the thriving community of Poplar and the bustling commercial hub of Canary Wharf.

We are designing a flexible masterplan which will give us the opportunity to deliver a range of uses which could potentially include new offices, homes, student housing, retail, leisure, hotels or serviced apartments. Together with new vibrant and exciting open spaces adjacent to the docks and enhanced connections between Canary Wharf and surrounding neighbourhoods.

CONSULTATION MATERIALS

If you weren't able to make it to our recent consultation events on the emerging plans and want to see how the proposals are progressing, you can view the exhibition materials on our website via the link below.

NORTH QUAY EXHIBITION

LET US KNOW YOUR VIEWS

We are committed to working with the local community and potential users of the new site to develop our plans and want to involve as many people as possible.

To let us know your views on the emerging proposals and type of place you would like North Quay to be, please complete our short survey by clicking the link below.

NORTH QUAY SURVEY - NOVEMBER 2019

OUR VISION FOR NORTH QUAY

An accessible and active district bridging the gap between Canary Wharf and Poplar

A mix of uses to address the changing demands for working, living and socialising

Much improved pedestrian environment and access between Poplar and Canary Wharf

Creation of a destination which contributes to and benefits the communities surrounding the site

New public spaces and access to the dock side for local residents, workers and visitors to the area

Maximised access to the new Elizabeth Line station for workers at Canary Wharf and residents of Poplar

✉ consultation@canarywharf.com 🌐 <https://group.canarywharf.com/planning/north-quay>

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issues or priorities for key groups. Stakeholders were also invited to attend the public events.

Details of the feedback provided through these meetings can be found in Chapter 3 of this document.

Public Exhibitions

Two sets of public exhibitions (seven events) were held during the consultation process. The exhibitions were used to present the design progress and capture structured feedback on the proposals to inform design development. A record of the information provided at these events can be found in Appendix D and J of this document.

The exhibitions were held at a variety of locations the north, west and south of the Site to increase accessibility for the different communities living and working in the area. Events were attended by representatives of the Applicant, its design team and planning and specialist consultants.

Project Website

In addition to face-to-face engagement, a consultation website (<https://group.canarywharf.com/planning/north-quay/>) has been used to reach a wider audience and gather feedback on the proposals throughout the process. This has provided access to consultation materials and information on the Proposed Development and was advertised through all communication materials.

E- Newsletters

E-newsletters and updates were used at key points during the process to update people who had subscribed to a project mailing list. These provided information on the proposals, events, progress and how to get involved.

Online Feedback

Online surveys were used to collect feedback from people who couldn't attend consultation events. These were made available through the North Quay website and the project mailing list.



TOP: Public exhibition, March 2020

MIDDLE: Project website

BOTTOM: Exhibition, March 2020



2.5 LEVELS OF ENGAGEMENT

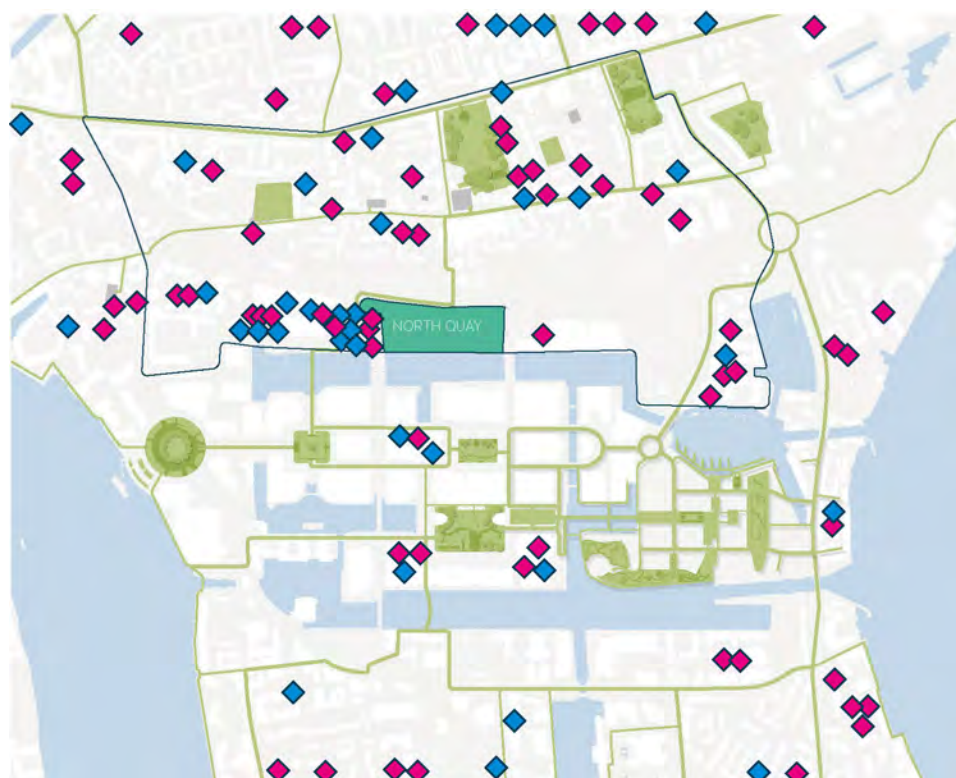
The tables below provide an overview of the levels of attendance and engagement at public events.

Stage 1

Date	Location	Attendance
Tuesday 5th November 2019 (3pm-7pm)	Marriott Hotel, Hertsmere Road	48
Thursday 7th November 2019 (3pm-7pm)	Canary Wharf Idea Store	51
Saturday 9th November 2019 (10am -2pm)	St Matthias Community Centre	27
Friday 24th January 2019	Poplar Shahjalal Mosque	30
		156

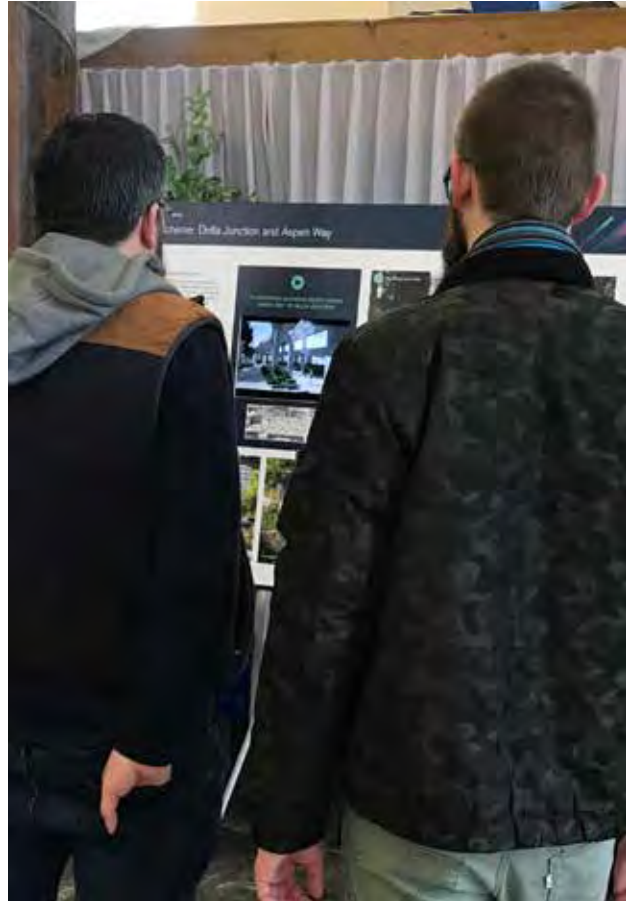
Stage 2

Date	Location	Attendance
Tuesday 10 March 2020 (3pm-7pm)	Marriott Hotel, Hertsmere Road	36
Thursday 12 March 2020 (3pm-7pm)	Canary Wharf Idea Store	41
Saturday 14th March 2020 (10am -2pm)	St Matthias Community Centre	21
		98



Map showing representative post code data for attendees of the public events (where data was provided). 108/c.250 attendees mapped.

- North Quay site
- ◆ Location of Stage 1 consultation attendees
- ◆ Location of Stage 2 consultation attendees



Images from public events in November 2019 and March 2020.



Public Exhibition, Marriott
Hotel, November 2019

CHAPTER 3

STAKEHOLDER ENGAGEMENT

3.1 APPROACH TO ENGAGEMENT

The Applicant began engaging with local stakeholders in October 2019 in order to provide information on the intention to bring forward proposals for North Quay and seek views on the approach.

Invitations to meet to discuss the Proposed Development were sent to the following stakeholders in the area who are immediate neighbours of the Site or have a representative interest in the area:

- Councillors for Canary Wharf Ward
- South Poplar, Limehouse Action for Secure Housing (SPLASH)
- Neighbours in Poplar
- New City College, Tower Hamlets Campus
- The Workhouse Leisure Centre
- ShahJalal Mosque
- Museum of London Docklands
- Billingsgate Market
- London Marriott Hotel
- London Marriott Hotel Residents
- Poplar Neighbourhood Planning Forum
- Vietnamese Pastoral Centre
- Association of Island Communities (AIC)

In addition to the above, another c.50 stakeholders were sent invitations to the consultation events. These organisations covered TRAs, faith groups, education and training institutes, youth groups, community centres, leisure providers, health providers and business groups across the wider Poplar and Isle of Dogs areas.

3.2 STAKEHOLDER MEETINGS

The following meetings were held with local stakeholders as a result of this outreach:

Date	Stakeholder
January 2020	South Poplar, Limehouse Action for Secure Housing (SPLASH)
January 2020	Marriott Hotel, West India Quay
January 2020	New City College, Tower Hamlets Campus
January 2020	Poplar Shahjalal Mosque
February 2020	Individual residents of the Marriott Apartments (immediate neighbour)
February 2020	Cllr Andrew Wood
March 2020	Association of Island Communities (AIC)

Note: Further stakeholder meetings were put on hold due to the COVID-19 lockdown. The Applicant is committed to continuing engagement with key stakeholders and neighbours of the Site through future stages of the planning process.

3.3 STAKEHOLDER FEEDBACK

On the whole, stakeholders were largely positive toward the Proposed Development and keen to ensure that it would provide benefits to the local area and community.

Stakeholders were aware of previous proposals for North Quay and the majority considered the Proposed Development to be an improvement on earlier proposals for the Site.

The following table summarises the key questions and topics that were discussed during meetings with stakeholders:



INTEGRATION WITH THE WIDER AREA

- Stakeholders to the north of the Site wanted to see consideration given to how the Site would be linked to South Poplar and particularly whether improvements could be made to the existing Aspen Way Footbridge. It was considered important that the entrance to the Proposed Development felt welcoming and not like a 'back door' to the development.



ACCESS

- Stakeholders welcomed the improved access from South Poplar to Canary Wharf and the Crossrail Station.
- The central east-west route through the site was considered beneficial in connecting the areas immediately adjacent to the Site and enabling more options for cyclists.
- Clarity was sought over how emergency vehicles would access and serve the site.
- Suggestions were made for improved wayfinding in the area as a general point.
- Suggestions that more cycle parking is needed in the area, particularly with Crossrail coming into use.



PUBLIC SPACE

- Neighbouring stakeholders welcomed a joined up waterside promenade to link the Site to West India Quay.
- Suggestions were made for areas for workers to eat lunch and the possibility of activating the public spaces with food trucks or markets.
- Concerns were raised regarding current anti social behaviour and gatherings under the DLR tracks at West India Quay Station. Improvements to design and lighting would be welcomed here.
- Suggestions were made to 'green' the edges of the Site where hard landscaping currently dominates.
- Suggestions to provide more greenery under DLR and consider 'greening' the concrete columns.



HOUSING

- The proposed mix of uses was considered appropriate by the majority of stakeholders.
- Several stakeholders noted the need for more affordable housing in the area - particularly social rent.



HEIGHT AND DENSITY

- In general, the Proposed Development was considered to be an improvement over previous schemes put forward for the Site.
- Some concerns were expressed over the proposed heights and density, however it was understood that policy for the Site considered tall buildings to be appropriate.
- Neighbours of the Site expressed desire to see adequate spacing between buildings to allow for light and views.



ASPEN WAY

- Aspen Way is considered a major obstacle for the area and a barrier between Canary Wharf and South Poplar. Stakeholders were keen that some consideration was given to how the development meets the road to make this a more appealing environment.
- Suggestions were made for an acoustic barrier along Aspen Way which could also improve air quality and address pollution issues.



MEANWHILE USES

- Stakeholders suggested that meanwhile uses would be supported on the Site to increase footfall and on the north side of the dock and provide uses that would benefit the community.



TRAINING AND EMPLOYMENT

- Stakeholders noted the need for training and employment schemes to be improved in the area to allow local people better access to a range of opportunities and career paths.



CONSTRUCTION IMPACT

- Stakeholders were keen to understand the construction impact on immediate neighbours and seek reassurance over working hours and mitigation measures for noise and vibration.



Exhibition at the Canary Wharf
Idea Store, March 2020

CHAPTER 4

CONSULTATION FINDINGS

4.1 STAGE 1 CONSULTATION – EMERGING PROPOSALS

The first stage of consultation has focused on understanding local priorities for the scheme, how the area is currently used and presenting initial concepts for the Site.

The public exhibition included the following information:

- An introduction to North Quay, the existing site, local context and planning history
- Placemaking vision for North Quay
- Initial principles for the Proposed Development
- Outline Planning Application approach and explanation of flexible masterplanning
- Opportunity for new routes and connections
- Opportunity for new public spaces
- Approach to providing a mix of uses
- Consultation details

A record of this information can be found in Appendix D.

Feedback forms focused on capturing local priorities for the development, feedback on the initial design principles, and public realm qualities and how the development could benefit the area.

4.2 STAGE 1 FEEDBACK

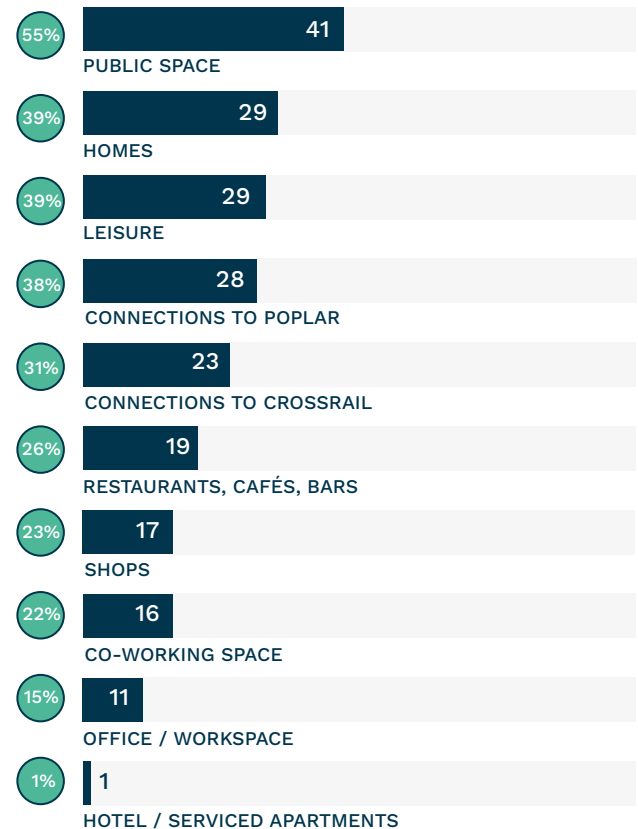
The results presented in this section are drawn from the 74 written feedback forms completed by attendees at the exhibitions.

Q1 What is your connection to the area?

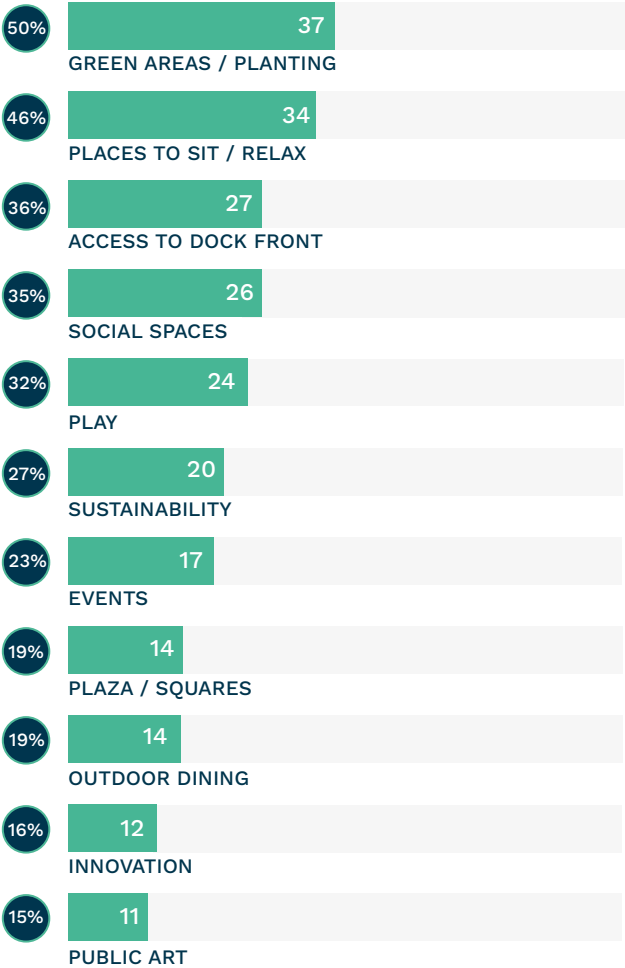


*Some respondents fell into more than one category.

Q2 What are your priorities for North Quay?



Q3 What qualities do you want from the public space being provided at North Quay?



Q4 Our proposals include new pedestrian routes through the site to improve connections between South Poplar and Canary Wharf. Do you think this will benefit the area?



Q5 Would you welcome additional retail in this location?



Q6 Is there anything you think the local area could benefit from?

No. of comments	Topic
13	More public spaces and green areas
11	Training opportunities / jobs targeted at local people
8	Things for children to do
8	Improved connections from Poplar to Canary Wharf
7	Community spaces / venues with activities
7	Homes - particularly affordable housing
6	Improved social infrastructure (schools / health)
5	More varied retail offer
5	Events and attractions
4	Better cycle infrastructure
2	Flexible workspace
1	Investment in the local community
1	Services for older people

Q7 Is there anything else you would like to raise in relation to the emerging proposals.

No. of comments	Topic
6	Improving connections between South Poplar and Canary Wharf a priority
4	Concerns relating to height and overshadowing
3	Important to consider pedestrian experience along north of site / Aspen Way
2	Development should feel spacious at ground level
2	Family homes needed in the area
2	Improvements needed to cycle and pedestrian infrastructure
2	Independent retail and cafés and bakeries needed over bars and restaurants
2	Character of the development
2	More play opportunities needed in the area
2	Concern about student accommodation
2	Help reduce anti-social behaviour in area
1	Support needed for local community services
1	Concern about pollution and proximity to Aspen Way
1	Concern about construction impact

4.3 STAGE 1 SUMMARY

The key themes that emerged through initial consultation and written feedback are summarised below in order of priority.

Public spaces - The need for attractive public spaces was raised more than any other issue in the written feedback, with 55% of people identifying this as a priority for the area. Comments mainly related to the need for safe spaces, green spaces and spaces next to the dock. There was a strong view that spaces should feel welcoming, inviting and inclusive rather than corporate in order to bridge the gap between Canary Wharf and the more residential areas to the north. Comments also included suggestions for spaces which reflect ecology, sustainability and wellbeing.

Connections - Many people could see the benefit in improving the connections through North Quay to South Poplar as well as improving the east-west integration of the site. 38% and 31% of people felt connections between the Site and South Poplar and Crossrail should be prioritised respectively. 78% approved of the initial approach set out in the proposals presented.

It was generally considered that the existing Aspen Way Footbridge needed to be improved to make the link more appealing.

Training opportunities - Access to training courses relevant to local people was raised by both the public (15%) and stakeholders, alongside the need for a more aggressive and visible training programme for Poplar residents.

Leisure and family friendly activities - 39% of respondents considered leisure to be a priority for the area. Activities or places for children and families to visit was high on the agenda. There was a view that more people from the wider area could benefit from facilities at Canary Wharf if there was more a more diverse offer and if there were things to do at the weekend. A children's education / 'discovery-style' centre was suggested. Family friendly public spaces were also mentioned.

Community spaces / venues - Similarly, there were a number of suggestions for facilities that would serve the community, such as affordable spaces to hire and cultural facilities.

Events and attractions - Suggestions for live events and attractions received a high percentage of comments, with the view that they could improve social links in the area and provide a reason to visit North Quay.

Impact on neighbours - Several people living in buildings to the west of the site raised initial concerns and sought reassurance about height to the western edge of the Site and impact on views.

Housing - There were mixed views on the need for more homes. 39% of respondents felt that homes were a priority for the area but that there was more of a need for family housing and affordable housing (specifically social rent).

Retail - The need for retail received mixed views, although the majority (55%) felt that it would be of benefit to the area. The majority of written comments suggested that independent or mid-level shops would be preferable to big brands and would help to give North Quay a different identity. Suggestions included groceries, bakeries and cafés over bars and restaurants.

Pedestrian and cycle infrastructure - Existing pedestrian and cycle infrastructure around the Site is considered to be poor. People are keen to see improvements here in terms of accessibility and safety. How pedestrians enter the Site from Aspen Way and the quality of public realm along the main road and beneath the DLR was questioned. A new east-west cycle route was also suggested, along with improved north-south links.

Social infrastructure - Several people noted a need for more health and education facilities in the area, specifically GPs and secondary schools.

Anti-social behaviour - References to anti-social behaviour came through from both the public and local stakeholders. There is a desire to see this addressed though improved public realm, pedestrian routes, surveillance and investment.

Workspace - Where workspace was referenced it was regarding the need for more variety, with smaller offices, flexible set ups and co-working spaces all suggested so that smaller businesses can benefit from the proximity to Canary Wharf.



Public Exhibition, St Matthias
Community Centre, November 2019



Public Exhibition, Canary Wharf Idea
Store, November 2019

4.4 STAGE 2 CONSULTATION – DRAFT MASTERPLAN

The second stage of public consultation aimed to capture feedback on the development principles, outline application approach and design proposals.

Consultation material included the following information:

- An introduction to the ambition for North Quay
- Response to earlier consultation
- Information on the flexible masterplanning approach
- Illustrative Masterplan and key development principles
- Massing and townscape views
- Approach to the key public spaces
- Access proposals
- Flythrough video of the proposed route from the existing Poplar pedestrian bridge to the dock front
- Flythrough video of the proposals along Aspen Way and Delta Junction
- Sustainability approach
- Information on timescales and process

A record of this information can be found in Appendix J.

Flythrough videos were used during the second stage of public events to demonstrate public accessibility and improvements along key routes as well as aid understanding of the proposals and scale of development.

Feedback forms focused on capturing responses to the proposals and included questions on the approach, scheme principles, public realm, connectivity, leisure and wellbeing.

The exhibition materials and an online version of the feedback form were also made available on the website for six weeks following the public events (up to the end of April 2020) to provide the opportunity for people to view and comment on the proposals remotely.

4.5 STAGE 2 FEEDBACK

The results presented in this section are drawn from the 47 feedback forms received from consultees.

Q1 What is your connection to the area?*

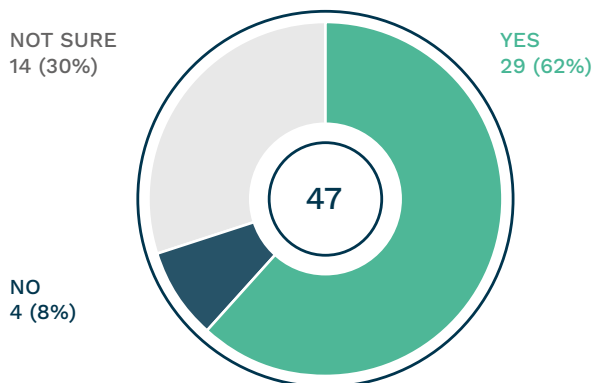


*Some respondents fell into more than one category.

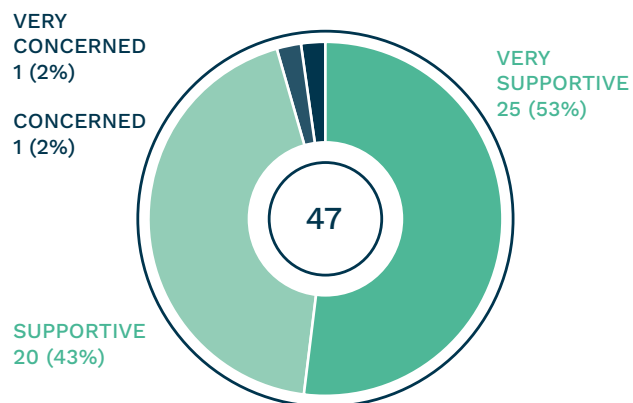
Q2 Which of our principles for North Quay are you most supportive of?



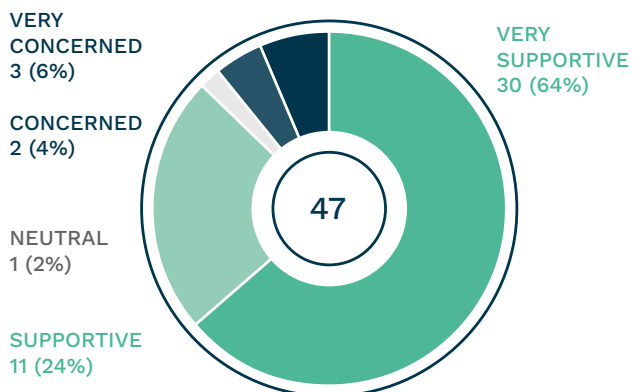
Q3 Do you consider the proposed mix of uses to be appropriate for this location?



Q4 What is your view on the proposed approach to providing a range of new public spaces?



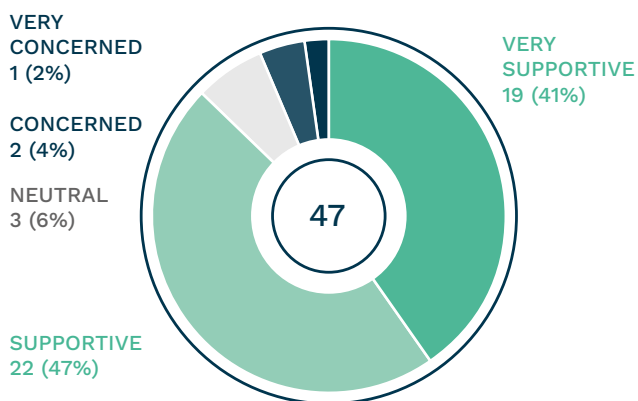
Q5 What is your view on providing new pedestrian and cycle routes through the site?



Q6 What type of leisure or amenity uses do you think could benefit the area?



Q7 What is your overall attitude toward the outline proposals?



Q8 What are the key priorities for the local area?

No. of comments	Topic
8	Improvements to existing Aspen Way Footbridge
6	An increase green space in area and connections to nature
6	More affordable housing for area
4	Reduce demand on public transport
4	Improve air quality
2	Employment and training opportunities for young people
2	More leisure and culture options
2	Good public realm
1	Heritage

Q9 Is there anything you think could contribute to improving wellbeing or quality of life in the area?

No. of comments	Topic
10	Increased access to green space
3	More community spaces
3	Better social infrastructure (schools, GPs)
3	Green transport options
3	Improved air quality
3	Improved connections between neighbourhoods
2	More things to do on the weekend
1	Improved sense of community

Q10 Is there anything else you would like to raise in relation to the proposals for North Quay?

No. of comments	Topic
2	Ensure a through route from Poplar during construction
1	Consider how the entrance to North Quay appears from Poplar - should be welcoming
1	Concerned about increased traffic on Hertsmere Road
1	North-south cycle access needs improving across area

4.5 STAGE 2 SUMMARY

88% of people who provided written feedback supported the overall approach to the outline proposals presented. Majority support was also recorded for the proposed mix, the approach to public space, and access proposals.

The scheme principles that saw the highest levels of support were public space, access to the water and the improved connections between South Poplar and Canary Wharf.

The key topics raised during the second stage of consultation are summarised below.

Public Space – There was a positive response to the proposal for new public spaces with 96% of those who provided feedback supporting the approach. Participants indicated that green space was lacking in the area and should be maximised where possible in the scheme.

Connections – The approach to providing new north south pedestrian connections and east-west pedestrian and cycle routes was highly supported by attendees. Participants also noted that north south cycle links could be improved through the wider area. The integration with the existing pedestrian bridge and the route from Poplar was considered the top priority for the scheme to ensure this is a welcoming link into the Site.

Local Facilities and Amenities – There was a general view that both existing and future residents could benefit from more community facilities and social spaces. Arts and culture was high on the list of priorities.

Transport - Local residents were keen that the new development would not adversely impact traffic in the area – particularly on Hertsmere Road.

Retail - Variety, independent shops, markets and food trucks were all suggested in relation to giving North Quay a different character to other parts of Canary Wharf.

Construction Impact – Attendees noted the importance of maintaining a pedestrian route to / from Poplar during construction.



Exhibition at St Matthias
Community Centre, March
2020

CHAPTER 5

CONCLUSION

5.1 CONCLUSIONS FROM CONSULTATION

The consultation strategy sought to engage with a wide range of stakeholders, including local groups, residents and workers in the area to understand their views on the Proposed Development and sought to capture their views in the final design proposed under the OPA.

The consultation process drew on knowledge and feedback from previous extensive consultation conducted in 2017 on the future of North Quay. Previous consultation findings informed the emerging design proposals presented during Stage 1 of the consultation process.

The consultation events have been well attended by people living and working in area with over 250 people taking part in the process. The majority of participants were residents of the local area (E14). Of the 121 pieces of feedback received across the two stages of engagement, 96 were from local residents (79%).

There is general acceptance and support for the principle of development and bringing the Site into use again after years of being inaccessible to the public.

In general, the Proposed Development was considered to be an improvement over previous schemes put forward for the Site.

Stakeholders have been largely supportive of the objectives of the development, however they are keen to see the benefits to the wider community maximised through further engagement. Opportunities for training and employment were of particular note.

The majority of the wider community, residents and businesses who have taken part in the process have also been supportive of the outline design proposals for North Quay, particularly the public realm proposals.

During the first stage of engagement on the emerging development principles, the community priorities for the Proposed Development were recorded as: public space, homes, leisure and improved connections. Participants were supportive of a mixed use approach and eager to see the development provide amenities for the community.

At the final stage of consultation on the outline proposals prior to the submission of the OPA, 88% of people who provided feedback supported the proposals presented.

There was particular support for the proposed public spaces, providing a new pedestrian route to connect with the existing pedestrian bridge from South Poplar, access to the waterfront and new cycle routes.

A relatively small number of participants noted concerns about building heights and increased traffic servicing the Site, specifically from Hertsmere Road.

Feedback showed that participants were keen for future detailed design proposals to provide a welcoming environment and reflect the heritage of the docks.

The Applicant is committed to continuing engagement with local residents, the community and other key stakeholders throughout the planning process and on future phases and delivery of the masterplan.

APPENDICES

A. STAGE 1 STAKEHOLDER LETTER (OCTOBER 2019)



25 October 2019

North Quay Public Exhibition

Canary Wharf Group is preparing a new scheme for the North Quay site, Canary Wharf (see attached flyer for map). We are very keen to work with people living and working in the area to develop an exciting new development that will contribute to the wider area in terms of placemaking, design and community benefits.

We will be holding public exhibitions to provide an opportunity for people to view our proposals and provide their views and ideas:

Tuesday 5th November 3pm – 7pm

London Marriott Canary Wharf Hotel, 22 Hertsmere Road, E14 4ED

Thursday 7th November 3pm – 7pm

Idea Store Canary Wharf, Churchill Place, E14 5RB

Saturday 9th November 10am – 2pm

St Matthias Community Centre, 113 Poplar High Street, E14 0AE

I hope you are able to make one of the exhibitions but as an important stakeholder in the area I would be pleased to meet with you, with our team, at your convenience to talk you through the emerging scheme.

If you have any questions or would like to arrange a meeting please contact Emma Warden at emma.warden@canarywharf.com or on 020 7418 2448.

Yours sincerely

Howard Dawber

Managing Director, Strategy

B. STAGE 1 PUBLIC EXHIBITION INVITATION (OCTOBER 2019)



CANARY WHARF
GROUP PLC

SHAPING CANARY WHARF | NORTH QUAY

Public Exhibition North Quay, Canary Wharf

Canary Wharf Group is preparing new proposals for the development of North Quay, part of the Canary Wharf estate.

We would like to invite you to a public exhibition to see some of our emerging ideas for the site. Please come along and have your say.

Public Exhibition North Quay, Canary Wharf

Date, Time & Location

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22 Hertsme Road E14 4ED

Thursday 7 November 3pm – 7pm
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Churchill Place E14 5RB

Saturday 9 November, 10am – 2pm
St Matthias Community Centre,
113 Poplar High Street E14 0AE

If you can't make it to our exhibition, you will be able to view the information on our website after the events at:
group.canarywharf.com/planning/north-quay/consultation

Contact Us
For further information or if you have any questions please contact consultation@canarywharf.com



C. STAGE 1 NEWSPAPER ADVERT (FEBRUARY 2020)

Wharf Life Oct 23-Nov 6, 2019 wharf-life.com 9

Canary Wharf



Here you can actually taste the tea and that's quite interesting because it cuts through all the sweetness and has a really nice balance

Chris Tang, Yifang

juice – you can't really taste the tea, just a lot of juices.

"Here you can actually taste the tea, and that's quite interesting because it cuts through all the sweetness and has a really nice balance, which is what I like about the fruit tea."

"What they can also expect is the Mudflip, which is our best selling item. It's the fruit with brown sugar and tapioca pearls."

"Every day, each store, depending on its opening time, will brew its own Mudflip ingredients for the drink. The pearls are dried, so they need to cook them with the brown sugar."

"It can be a bit confusing because different stores may have different times for the Mudflip."

"Because it's our best selling item, I get messages every day on Instagram about when the best time is. For Canary Wharf, it should be available after noon. It's really crazy but people will wait for it. One person on Instagram said she waited for 45 minutes for Mudflip in Chinatown."

"I think a really good product can convince people that they should sacrifice their time."

"With the fruit tea we basically have apple, pineapple and passion fruit. All of these are cut fresh every day."

"As for the coffee, I think the company feels it's a good accompaniment to the tea. It's a culture thing, isn't it?"

"In the morning people might want a hot coffee instead of a cold drink and, perhaps, a pastry."

"You can grab a tea in the morning, if you're up to it – but a lot of people maybe feel that a coffee would be better at that time. We are trying to accommodate different consumers and their needs."

"Let's be honest – this is Canary Wharf, so maybe everybody needs a coffee, or two."

Also on Chris' mind is the brand's image in terms of sustainability. Fruit and bubble teas are plastic-heavy at present with big straws, plastic cups and film lids thermo-sealed onto them.

"Our most liked photo on Instagram is of a glass tumbler, and that says a lot," she said.

"I've said to my CEO, this is what people want, so we need to change it. We have a big shipment

Continued on Page 10

Nestled between jeweller David M Robinson and Reiss in Jubilee Place, Yifang serves up fruit tea, bubble tea and coffee at its new store

SHAPING CANARY WHARF | NORTH QUAY

Public Exhibition
North Quay, Canary Wharf

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Contact Us

For further information or if you have any questions please contact:
consultation@canarywharf.com

D. STAGE 1 EXHIBITION BOARDS (NOVEMBER 2019)



Welcome to our exhibition on the future of North Quay

We, Canary Wharf (North Quay) Ltd, part of the Canary Wharf Group are bringing forward the redevelopment of our North Quay site on the Canary Wharf estate. This exhibition presents an overview of our emerging proposals.

Please let us know your thoughts using the forms provided. If you have any questions, please speak to a member of our team.



Shaping Canary Wharf | North Quay

Introduction to North Quay

THE FUTURE OF CANARY WHARF

Our vision is to create truly great places where people want to work, live and relax.

Over the past 25 years we have turned London's disused docklands into one of the world's foremost business districts, home to the global and regional headquarters of leading names in law, banking, financial and professional services, media and technology. We have some 16 million square feet of completed development comprising a mix of office, retail, leisure, community and civic uses set amongst landscaped parks and high quality public realm.

We also have a further 11 million square feet of new development in the pipeline including new homes and much needed social infrastructure including a new school and health facility, and a wider variety of open spaces. This will bring a fresh dimension to Canary Wharf creating greater vibrancy essential to successful placemaking. Our first residents will move into our newly completed residential buildings in early 2020.

THE NORTH QUAY SITE

Proposals are being prepared for the redevelopment of the largely vacant North Quay site which is located on the northern part of the Canary Wharf estate immediately south of Poplar. The site is bounded by Aspen Way to the north and West India North Dock and the new Canary Wharf Elizabeth Line station to the south. The site is currently being used by Crossrail Ltd as they complete the internal works of the new Elizabeth Line station and is the temporary home to Workpath and the Canary Wharf Learning Centre.

The North Quay site is our next major regeneration project. We intend to provide new offices, homes, student housing, retail and leisure uses, together with new vibrant and exciting open spaces adjacent to the docks and enhanced connections between Canary Wharf and surrounding neighbourhoods.

THROUGH THE DEVELOPMENT OF THE NORTH QUAY SITE WE AIM TO DELIVER



An accessible and active district bridging the gap between Canary Wharf and Poplar



A mix of uses to address the changing demands for working, living and socialising



Much improved pedestrian environment and access between Poplar and Canary Wharf



Creation of a destination which contributes to and benefits the communities surrounding the site



New public spaces and access to the dock side for local residents, workers and visitors to the area



Maximised access to the new Elizabeth Line station for workers at Canary Wharf and residents of Poplar

Shaping Canary Wharf | North Quay

History of the Site

PLANNING HISTORY

We have promoted two other schemes for North Quay previously.

In 2007 the London Borough of Tower Hamlets granted planning permission for a significant office-led scheme which comprised two buildings of 43 storeys and 37 storeys with a 23 storey central link building to provide 372,660 m² of offices and 5,324 m² of retail, along with new public realm. This planning permission has been 'implemented' and could be built out.

In 2017, we carried out consultation on a mixed use scheme which would have delivered up to 339,243 m² of floorspace comprising office, residential, serviced apartments, retail, culture and leisure uses and public realm improvements to the Poplar Link. This approach was partially informed by the requirements of a specific tenant for a head quarters building. This requirement has since fallen away.

However, we believe that a more appropriate scheme could be delivered which responds better to the new ways people are choosing to work, live and relax and we are now exploring an alternative design approach.

SURROUNDING DEVELOPMENTS

We understand that there are several other sites in the area which are likely to come forward for redevelopment in due course. These include New City College, the East End Community Foundation and the DLR Poplar sidings.



Aerial view of the North Quay site and surrounding context



Illustrative image of the 2007 implemented scheme



Illustrative image of the 2017 proposals



Emerging development context in the surrounding area

Shaping Canary Wharf | North Quay

Understanding the area

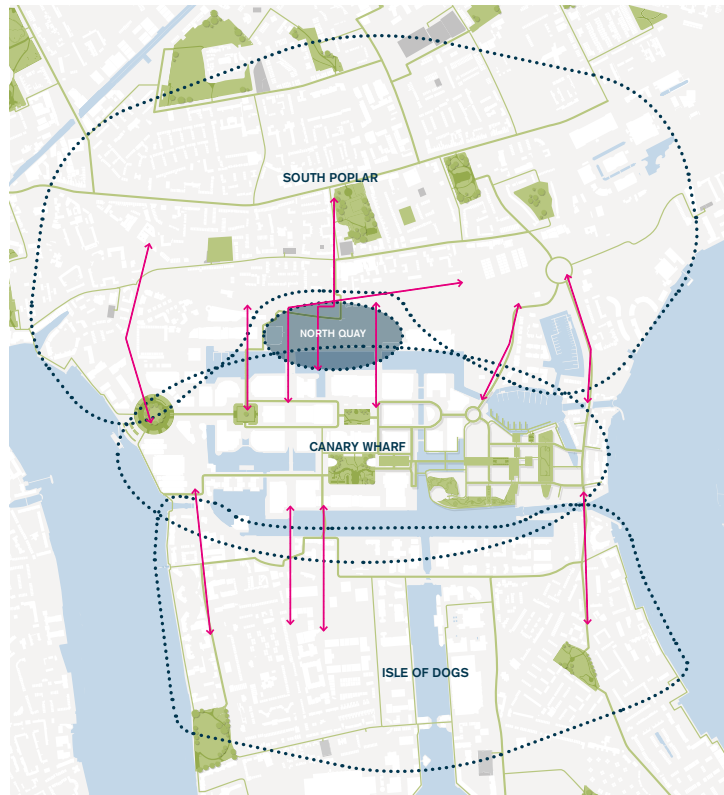
The North Quay site occupies an important transitional location, sitting between South Poplar and the core Canary Wharf estate.

ACCESS AND CONNECTIONS

- North Quay is well located for public transport links, with Poplar DLR to the north, West India Quay to the west and the Canary Wharf Elizabeth Line station to the south.
- The pedestrian link between South Poplar and Canary Wharf utilises the Poplar Link bridge and then wraps around the western edge of the North Quay site beneath the DLR tracks.
- At present, the North Quay site cannot be accessed and is a barrier to direct north-south access.

CHARACTER

- The areas which surround North Quay have very distinct characters.
- South Poplar is predominantly made up of low rise residential buildings and supporting social infrastructure local retail and has a strong sense of community.
- Canary Wharf is characterised by large scale commercial buildings, civic spaces and an extensive retail offer. The Wood Wharf development to the east will introduce a significant number of new homes, a school, health centre retail and restaurants set within landscaped parks.
- The Isle of Dogs consists of a new generation of high rise residential buildings, long established residential neighbourhoods and generous water spaces.



SOUTH POPLAR



SENSE OF COMMUNITY

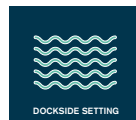


VARIETY OF PUBLIC SPACES



RESIDENTIAL ENVIRONMENT

NORTH QUAY



DOCKSIDE SETTING



TRANSITION SPACE



WELL CONNECTED

CANARY WHARF



METROPOLITAN CENTRE



LANDMARK BUILDINGS



BUSINESS ENVIRONMENT

ISLE OF DOGS



SENSE OF COMMUNITY



VARIETY OF PUBLIC SPACES



HIGH DENSITY RESIDENTIAL

Shaping Canary Wharf | North Quay

Setting the Vision

OUR APPROACH

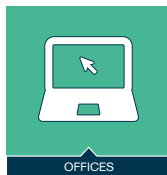
We acknowledge the unique position of North Quay sitting between the thriving community of Poplar and the bustling commercial hub of Canary Wharf and the fantastic opportunity the site offers to form a link between the two. However, a unique site demands a unique approach different from anything else we have done before. To this end we are developing a flexible masterplan which will allow us to build the type of work spaces, homes, retail and leisure facilities relevant to a challenging and changing economic context.

For North Quay to become a lively and active place, a mixed-use scheme is being considered which will include new public amenities to serve the north side of Canary Wharf and the surrounding communities.

Our ambition is to create:

- A mixed community
- A variety of workspaces that complement the existing offices of Canary Wharf
- The opportunity to provide a range of homes including student accommodation
- High quality public spaces next to the dock
- Leisure and recreation uses that extend Canary Wharf's offer and provide benefits to the wider community

NORTH QUAY IS AN OPPORTUNITY FOR.....



Place examples informing the design approach

Shaping Canary Wharf | North Quay

Masterplan approach

OUR APPROACH

We intend to make an outline planning application for North Quay which will set out the principles for the scheme in terms of the amount of development, a range of uses and access and movement around the site in the form of a masterplan, but will not include the detailed design of the buildings.

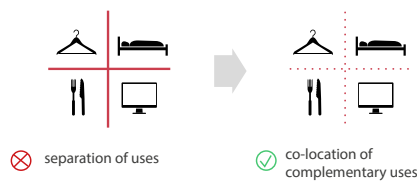
Subject to obtaining outline planning permission, further detailed planning applications will be made to confirm the design of each building and the associated public realm.

We have set out some initial design principles to inform the masterplan which revolve around the following:

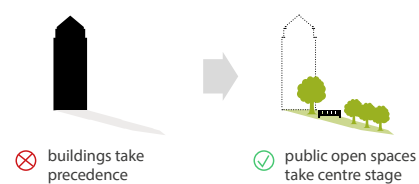
- Pedestrian permeability / freedom to roam
- Creating legible streets
- Consideration of views in and out of the site
- Celebrating the heritage of the docks
- Flexibility to adapt to change
- Creating individual buildings that can be built in phases

INITIAL DESIGN PRINCIPLES FOR NORTH QUAY

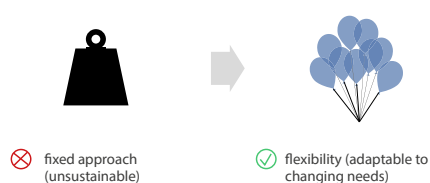
COMPLEMENTARY USES



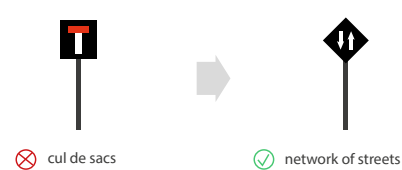
BUILT AROUND PUBLIC SPACES



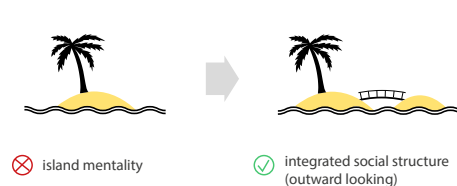
PROVIDING FLEXIBILITY



OPENING UP MOVEMENT



CONNECTING TO THE AREA



A MORE CREATIVE PLACE



Shaping Canary Wharf | North Quay

Opportunities for North Quay

IMPROVE ACCESS AND CONNECTIONS

We believe there is a real opportunity to improve the north-south connections between Poplar and Canary Wharf by linking the Poplar Link bridge directly into the North Quay site.

Multiple entrances into the site, along with a new network of streets, will improve pedestrian access and movement in the wider area and facilitate a direct access from Poplar to the new Elizabeth Line Station and Canary Wharf.

New streets will be welcoming and well lit with active uses, such as retail and restaurants, at street level.

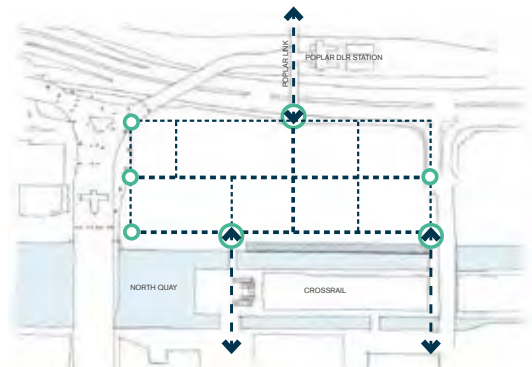


Diagram showing how new streets could open up access through the site



Existing Poplar Link bridge



Existing route along the dock edge



Existing route beneath the DLR



Existing view towards the City

EXAMPLES OF HOW PEDESTRIAN ROUTES COULD BE IMPROVED THROUGH THE SITE



Shaping Canary Wharf | North Quay

Opportunities for North Quay

CREATE NEW PUBLIC SPACES

We consider the public realm and how buildings 'touch down' to be paramount to the success of the masterplan. Central to the design team's approach is to lead with the landscape and put people first to create better connected, healthier and happier places where lives can easily overlap.

Our primary objective will be for North Quay to contain distinct places that invite people to spend time in them. We want to create multifunctional spaces that can accommodate activity that will bring new occupiers and existing communities together. We aim to connect people and place through landscape design.

North Quay offers a unique and challenging environment with very different conditions on all sides. The public realm will unify the surroundings, enhancing connections and drawing people towards the dock edge maximising the benefit of the waterside location.

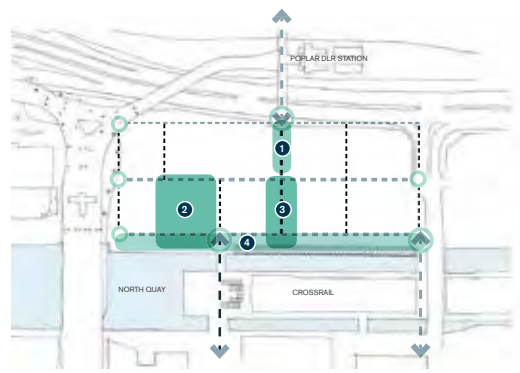


Diagram showing potential locations for public spaces

TYPES OF PUBLIC SPACE THAT COULD BE PROVIDED AT NORTH QUAY



Shaping Canary Wharf | North Quay

Opportunities for North Quay

PROVIDING A VARIETY OF USES

Our strategy to pursue and application for outline planning permission will result in a flexible masterplan. This flexible approach is important in an uncertain market as this will allow us to deliver buildings which are appropriate quickly.

At this time we are considering a mix of uses including offices; shops, restaurants, community and leisure uses; a hotel and serviced apartments; and, a variety of residential typologies including traditional apartments, communal living and student accommodation. As is demonstrated by the diagrams below these could be configured in a variety of ways.

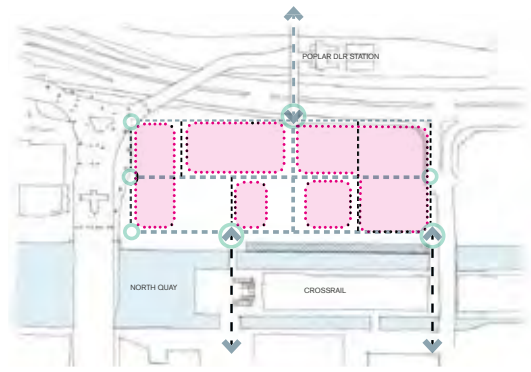
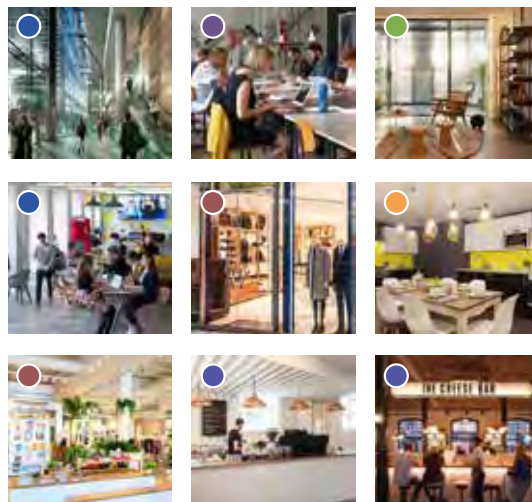
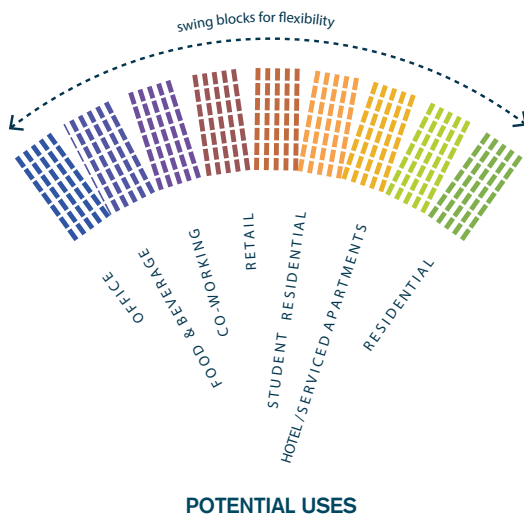


Diagram showing proposed development zones

APPROACH TO PROVIDING A MIX OF COMPLEMENTARY USES



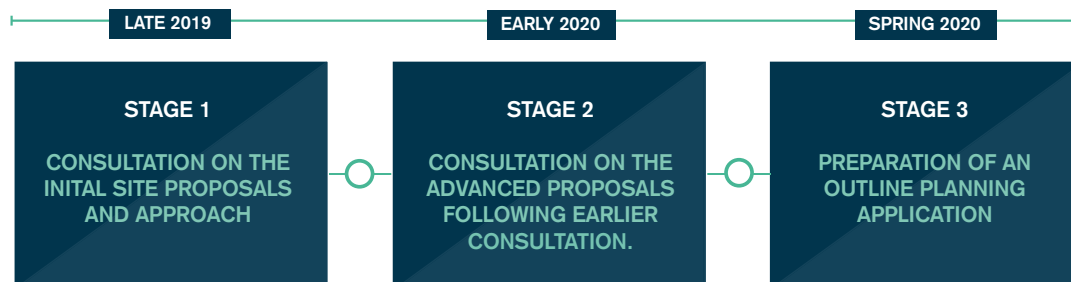
Early massing studies showing possible arrangements (subject to further design development)



Creating a vibrant mix of uses

Shaping Canary Wharf | North Quay

Next steps



WORKING WITH THE COMMUNITY

We are committed to working with the local community and potential users of the new site to develop our plans and want to involve as many people as possible.

It is important to us that Canary Wharf provides benefits for people living and working in the surrounding communities and that our future developments contribute positively to the area.

By keeping local people and stakeholders engaged and informed about future plans, we aim to be a good neighbour. We actively support projects and organisations which help improve the lives of local communities.

WHAT IS HAPPENING NEXT?

Following this exhibition we will be reviewing the feedback received to inform the next stages of design development.

We hope to be back in the New Year to present our proposals for the site and provide more information on the masterplan, along with more information on the public spaces.

If you want to get in touch with the team in the meantime, please contact us at:

✉ consultation@canarywharf.com

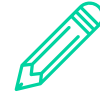
🌐 group.canarywharf.com/planning/north-quay/consultation



E. STAGE 1 FEEDBACK FORM (NOVEMBER 2019)

North Quay Feedback

November 2019



We would be grateful for any feedback you are able to provide on our emerging proposals. This information will be used to help inform our design approach and considerations.

1. WHAT IS YOUR CONNECTION TO THE AREA?

- ☐ I live in the area ☐ I am visiting ☐ I am a student
☐ I work in the area ☐ I am shopping ☐ Other? _____

2. WHAT ARE YOUR PRIORITIES FOR NORTH QUAY? (Select three)

- ☐ Office/ workspace ☐ Hotel/ serviced apartments ☐ Connections to Crossrail
☐ Homes ☐ Co-working spaces ☐ Connections to Poplar DLR
☐ Restaurants/ bars/ cafés ☐ Leisure uses ☐ Shops
☐ Public/ open spaces ☐ Other? _____

3. WHAT QUALITIES DO YOU WANT FROM THE PUBLIC SPACES BEING PROVIDED AT NORTH QUAY? (Select three)

- ☐ Events ☐ Public art ☐ Plaza / squares
☐ Places to sit / relax ☐ Green areas / planting ☐ Play
☐ Outdoor dining ☐ Access to the dock front ☐ Social spaces
☐ Sustainability ☐ Innovation ☐ Other? _____

4. OUR PROPOSALS INCLUDE NEW PEDESTRIAN ROUTES THROUGH THE SITE TO IMPROVE CONNECTIONS BETWEEN POPLAR AND CANARY WHARF. DO YOU THINK THIS WILL BENEFIT THE AREA?

- ☐ Yes ☐ Not Sure ☐ No

Please turn over >>>

5. WOULD YOU WELCOME ADDITIONAL RETAIL IN THIS LOCATION?☐ Yes☐ Not Sure☐ No**6. IS THERE ANYTHING YOU THINK THE LOCAL AREA COULD BENEFIT FROM?****7. IS THERE ANYTHING ELSE YOU WOULD LIKE TO RAISE IN RELATION TO THE EMERGING PROPOSALS?****ABOUT YOU**

Name	
Postcode	
Address (optional)	
Email (for future updates)	
What is your age group?	<input type="checkbox"/> 18-24 <input type="checkbox"/> 25-34 <input type="checkbox"/> 35-44 <input type="checkbox"/> 45-59 <input type="checkbox"/> 60+
What is your ethnic background?	

☐ **Are you happy to be kept informed about the North Quay project?**

This information will only be used in connection with the North Quay project and we will never give your personal information away. We ask for this information to show that we have sought feedback from a range of people in the community.

You can return this form by scanning or photographing and sending to:
consultation@canarywharf.com

F. NEWSLETTER 1 (DECEMBER 2019)



DECEMBER 2019

We are in the early stages of developing new proposals for the North Quay site, located on the northern part of the Canary Wharf estate immediately south of Poplar. The North Quay site is the next major regeneration project for Canary Wharf Group.

PROPOSALS FOR NORTH QUAY

North Quay offers a fantastic opportunity to form a link between the thriving community of Poplar and the bustling commercial hub of Canary Wharf.

We are designing a flexible masterplan which will give us the opportunity to deliver a range of uses which could potentially include new offices, homes, student housing, retail, leisure, hotels or serviced apartments. Together with new vibrant and exciting open spaces adjacent to the docks and enhanced connections between Canary Wharf and surrounding neighbourhoods.

CONSULTATION MATERIALS

If you weren't able to make it to our recent consultation events on the emerging plans and want to see how the proposals are progressing, you can view the exhibition materials on our website via the link below.

NORTH QUAY EXHIBITION

LET US KNOW YOUR VIEWS

We are committed to working with the local community and potential users of the new site to develop our plans and want to involve as many people as possible.

To let us know your views on the emerging proposals and type of place you would like North Quay to be, please complete our short survey by clicking the link below.

NORTH QUAY SURVEY - NOVEMBER 2019

OUR VISION FOR NORTH QUAY



An accessible and active district bridging the gap between Canary Wharf and Poplar



A mix of uses to address the changing demands for working, living and socialising



Much improved pedestrian environment and access between Poplar and Canary Wharf



Creation of a destination which contributes to and benefits the communities surrounding the site



New public spaces and access to the dock side for local residents, workers and visitors to the area



Maximised access to the new Elizabeth Line station for workers at Canary Wharf and residents of Poplar

✉ consultation@canarywharf.com

🌐 <https://group.canarywharf.com/planning/north-quay>


CANARY WHARF
GROUP PLC

G. STAGE 2 STAKEHOLDER LETTER (FEBRUARY 2020)



25 February 2020

North Quay Public Exhibition

Following on from a successful initial consultation with over 150 attendees in November last year I wanted to share with you details of the next public exhibition for the North Quay site, Canary Wharf (see attached flyer for map) where we will present our more detailed proposals. We are very keen to work with people living and working in the area to develop an exciting new development that will contribute to the wider area in terms of placemaking, design and community benefits.

We will be holding public exhibitions to provide an opportunity for people to view our proposals and provide their views and ideas:

Tuesday 10th March 3pm – 7pm

London Marriott Hotel, Canary Wharf, 22 Hertsmead Road, E14 4ED

Thursday 12th March 3pm – 7pm

Idea Store Canary Wharf, Churchill Place, E14 5RB

Saturday 14th March 10am – 2pm

St Matthias Community Centre, 113 Poplar High Street, E14 0AE

I hope you are able to make one of the exhibitions but as an important stakeholder in the area I would be pleased to meet with you, with our team, at your convenience to talk you through the emerging scheme. If you have any questions or would like to arrange a meeting please contact Emma Warden at emma.warden@canarywharf.com or on 020 7418 2448.

Yours sincerely

A handwritten signature in blue ink, appearing to read "Howard Dawber".

Howard Dawber

Managing Director, Strategy

H. STAGE 2 EXHIBITION INVITATION (FEBRUARY 2020)



CANARY WHARF
GROUP PLC

SHAPING CANARY WHARF | NORTH QUAY

Public Exhibition North Quay, Canary Wharf

Canary Wharf Group is preparing new proposals for the development of North Quay, part of the Canary Wharf estate.

As part of our ongoing consultation process, we will be holding a second public exhibition to present our more detailed proposals.

Please come along and have your say.

Public Exhibition North Quay, Canary Wharf

Dates, Times & Locations

Tuesday 10 March, 3pm – 7pm
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Thursday 12 March, 3pm – 7pm
Idea Store Canary Wharf,
Churchill Place E14 5RB

Saturday 14 March, 10am – 2pm
St Matthias Community Centre,
113 Poplar High Street E14 0AE

যদি ইংরেজি আপনার ফাস্ট ভাষা না হয় আর আপনি যদি আমাদের কোন বাংলা ভাষার কলিগের সাথে কথা বলতে চান, তবে দয়া করে ১০ মার্চ মঙ্গলবার ৩pm - ৭pm, London Marriott Canary Wharf Hotel, 22 Hertsmere Road, E14 4ED আমাদের public exhibition এ যোগ দিবেন যেখানে তারা উপস্থিত থাকতে পারে



Contact Us
For further information or if you have any questions please contact consultation@canarywharf.com

Information will also be available on our website after the events at: group.canarywharf.com/planning/north-quay/consultation

I. STAGE2 NEWSPAPER ADVERT (FEBRUARY 2020)

WharfLife Feb 26-Mar 11, 2020 wharf-life.com

7

Canary Wharf

how the display of the **Havering Hoard** at a special exhibition in Docklands raises questions

by James Drury

The discovery of the largest bronze age hoard ever found in London has left experts with something of a mystery on their hands. The 453 items, including axe heads, swords, knives, sickles, ingots and razors, had been deliberately broken before being meticulously placed into four 50cm holes in the ground and packed with straw.

But why were they buried? And why on the banks of the Thames in Havering?

"We just don't know," said Museum Of London curator of archaeology Kate Sumnall, who is organising a major exhibition of the Havering Hoard, set to open at its Docklands site on April 8.

There are many theories, including that it could have been an offering to the gods, a display of power and status, a ritual offering or an attempt to control the amount of bronze available to make it more valuable.

"Maybe it was a storage site - the hoard weighs 45kg, so it's not an amount you'd like to carry around."

Among the highlights of the hoard is a pair of iron rings - used to prevent the reins from tangling on horse-drawn carts.

This rare discovery is the first example of its kind to be found in the UK, although such items are more commonly found in France.

Also discovered was a finely-crafted bracelet believed to come from what is now the French-German border, which suggests a well-connected community of travellers and traders, say archaeologists.

"What's interesting is how

connected to Europe we were at this time," said Kate.

"From Portugal to Scotland we find the same designs of tools, such as swords and axes, but with slight regional variations, which shows a lot of movement and of people coming together and sharing ideas and culture."

She said the area around Rainham where the Hoard was found was the site of many Bronze Age settlements.

The Thames was an important transport highway, and connected to the Channel, so it was the location of a lot of trade travel and therefore likely to be wealthy.

The hoard - the third largest found in the UK - was discovered in late 2018 by Archaeological Solutions, which had organised a dig at the site.

Aerial photos from the 1960s showed tantalising evidence of an enclosure on the site, but the team had no idea such a treasure lurked underground.

Continued on Page 8



Images by James Drury - find more of his work at jamesdrury.com or via gentlerjamesdrury on Instagram

The hoard comprises 453 items including axe heads, swords, knives and sickles that were broken up and buried in four 50cm holes in Havering

SHAPING CANARY WHARF | NORTH QUAY

Public Exhibition North Quay, Canary Wharf

Canary Wharf Group is preparing new proposals for the development of North Quay, part of the Canary Wharf estate.

As part of our ongoing consultation process, we will be holding a second public exhibition to present our more detailed proposals. Please come along and have your say.

Date, Time & Location

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St Matthias Community Centre, 113 Poplar High Street E14 0AE

If you can't make it to our exhibition, you will be able to view the information on our website after the events at:
group.canarywharf.com/planning/north-quay/consultation

Contact Us
For further information or if you have any questions please contact consultation@canarywharf.com

যদি বিশেষজ্ঞ জ্ঞানমূলক বস্তু বা জিনিস
জমাগতি যদি জমাগতি করে বাতাল লগাই
কলিকাতা স্টাড ক্যা কলকাতা, ডাব মার্গ
কল ১০ মার্চ সন্ধ্যা ৩pm - 7pm,
London Marriott Canary Wharf Hotel,
22 Hertsmeare Road, E14 4ED
জমাগতি public exhibition এ গাণ্ড থিকন
লগাইন জাও উপস্থিত থাকতে পারেন

There are many theories including that it could have been an offering to the gods or an attempt to control the amount of bronze available

Kate Sumnall, Museum Of London

J. STAGE 2 EXHIBITION BOARDS (MARCH 2020)



Welcome to our second exhibition on the future of North Quay

We are bringing forward plans for the redevelopment of our North Quay site on the Canary Wharf estate. This exhibition follows our initial consultation on the emerging proposals in November 2019 and provides more information on our overall approach and masterplan proposals ahead of submitting a planning application in the coming months.

Please let us know your thoughts using the forms provided. If you have any questions, please speak to a member of our team.



Shaping Canary Wharf | North Quay

Introduction to North Quay

THE FUTURE OF CANARY WHARF

Our vision is to create truly great places where people want to live, work and relax.

Canary Wharf Group has overseen the largest urban regeneration project in Europe and is a fully integrated private real estate company that develops, manages and currently owns approximately 8.5 million square feet of office space, 1 million square feet of retail and 327 rented homes.

The company's current £3.8 billion development pipeline is composed of 1.5 million square feet of office/retail properties, and over 3,000 new homes: for sale, for rent, intermediate and affordable as well as much needed social infrastructure including a new school, leisure centre and health facility as well as a wide variety of open spaces including children's play areas.

Canary Wharf Group is an industry leader in sustainability including purchasing 100% renewable electricity for the Estate since 2012 and zero waste going to landfill from the managed Estate since 2009.

THE NORTH QUAY SITE

Proposals are being prepared for the redevelopment of the largely vacant North Quay site which is located on the northern part of the Canary Wharf estate to the south of Poplar. The site is bounded by Aspen Way to the north and West India North Dock and the new Canary Wharf Elizabeth Line station to the south. The site is currently being used by Crossrail Ltd as they complete the internal works of the new Elizabeth Line station and is the temporary home to Workpath and the Canary Wharf Learning Centre.

Planning policy identifies that the North Quay site is located within an Opportunity Area, Central Activities Zone and Tall Building Zone. Emerging planning policy identifies Canary Wharf as a Metropolitan Town Centre. The London Borough of Tower Hamlets (LBTH) Local Plan 2020 Site Allocation for North Quay expects any development to deliver employment and residential uses, open space and enhance the existing connections between South Poplar and Canary Wharf.

THROUGH THE DEVELOPMENT OF THE NORTH QUAY SITE WE AIM TO DELIVER



A new accessible and active urban place bridging the gap between Canary Wharf and South Poplar



An exciting mix of uses to address the changing demands for working, living and socialising



Much improved pedestrian environment and access between South Poplar and Canary Wharf



Creation of a destination which contributes to and benefits the communities in the wider area



New public spaces and access to the dock side for local residents, workers and visitors to the area



Maximised access to the new Elizabeth Line station for workers at Canary Wharf and residents of Poplar

Shaping Canary Wharf | North Quay

History of the Site

PLANNING HISTORY

We have promoted two other schemes for North Quay previously.

In 2007 the LBTH granted planning permission for a significant office-led scheme which comprised two buildings of 43 storeys and 37 storeys with a 23 storey central link building to provide 372,660 m² of offices and 5,324 m² of retail, along with new public realm. This planning permission has been 'implemented' and could be built out.

In 2017, we carried out consultation on a mixed use scheme which would have delivered up to 339,243 m² of floorspace comprising office, residential, serviced apartments, retail, culture and leisure uses and public realm improvements to the Poplar pedestrian bridge. This approach was partially informed by the requirements of a specific tenant for a head quarters building. This requirement has since fallen away.

However, we believe that a more appropriate scheme could be delivered which responds better to the new ways people are choosing to work, live and relax and so we are now exploring an alternative design approach.

SURROUNDING DEVELOPMENTS

We understand that there are several other sites in the area which are likely to come forward for redevelopment in due course. These include New City College, the East End Community Foundation (Work House), DLR Poplar Depot and Billingsgate Market.



Aerial view of the North Quay site and surrounding context



Illustrative image of the 2007 implemented scheme



Illustrative image of the 2017 proposals



Emerging development context in the surrounding area

Shaping Canary Wharf | North Quay

Understanding the Area

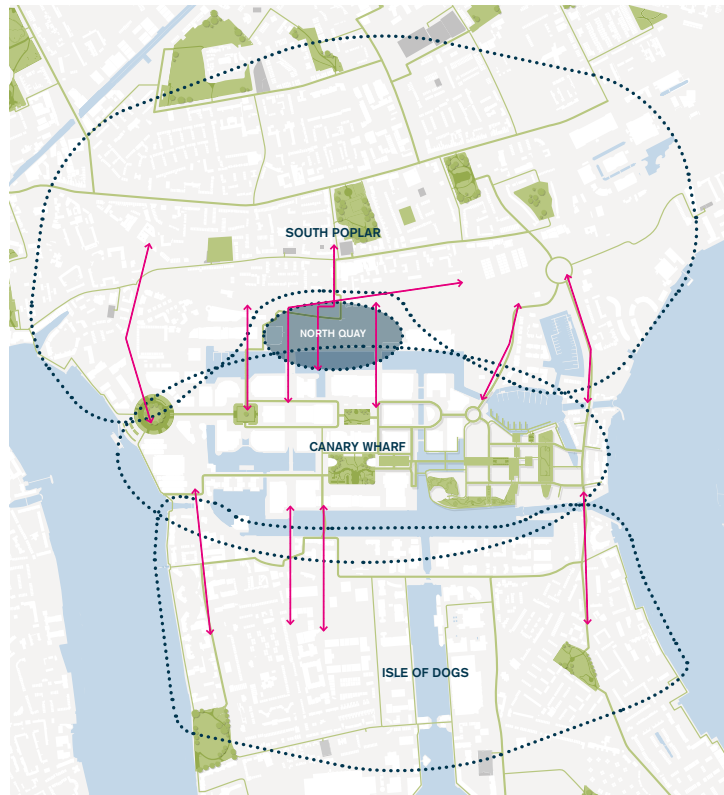
The North Quay site occupies an important transitional location, sitting between South Poplar and the centre of Canary Wharf.

ACCESS AND CONNECTIONS

- North Quay is well located for public transport links, with Poplar DLR to the north, West India Quay to the west and the Canary Wharf Elizabeth Line station to the south.
- The pedestrian link between South Poplar and Canary Wharf utilises the Poplar Link bridge and then wraps around the western edge of the North Quay site beneath the DLR tracks.
- At present, the North Quay site cannot be accessed and is a barrier to direct north-south connections between Canary Wharf and South Poplar.

CHARACTER

- The areas which surround North Quay have very distinct characters.
- South Poplar is predominantly a residential environment and with social infrastructure, college, local retail and a strong sense of community.
- Canary Wharf is characterised by large scale commercial buildings, civic spaces, parks and an extensive retail offer, including community and leisure facilities. The Wood Wharf development to the east will introduce a significant number of new homes, a school, health centre retail and restaurants set within landscaped parks.
- The Isle of Dogs consists of a new generation of high rise residential buildings, long established residential neighbourhoods and generous water spaces.



SOUTH POPLAR



SENSE OF COMMUNITY

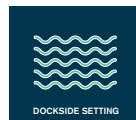


VARIETY OF PUBLIC SPACES



RESIDENTIAL ENVIRONMENT

NORTH QUAY



DOCKSIDE SETTING



TRANSITION SPACE



WELL CONNECTED

CANARY WHARF



METROPOLITAN CENTRE



LANDMARK BUILDINGS



BUSINESS ENVIRONMENT

ISLE OF DOGS



SENSE OF COMMUNITY



VARIETY OF PUBLIC SPACES



NEW HIGH DENSITY RESIDENTIAL

Shaping Canary Wharf | North Quay

Vision for North Quay

WHAT WE'VE HEARD SO FAR

Over 150 people took part in our consultation on the emerging proposals in November 2019. The key themes raised by participants included:

- ◆ The need for improved routes and safe access through and around the site for both pedestrians and cyclists.
- ◆ The creation of new public spaces was considered a top priority, particularly the inclusion of green spaces, lawns and planting, and places to sit and relax.
- ◆ Participants would like to see a mix of cultural and leisure uses provided - including family friendly facilities and events - alongside homes and offices.
- ◆ Importance of creating a place that feels open, inclusive and welcoming to all.

As a result of our initial concepts and the feedback received, the key principles of our approach have evolved as described opposite.

A PLACE TO WORK, LIVE AND ENJOY

North Quay has a unique position, sitting between the thriving community of South Poplar and the bustling commercial hub of Canary Wharf, providing an opportunity for the development to form a link between the two.

We want to see North Quay become a lively and active place, with great spaces and amenities for people living, working or visiting the area to enjoy. We are proposing a mixed-use development with new facilities to serve the north side of Canary Wharf and the surrounding communities.

The development of the North Quay site will also bring wider benefits to the area through new social infrastructure and the creation of employment opportunities.

CREATING A FLEXIBLE MASTERPLAN

Our intention is to develop a flexible masterplan which will set the parameters for future development and allow us to build the type of work spaces, homes, retail and leisure facilities that are needed.

This flexible approach is important in an uncertain market as this will allow us to deliver the most appropriate buildings and uses to meet future demand quickly and within a pre-agreed framework.

RESPONSE TO CONSULTATION



IMPROVED CONNECTIONS

New routes will be formed through the site, connecting the development to South Poplar, the DLR, Crossrail and creating a strong east-west connection.



HIGH QUALITY PUBLIC SPACES

A series of new hard and soft landscaped public spaces will be provided including a substantial new square.



WORKSPACES

A variety of new workspaces will be delivered that complement the existing offices of Canary Wharf.



SUSTAINABLE HOMES

There will be the opportunity to provide a range of sustainable homes including homes for sale and rent, affordable homes and student accommodation. All new homes will be net zero carbon and climate resilient.



RETAIL AND LEISURE

Leisure and recreation uses will be provided to extend Canary Wharf's offer and provide benefits to the wider community.



IMPROVED PUBLIC REALM

Significant improvements will be made to the public realm around the edges of the site, including the experience along Aspen Way.



NEW STREETS

North Quay will comprise a series of streets for pedestrians and cyclists which will link in with the wider area, including a new east-west route and north-south through the site.



ACCESS TO THE WATERFRONT

The Dock edge will become a generous new public space for people to enjoy the waterside setting.



OPEN AND INCLUSIVE

Our proposals include spaces and amenities that will be open to the public and encourage people living and working in the area to visit North Quay.

Shaping Canary Wharf | North Quay

Flexible Masterplanning

OUTLINE PLANNING APPLICATION

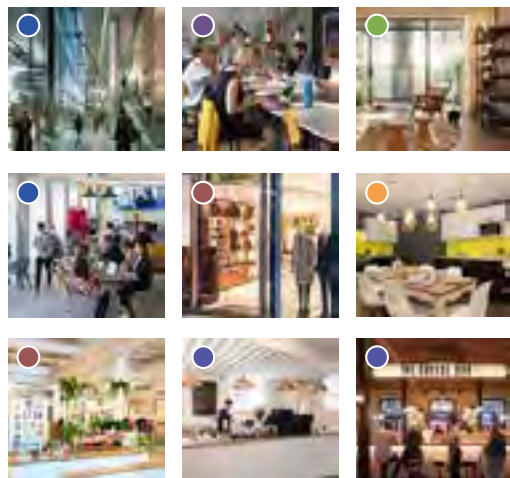
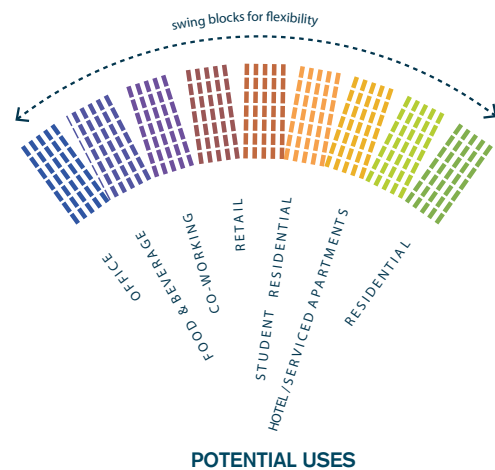
We intend to make an application for Outline Planning Permission to establish the principles for the scheme in terms of the amount of development, maximum heights, a range of uses, and access arrangements through the site, but will not include the detailed design of the buildings.

Subject to obtaining Outline Planning Permission, further detailed planning applications will be made to confirm the design of each building and the associated public realm.

As part of the application we will identify specific buildings where a range of uses will be approved and the specific use determined at a later date as part of a subsequent approval process.

At this time we are considering a mix of uses across the site including offices; shops, restaurants, community and leisure uses; a hotel and serviced apartments; and, a variety of residential typologies including traditional apartments, communal living and student accommodation. As is demonstrated by the diagrams below these could be configured in a variety of ways.

FLEXIBLE USES & HOW THEY COULD BE DELIVERED



Creating a vibrant mix of uses

The diagrams below show two possible options for how the massing and uses could be distributed within the proposed parameters set by the Outline Planning Application.

We have developed an 'Indicative Masterplan' which demonstrates one way in which the Outline Planning Permission could be delivered. The images and diagrams on the following boards all show the Indicative Masterplan.



Shaping Canary Wharf | North Quay

Indicative Masterplan

The Indicative Masterplan shows the proposed site layout, access arrangements, landscape proposals and uses.

1

Stepped plaza leading to the Poplar footbridge

2

Street level access from Upper Bank Street

3

New public square

4

East-west route through the site (Central Street)

5

Waterfront promenade

6

Improved public realm along Aspen Way

7

New landscaped area beneath the DLR infrastructure (Delta Junction).

8

Existing Poplar footbridge

9

Landscaped Garden Squares

10

Street level access from Hertsmere Road

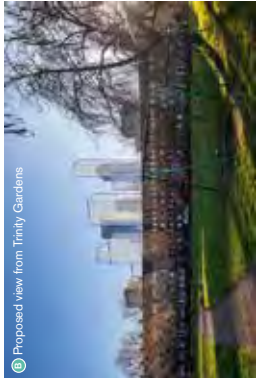
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Connection to Crossrail

Office Uses

Retail Uses

Flexible Uses (either office or residential)



Indicative Scheme: Improved Access and Connections

NEW ROUTE TO AND FROM SOUTH POPLAR

The development of North Quay enables better links to be provided between Poplar, the DLR and Canary Wharf. A stepped plaza lined with shops and planted areas will be created to connect the existing Poplar footbridge with ground level within the development. An external lift will also be provided to easily navigate the level change.

AN INTEGRATED NETWORK OF STREETS

Multiple entry points into the site, along with a new network of streets, will improve pedestrian access and movement in the wider area.

New streets will be welcoming and well lit with active uses, such as retail, coffee shops and restaurants, at street level.

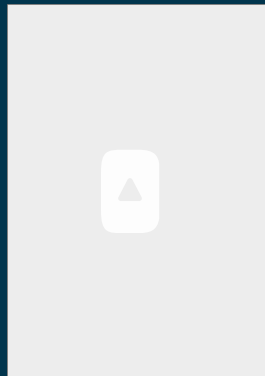
CENTRAL STREET

Central Street will be a new east-west route through the site, providing access to pedestrians, cyclists and limited vehicular drop off.

SERVICING

Servicing is from the western end of the site via a vehicular ramp. Minimal car parking and loading bays are provided within the basement. Emergency vehicular access will be provided via the primary east-west route.

FLYTHROUGH SHOWING ROUTE FROM THE POPLAR BRIDGE TO THE WATERFRONT



2



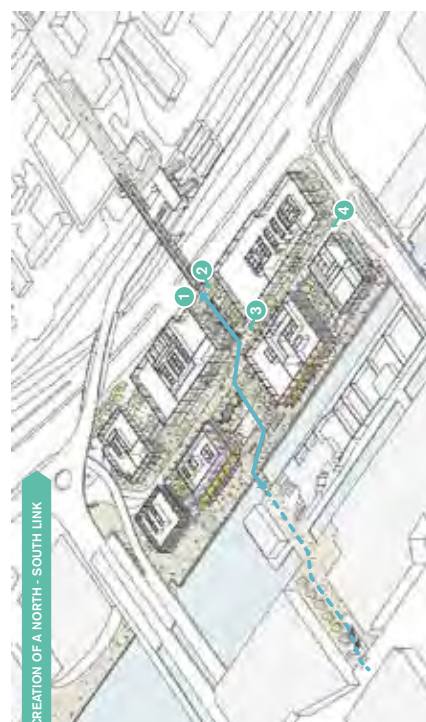
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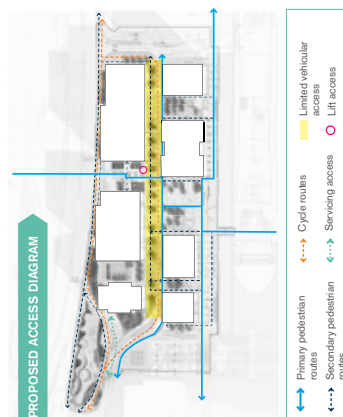
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3



PROPOSED ACCESS DIAGRAM



Indicative Scheme: Central Square and Waterfront

LANDSCAPE PROPOSALS

The landscape proposals contain areas of hard and soft landscape suitable for an urban setting. The proposals significantly increase the green spaces across the site compared with the existing site condition.

RESPONDING TO FEEDBACK

Participants in previous consultation events considered the priorities for public spaces at North Quay to be green areas and planting, places to sit and relax, access to the dock front, social spaces and play. The proposals aim to incorporate each of these features through providing a range of spaces with different qualities.

NEW PUBLIC SQUARE

The development will be arranged around a substantial new public square that will have a programme of activities and spill out spaces for cafes and restaurants that create a lively and attractive atmosphere.

This central space will be a firm commitment and will be delivered no matter what buildings and uses come forward in the future.

ACCESS TO THE WATERFRONT

The buildings will be set back from the dock edge to provide a generous promenade space, with cafe and restaurant spill out space and areas to sit and relax next to the water.

The dock edge promenade will also be a fixed feature and will be delivered no matter what buildings and uses come forward.

ACTIVE SPACES

Canary Wharf will extend its programme of cultural events and installations to make North Quay an active and engaging location, attracting people from all over.

NEW GARDEN SQUARES

New garden squares with grassed areas will also be incorporated in to the development providing to spaces to rest and relax.

CENTRAL SQUARE

Central Square is a permeable multi-use space comprising both soft and hard landscaping.



Birdseye illustration of the square



Precedent images for Central Square



Illustrative view of Central Square proposals, looking north

WATERFRONT

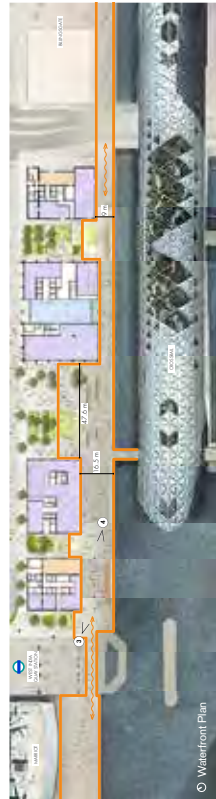
The waterfront will become an active space, providing east-west connectivity and space to dwell next to the water.



Illustrative view the waterfront proposals, looking east

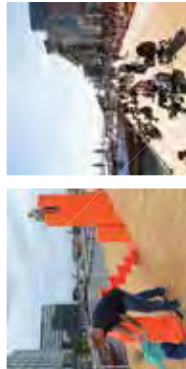


Illustrative view the waterfront proposals, looking west



Waterfront Plan

Precedent images for the quality of the waterfront



Indicative Scheme: Delta Junction and Aspen Way

IMPROVEMENTS ALONG ASPEN WAY

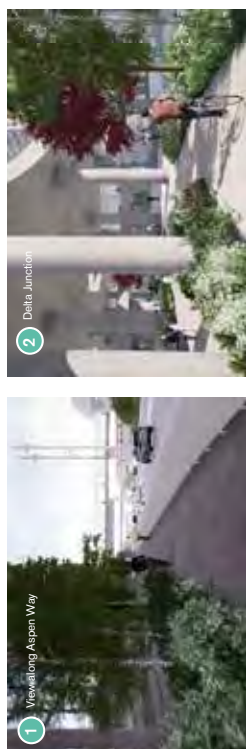
Aspen Way is an existing multi-lane road on the northern edge of the site. The proposed buildings are set back from the road to leave a generous amount of public realm which will be upgraded and could provide a shared pedestrian and cycle route. Rain Gardens with tree planting will absorb surface water and create a more attractive environment. Tree species along Aspen Way have been selected for their functionality in removing air pollutants.

ACTIVATING THE SPACE BENEATH THE DLR

New hard and soft landscaping will be introduced to the complex and unused space below Delta Junction to create a more pedestrian and cycle friendly environment, incorporating a new cycle route.

The space will be softened with trees and planting and include a planted wall along the Aspen Way to encourage biodiversity as well as reducing noise pollution and help to improve air quality within the development.

FLYTHROUGH SHOWING ROUTE ALONG ASPEN WAY TO DELTA JUNCTION



New trees and planting along will improve the experience along Aspen way along with a shared path and cycle route



Precedent image for Aspen Way improvements



Precedent image for Delta Junction improvements



Precedent image for Delta Junction landscape



DELTA JUNCTION

Shaping Canary Wharf | North Quay

A Sustainable Approach

OUR APPROACH

Canary Wharf Group have a well established Sustainability Strategy that applies to all development works. Our strategy embeds sustainability in design process, construction activities, procurement and performance.

We are able to build on our experience of delivering high quality environments that meet and surpass challenging targets set out in the new London Plan.

We are committed to improving our estate for the benefit of both people and biodiversity, achieving a synergy of technical skill and considerate approach.

A SUSTAINABLE ESTATE

Our vision of the Sustainable Estate is defined by our approach to wellbeing and biodiversity, climate change adaptation, improving air quality and our ambition to achieve net zero carbon and establish a local circular economy.

North Quay development presents an opportunity to make this vision a reality. We intend to develop detailed implementation plans through close collaboration with the local community and our prospective residents. These plans will be in line with BREEAM Communities methodology.



NET ZERO CARBON

North Quay development will be the first Net Zero Carbon estate in London. This will be achieved through reducing energy demand of each building, maximising opportunities for passive cooling and integrating renewables. Significant proportion of our commitment to net zero rests on engagement with tenants and residents. We all have a part to play in achieving ambitious carbon reduction targets and we are keen to unlock potential for productive and innovative collaboration.



CLIMATE CHANGE ADAPTATION

We take a proactive approach to climate change, focusing on adaptation measures in line with the latest industry guidance. Design strategy will focus on addressing risks of flooding and overheating as well as reducing potable water use and energy demand. Sustainable drainage solutions and rain water harvesting systems will be integrated into the public realm to reduce cumulative impact of the development with biodiversity features that contribute to the local microclimate.



WELLBEING AND BIODIVERSITY

Wellbeing is at the heart of our approach to design and delivery. Our comprehensive Health and Wellbeing Strategy applies to all stages of development. The strategy focuses on maximising natural light, thermal comfort and connection with nature by creating a high-quality biodiversity rich environment for all. Public realm will offer recreational and reflective spaces.



AIR QUALITY POSITIVE

Air quality is integral to our approach to wellbeing. Canary Wharf is a founding member of Business Clean Air Task Force and a keen advocate for achieving a positive impact on local air quality. Our approach aligns with the Mayor of London targets for emission reduction through all electric building systems and logistics. We intend to take this further by integrating biodiversity features such as a planted wall along Aspen Way that will act as a natural air filtration system.



CIRCULAR ECONOMY

Canary Wharf target zero waste to landfill in operations and construction. Working closely with our suppliers and tenants we have been able to achieve Zero Plastic Community status. For our building assets principles of circular economy are embedded by maximising opportunities for adaptability and reuse as well as responsible procurement.

Shaping Canary Wharf | North Quay

Process and Timescales

OUTLINE PLANNING APPLICATION

The proposals set out in this exhibition will form the basis of an Outline Planning Application. The application will contain a framework for future development, comprising a Development Specification, Design Guidelines and Parameter Plans. The Indicative Masterplan shows how the development could be delivered.

Further detailed planning applications, called Reserved Matters, will be made to confirm the design of each building and the associated public realm.

TIMESCALES AND PHASING

Subject to receiving planning permission, we are working on the assumption that site preparation works could begin on site by the end of 2021. Construction is anticipated to be undertaken in a number of phases between 2021 and 2029.

We currently anticipate that construction of the basements and buildings will be phased from the west to the east side of the site, however, this delivery strategy may be revised subject to market conditions.

FURTHER CONSULTATION

We will continue to work with and engage the community as the project progresses through the planning process and provide updates on the future phases and design details.

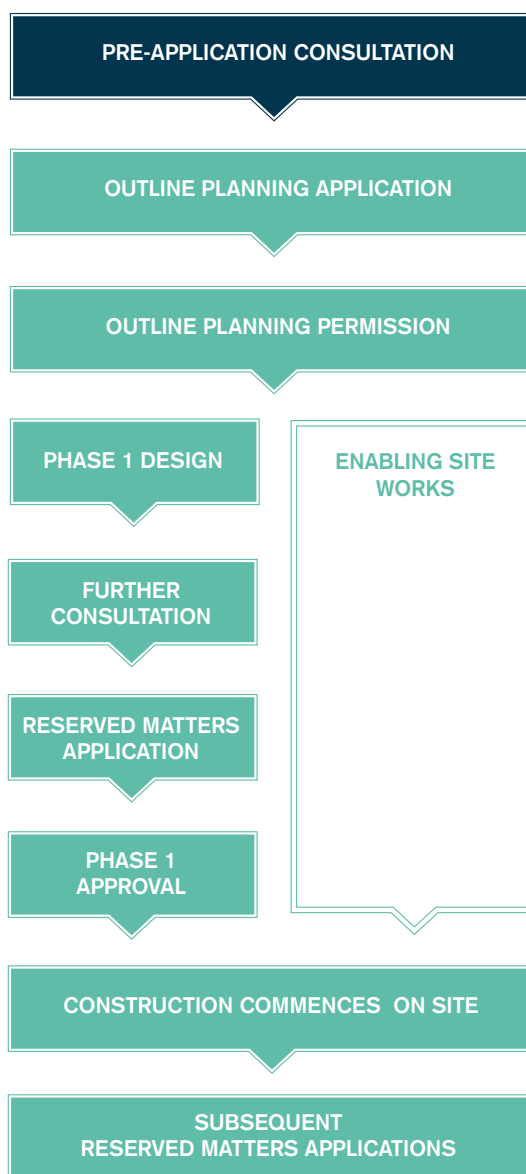
CONSTRUCTION MANAGEMENT

Canary Wharf Contractors (CWC), the construction arm of Canary Wharf Group, will be carrying out this project.

As part of the Considerate Constructors Scheme, CWC will undertake best practice policies that aim to minimise the inconvenience to neighbours of the site and the local community. This will include managing construction traffic, maintaining access and providing a construction liaison officer to ensure regular communication with the community to address any issues.

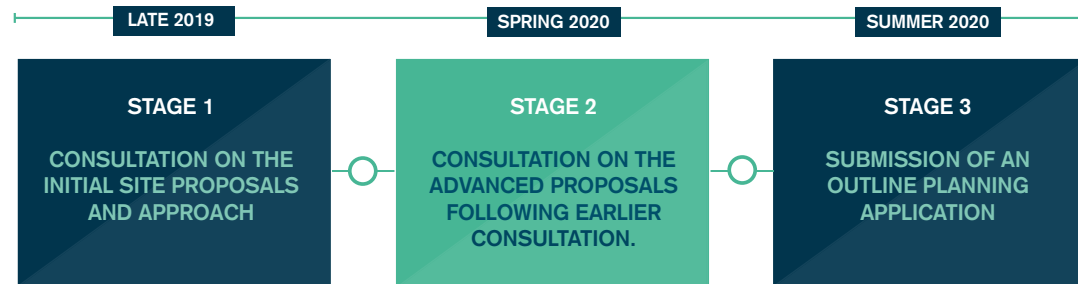
We will work with Tower Hamlets and future tenants of North Quay to improve local job opportunities both through construction and end-use phases.

INDICATIVE PROCESS



Shaping Canary Wharf | North Quay

Next Steps



WORKING WITH THE COMMUNITY

We are committed to working with the local community and potential users of the new site to develop our plans and want to involve as many people as possible.

It is important to us that Canary Wharf provides benefits for people living and working in the surrounding communities and that our future developments contribute positively to the area.

By keeping local people and stakeholders engaged and informed about future plans, we aim to be a good neighbour. We actively support projects and organisations which help improve the lives of local communities.

Please complete a feedback form to let us know your views on the North Quay proposals.

WHAT IS HAPPENING NEXT?

Following this exhibition we will be reviewing the feedback received ahead of finalising our plans and preparing a planning application to submit to Tower Hamlets Council.

If you want us to keep you updated on our application and how the project is progressing, please sign up to our mailing list by leaving your details at the sign in desk.

Alternatively, you can contact us using the details below:

✉ consultation@canarywharf.com

🌐 group.canarywharf.com/planning/north-quay/consultation



K. STAGE 2 FEEDBACK FORM (MARCH 2020)

North Quay Feedback

March 2020



We would be grateful for any feedback you are able to provide on our proposals. This information will be used to help inform our design considerations.

1. WHAT IS YOUR CONNECTION TO THE AREA?

- ☐ I live in the area ☐ I am visiting ☐ I am a student
☐ I work in the area ☐ I am shopping ☐ Other?

2. WHICH OF OUR PRINCIPLES FOR NORTH QUAY ARE YOU MOST SUPPORTIVE OF? (SELECT THREE)

- ☐ New east-west connections ☐ Cycle routes and access
☐ Events and activities ☐ Improvements to Aspen Way
☐ More direct route to Poplar ☐ New shops and amenities
☐ Access to the waterfront ☐ Creation of new jobs
☐ New types of workspace ☐ High quality public spaces
☐ Sustainable homes ☐ Other?

3. DO YOU CONSIDER THE PROPOSED MIX OF USES TO BE APPROPRIATE FOR THIS LOCATION?

- ☐ Yes
☐ Not Sure
☐ No

4. WHAT IS YOUR VIEW ON THE PROPOSED APPROACH TO PROVIDING A RANGE OF NEW PUBLIC SPACES?

- ☐ Very Supportive
☐ Supportive
☐ Neutral
☐ Concerned
☐ Very Concerned

5. WHAT TYPE OF LEISURE OR AMENITY USES DO YOU THINK COULD BENEFIT THE AREA?

- ☐ Markets ☐ Family activities
☐ Food and drink ☐ Sports
☐ Events ☐ Shops
☐ Community/ social spaces ☐ Arts
☐ Other?

Please turn over >>>

6. WHAT IS YOUR VIEW ON PROVIDING NEW PEDESTRIAN AND CYCLE ROUTES THROUGH THE SITE TO IMPROVE CONNECTIONS BETWEEN POPLAR AND CANARY WHARF?

- ☐ Very Supportive
☐ Supportive
☐ Neutral
☐ Concerned
☐ Very Concerned

7. WHAT IS YOUR OVERALL ATTITUDE TOWARD THE OUTLINE PROPOSALS?

- ☐ Very Supportive
☐ Supportive
☐ Neutral
☐ Concerned
☐ Very Concerned

PLEASE TELL US WHY THIS IS YOUR VIEW

8. WHAT ARE THE KEY PRIORITIES IN THE LOCAL AREA?

9. IS THERE ANYTHING YOU THINK COULD CONTRIBUTE TO IMPROVING WELLBEING OR QUALITY OF LIFE IN THE AREA?

10. IS THERE ANYTHING ELSE YOU WOULD LIKE TO RAISE IN RELATION TO THE PROPOSALS FOR NORTH QUAY?

ABOUT YOU

Name	
Postcode	
Address (optional)	
Email (for future updates)	
What is your age group?	<input type="checkbox"/> 18-24 <input type="checkbox"/> 25-34 <input type="checkbox"/> 35-44 <input type="checkbox"/> 45-59 <input type="checkbox"/> 60+
What is your ethnic background?	

☐ Are you happy to be kept informed about the North Quay project?

This information will only be used in connection with the North Quay project and we will never give your personal information away. We ask for this information to show that we have sought feedback from a range of people in the community.

You can return this form by scanning or photographing and sending to:
consultation@canarywharf.com

