



**Crossharbour District
Centre (CDC)**

Scheme Overview

December 2020 scheme

ASDA **Crossharbour
District Centre**

ASDA



1.

Introduction

Ashbourne Beech are working with ASDA to deliver an exemplar development on the Isle of Dogs. Led by RER, we have over 40-years experience in designing and delivering place-led developments which create a genuine legacy for local communities.

Our proposals for the new District Centre offer a once in a lifetime opportunity to redevelop the 25-year old ASDA store and car park into a new and vibrant hub with homes, shops, cafés, leisure and public space; converting 11 acres of car parking and an out of date supermarket into a welcoming place for all residents of the Isle of Dogs.

We believe that the best way to bring forward regeneration is to invest in the existing community. That is why we are providing a primary school for 690 pupils plus a large community centre which will include an Idea Store and Council services alongside community facilities. It is also at the heart of our placemaking strategy which creates a series of public spaces around which the development is framed.

This will be an active and energetic community, bringing together people of all ages to use the facilities. Our plans are ambitious and inclusive; with over four acres of new public spaces designed for all ages, the development is centered on the two-acre Main Square. Streets which bring different amenities and character will link this square to East Ferry Road and the DLR, Glengall Grove and Mudchute Park and Farm along with improvements to cycling, walking and public transport.

The development will also provide around 1,970 new private and affordable homes for all sectors of the community.

The Crossharbour District Centre has been designed by one of the UK's leading architects, Piers Gough of CZWG. Piers not only has 30 years' experience in the Isle of Dogs & Tower Hamlets but has also lived in Whitechapel for many years. With more listed buildings than any other living architect, as a team we are committed to designing and delivering a great development at the new Crossharbour District Centre.

2.

Key Facts & Scheme Benefits



A new 3 form entry primary school and nursery for over 690 children



Over 4 acres of public open spacing including a new Central Square and potential links to Mudchute Park and Farm, Glengall Grove & Millwall Dock



Delivery of up to around 1,970 new homes in a range of unit types and tenures



Direct capital investment of approximately £700m



A brand new ASDA supermarket. The supermarket will be the equivalent size and will be continuously trading.



70,000 ft² of local retail space (some of which will be affordable)



Up to 1,200 new jobs including construction jobs



A new community hub of 20,000ft²



A financial contribution as part of the CIL and Section 106 costs in excess of £50m to deliver a wide range of infrastructure improvements

3.

Existing Site & Location



The existing 100,000 sq ft store and 600 parking spaces was built over 30 years ago and contributes nothing to the community, the local landscape or the environment. We have a unique opportunity to transform this into a valued civic heart for the Isle of Dogs.



4.

Proposals



The proposals include:

- A new ASDA Superstore (that will be provided with continuous trading between the old store and the new)
- Around 1,970 new private and affordable homes
- A new primary school and nursery for 690 local children (land to be made available to the Council for them to determine the timing and form of the school provision)
- A 20,000 sq ft community hub for Tower Hamlets (1.5 times the size of the Idea Store at Canning Town)
- Over 4 acres of public spaces centred around a 1.2 acre Central Square with play streets, Urban Forest and integrated space throughout the development
- 70,000 sq ft of new commercial space for community-led projects
- New and improved links to Mudchute Park and Farm which will be landscaped and maintained
- Many transport improvements including a new bus interchange, road improvements and the provision of a range of cycling improvements
- Community Infrastructure Levy payments in excess of £50M

5.

Masterplan



6.

Connecting Communities



From cycling and public transport infrastructure to pedestrian-friendly design, the District Centre will encourage the use of sustainable transport modes

3,500

Cycle parking spaces provided on-site

150

We will provide 150 folding bikes for hire

34

There will be 34 Santander docking points

From cycling and public transport infrastructure to pedestrian-friendly design, the District Centre will encourage the use of sustainable transport modes.

The District Centre will be successful if it connects the existing Isle of Dogs community with the new communities within the development. This is done through:

- Physical connections - walking, cycling and public transport links
- Social connections - community facilities, civic spaces, school
- Environmental connections - biodiversity, landscaping, connectivity to Mudchute



7.

Physical Connections



The existing footfall of over 60,000 customers a week, the new District Centre will provide a place for the community and local economy to thrive including retail and business opportunities, a new primary and nursery school, a large community centre, significant public space and better links to Mudchute park along with improvements to public transport, cycling and walking.

The development will bring:

- New pedestrian links into Mudchute Park and Farm, Millwall Dock and Glengall Grove
- A new bus interchange including additional bus stop over points to allow for increased capacity
- The transfer of all ASDA servicing into a covered service road
- The provision of over 3,500 cycle parking spaces managed by an on-site cycle store along with cycle hire provided by Santander bikes and Brompton hire bikes
- Cycle network improvements connecting the District Centre to National Cycle Route 1 and to Cycle Superhighway 3, supporting cycling across the Isle of Dogs
- The improvement of off-site cycle routes
- Significant CIL contribution to transport infrastructure including £1m to Crossharbour DLR station

8.

**Social
Connections:
School**



As the new District Centre for the Isle of Dogs the proposed scheme provides a wide mix of community benefits.

SCHOOL

The scheme provides a new state of the art 3 form entry primary school for over 690 children, including early years provision. It will also offer opportunities for civic space and community events outside of school hours.

This new school is located in the first area of the development for delivery and is adjacent to Glengall Grove and the existing Cubitt Town School.



9.

Social Connections: Community Facilities



The new, 20,000 sq ft community hub will be provided to the London Borough of Tower Hamlets free of charge to put in place a dedicated Council and community service facility on the Isle of Dogs.

This centre can provide a variety of uses including an Ideas store, start-up business space, flexible community areas, sports and recreation space and will be a dedicated, permanent, community resource.



10.

Social Connections: Civic Spaces



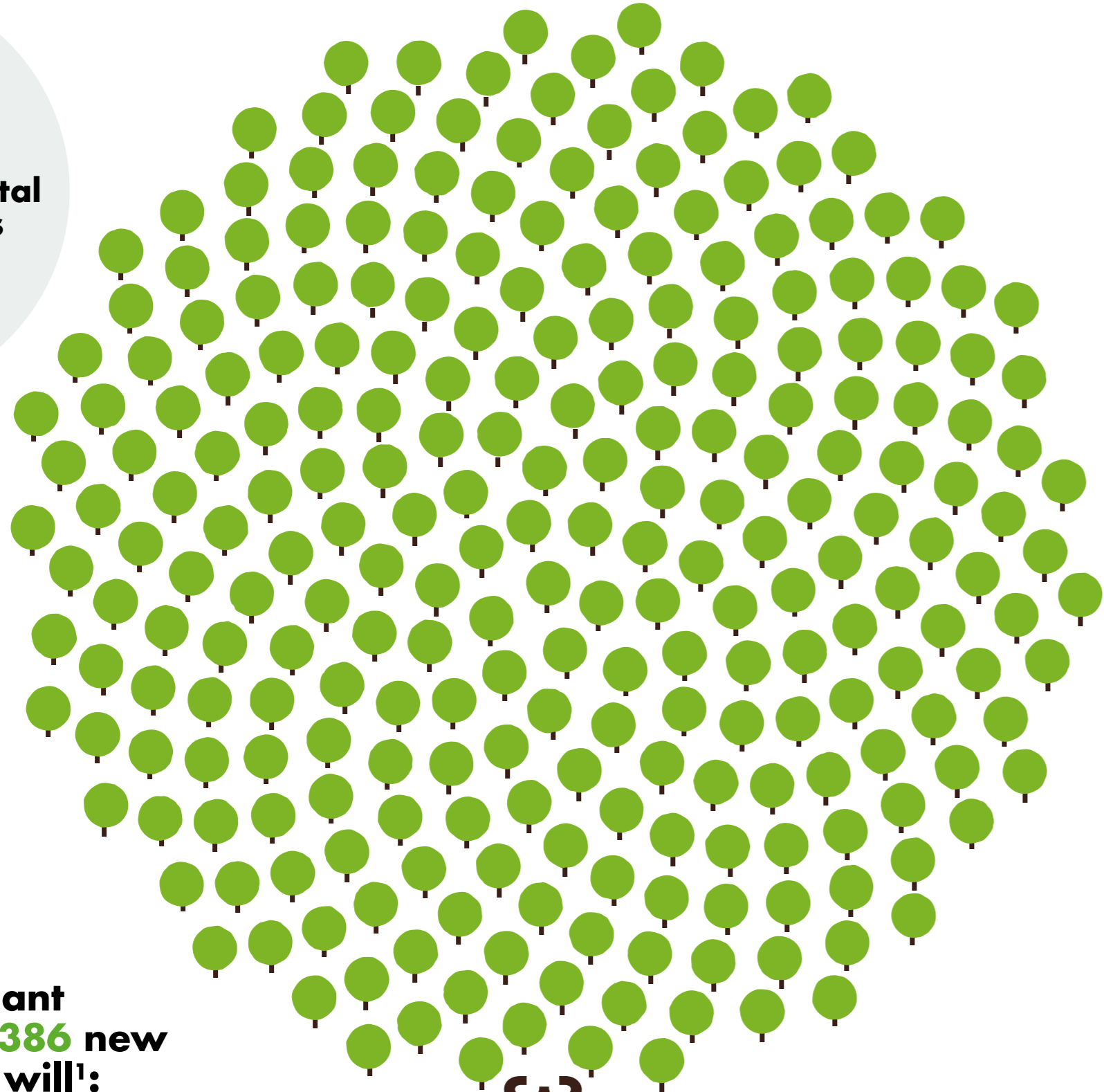
The site will provide a series of civic spaces which can perform functions for different groups and demographics including meeting places, play spaces and event spaces. The development provides over 4 acres of public space and 3 acres of private residential amenity with spaces including:

- A Central Square, the size of 1.5 football pitches, which will be the focal point of the new centre
- A quarter of a mile long Play Street providing access to the school, Glengall Grove and the Mudchute
- A formal playground for 11+
- Provide an indoor centre offering a multi-use game area within the new school which will be open to students and the local community
- Offering natural play in 'The Belevedere', an extensive urban forest which overlooks and provides better links to Mudchute Park & Farm
- Create a playable dry water fountain in the Central Square for all to enjoy
- There will also be the opportunity for a community space focused on the needs of young people.



11.

Environmental Connections



386 TREES

We will plant a total of **386** new trees that will¹:

- Absorb carbon at a rate of **8.33 tonnes** per year
- Lower particulate levels by **up to 60%**
- Capture **over 120,000,000 gallons** of stormwater each year
- Help to create **new habitat** for native flora and fauna
- Provide shade and cooling

The District Centre is designed around the principle of 'green and healthy places'. It will transform a hard surface area into a continuous area of linked, open, green spaces. Our design and management of the District Centre will support healthy lifestyles, working to support local initiatives to improve the health of residents and ensure access to public services.

We will improve biodiversity by bringing in new species of trees and plants, using green roofs to encourage flora and fauna and greening the site

We will plant a total of 386 new trees which will absorb carbon at a rate of 8.33 tonnes per year and lower particulate levels by up to 60% as well as creating biodiversity on site.



12.

Environmental Connections



We will create a central square alongside a large informal green space which will offer a new vantage point over Mudchute Park and a shaded 'urban forest'.

We will support Mudchute Park and Farm through improving the access to the Park, landscaping which extends the park environment and an annual contribution of £50,000.



13.

Employment and Retail

The Crossharbour District Centre would provide a new ASDA store along with 70,000 sq ft of flexibly sized local retail and commercial space.

The retail occupiers will focus on shops that complement existing local retail and ASDA. A proportion of the retail/commercial will be affordable.

1,200

FTE jobs will be supported by the scheme. These break down as follows:

450

via construction

350

via non-residential space provision

280

retained through ASDA

60

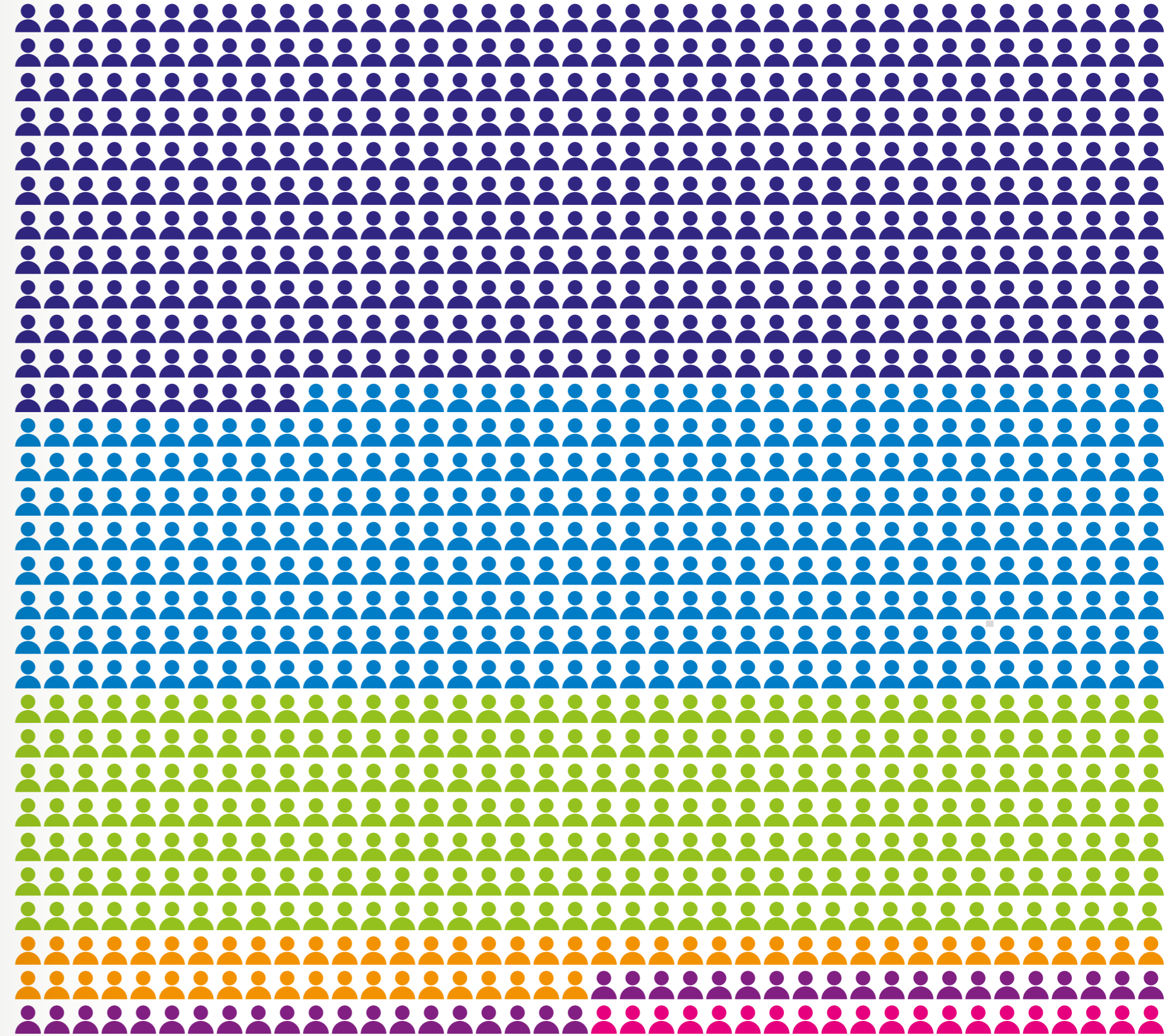
via facilities management

40

via the school

20

via the community hub



Rounded employment estimates from Crossharbour District Centre Socio-Economic Impact Study, WSP / Indigo, methodology can be found in the references section of this document

14.

Creating Homes



The scheme provides for up to 1,970 private and affordable residential apartments set within a mixed development.

These buildings are all designed to meet the LB Tower Hamlet's and GLA standards of accommodation including Daylight and Sunlight and other requirements.

The scheme creates a density of 1,053 Hr Ha with building heights of generally 6-15 storeys though the two tallest buildings, which are adjacent to East Ferry Road, are 32 and 23 storeys acting as a landmark to the entrance of the District Centre, framing the spaces around which the buildings are set.



View of Grand Stair showing integration of Landscape



Central Square looking West



Central Square looking East



15.
**Project
Team**



Client	Ashbourne Beech Property Ltd
Architect	CZWG Architects LLP
Landscape Architect	Martha Schwartz Partners
Planning Consultant	DP9
Townscape Consultant	Peter Stewart Consultancy
Structural Engineer	Walsh Associates
Services Engineer	Hoare Lea
Transport Consultant	Royal Haskoning
Environmental Consultant	DHV Waterman Group
Daylight and Sunlight	GIA
Cost Management	Gleeds
Waste Consultant	WSP
Visualisers	AVR London