

The Bartlett DPU-Development Planning Unit
MSc BUDD - Building and Urban Design in Development
BU1 - Transforming Local Areas

NorthWoolwich/ Albert Island/ Beckton **a response**

ROYAL DOCKS - STAGE 2 - DESIGN RESPONSE

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Balancing the needs of the many, rather than prioritising the demands of a few in order to: establish **development synergy** and inspire 'green' innovation through participatory practices involving a range of local stakeholders; improve livability by tackling problems associated with **housing, connectivity and permeability**; create a new flexible 'space for all' at Albert Island to initiate social mobility encouraging a **virtuous cycle of social capital** to address engrained poverty; facilitate community driven and commercially supported skills, workshops and training opportunities in collaboration with the existing planning, education and voluntary sectors to enhance economic and environmental sustainability.

A **unique opportunity** exists at this time and in this place to establish a more equal balance between business interests and local residents. Current development plans for the site fail to consider the needs of local people and as such, if implemented, will result in the area being affected by London's social cleansing epidemic whereby socio-economically disadvantaged people are forced out (Hill, 2013; Bowater 2012).

Augmenting existing 'green enterprise zone' and 'tech city' classifications of the area, as a catalyst for pursuing public-private-partnerships will assist with raising the profile and securing the investment required to facilitate our **sustainable socially inclusive vision** for the area. Utilising dynamic strategies to bring current government agendas for sustainability into closer proximity with local needs to eradicate poverty, our vision secures mutually beneficial interrelationships between 'the establishment' (government), 'the institutions' (business, voluntary and education sectors), and 'the people' (residents, employers, workers, students).

Our visionary process also involves re-thinking a more ethical architecture and as such can be thought of as 'a form of **anti-design** in which a new

type of architect facilitates development of processes that allow people to create the right form of geometry needed to support life' (Biddulph, 2012). We have already established, through our analysis in stage one that there is a relatively good stock of existing housing, albeit in need of upgrading and refurbishment, but that social mobility is lacking. To address this, we propose a number of **localised holistic incremental and economically viable processes** (with the financial backing of the GLA, Newham Council, the London Legacy Development Corporation, The Arts Council and other funding bodies, local businesses and philanthropic interests), to improve housing, connectivity, permeability and community engagement whilst regulating **'non-gentrifying' regeneration** for the area.

This is achieved by, amongst other schemes, the introduction of 'reduced long-term leases' for market rented properties to encourage affluent people to stay in the area contributing to social mobility through the effect of 'pepper-potting' whereby rich and poor people live in close **proximity**. Unlike other parts of London that have suffered from, or are in the process of undergoing severe gentrification (for example Notting Hill, Queen's Park, Homerton, Elephant & Castle), the presence of higher income earners in our site area would not directly contribute to house price inflation as there would be no rights for ownership. As compensation for this, rental prices would be lower than comparative areas, encouraging permanent settlers and contributing to a mixed and balanced community who together can lobby to secure better education provision, employment opportunities, improved well-being and a community that directly benefit from our proposals for the site.

Utilising what exists, both in the urban fabric and in terms of local policy, and bringing forward a new and 'green' way of seeing the area, we believe our design response offers a new future for the old Royal Albert Docks.

A GREEN BALANCING ACT OUR VISION

WORDS

1/TRANSIENCE

2/SEGREGATION

3/(DIS)CONNECTIONS

4/MULTIPLICITY

5/RESISTANCE

PRINCIPLES

CREATE SYNERGIES THROUGH INCLUSIVE LOCAL ECONOMIC DEVELOPMENT

ENHANCE PERMEABILITY AND MOBILITY BRIDGING SEGREGATED AREAS

ARTICULATE INTERCONNECTED SOCIAL NETWORK

ACTIVATE URBAN VOIDS AS EXPERIMENTAL SPACE

1/PROMOTE DEVELOPMENT SYNERGY WITH LOCALS

2/CREATE A NEW NODE AT ALBERT ISLAND

3/IMPROVE PERMEABILITY AND FLOW

4/IMPROVE CONNECTIVITY ACROSS THE SITE

5/"TERRAIN VAGUE": SELF CONSTRUCTION & COOPERATIVE HOUSING SCHEME

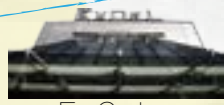
6/RE-CLAIM THE LOST RIVER: AFFORDABLE HOUSEBOATS

7/EMPTY BUILDINGS FOR INSURGENT URBANISM

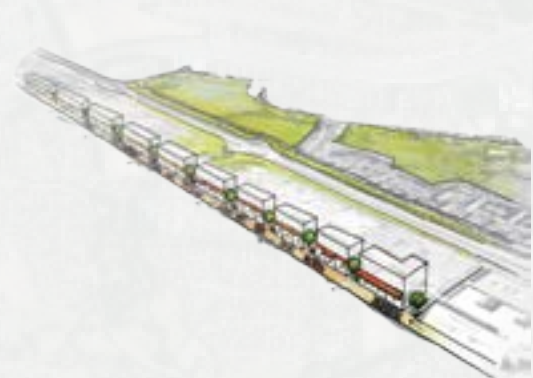
8/SELF SUFFICIENT GREEN COMMUNITY GARDENS/ ALLOTMENTS

SCENARIOS

Simens Crystal



ExCel



Beckton

Royal Albert North

UEL

Albert Basin

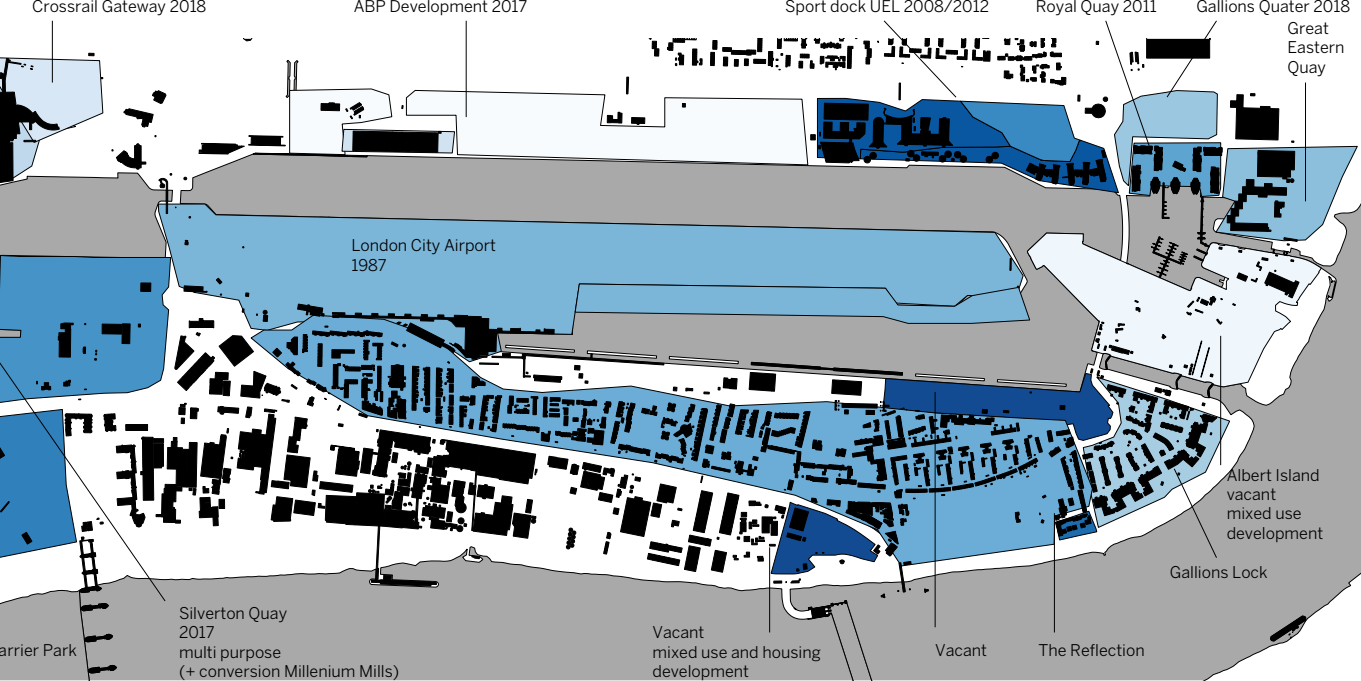
London City

Albert Island

North Woolwich

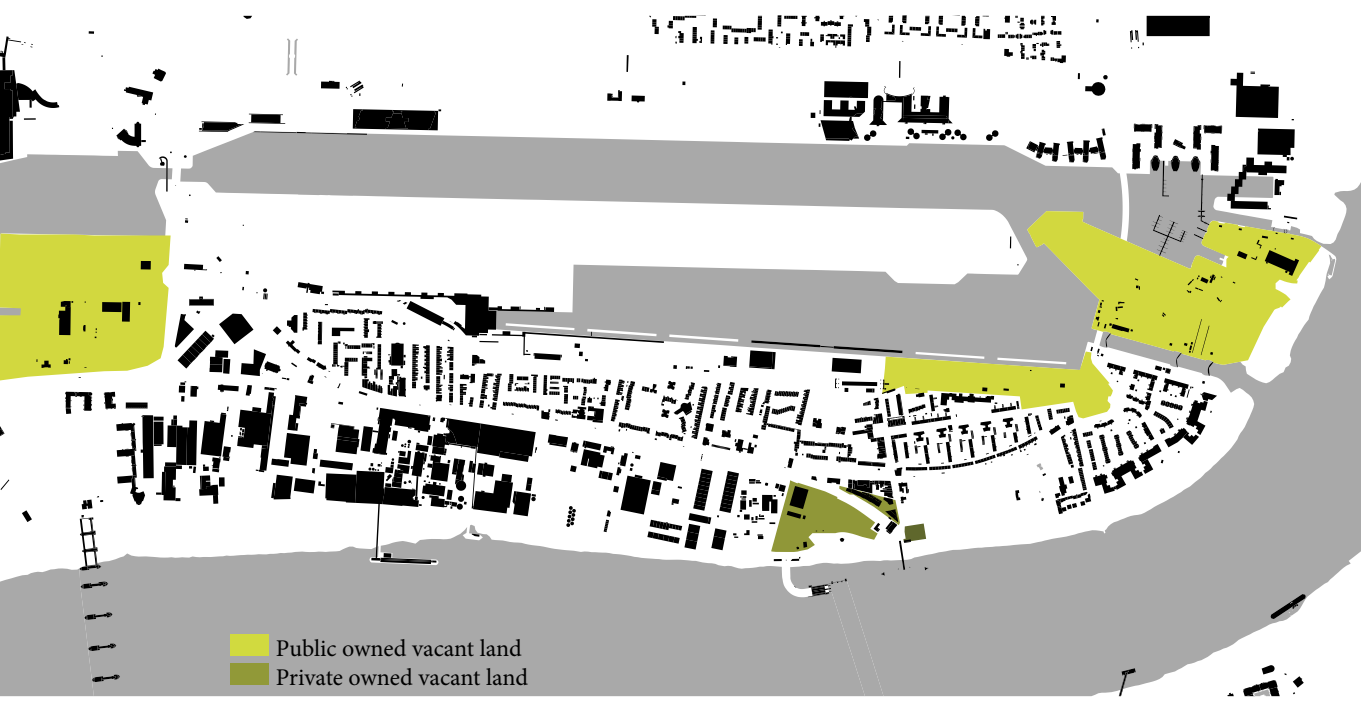
Royal Victoria Park

1/SYNTHESISED ANALYSES:
FIVE WORDS



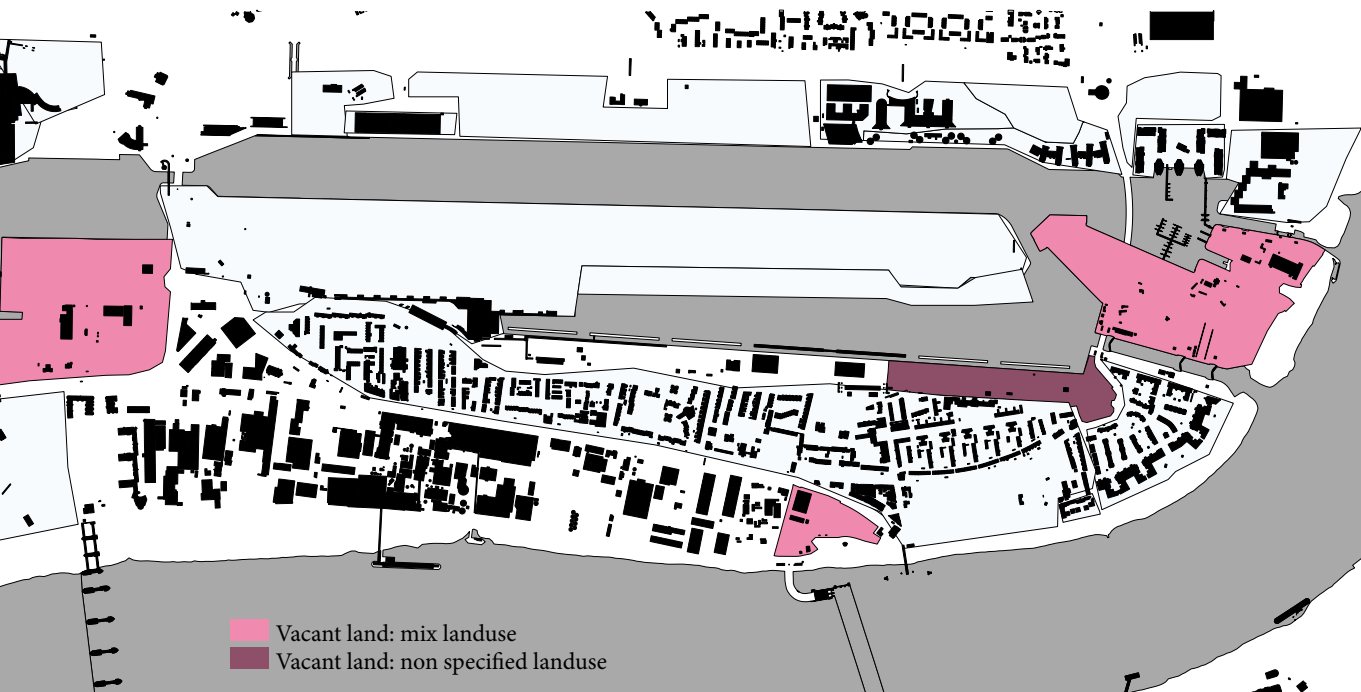
- ✓ MOST OF VACANT LAND IN ROYAL DOCKS: OWNED BY GLA
- ✓ EMPTY BUILDINGS IN NEWHAM: 900
- ✓ EMPLOYMENT PROVIDED BY ABP: 20.000. FOR WHOM?
- ✓ 40% BROWNFIELD THAT CAN BE USED FOR HOUSING IN LONDON: OWNED BY PUBLIC SECTOR

Prior to the inauguration of London City Airport in 1987, the Royal Docks closed and entered into a **period of regeneration**. The Mayor of London and the Mayor of Newham agreed “to transform the Royal Docks into a world class business centre; a world leader in high technology, **green enterprise** and research, and an international forum for the exchange of knowledge and ideas”. (Bird, 2010). Newham Council identified the **vast amount of vacant space**, most of it owned by the **Greater London Authority**, for **mixed use and housing** plans.



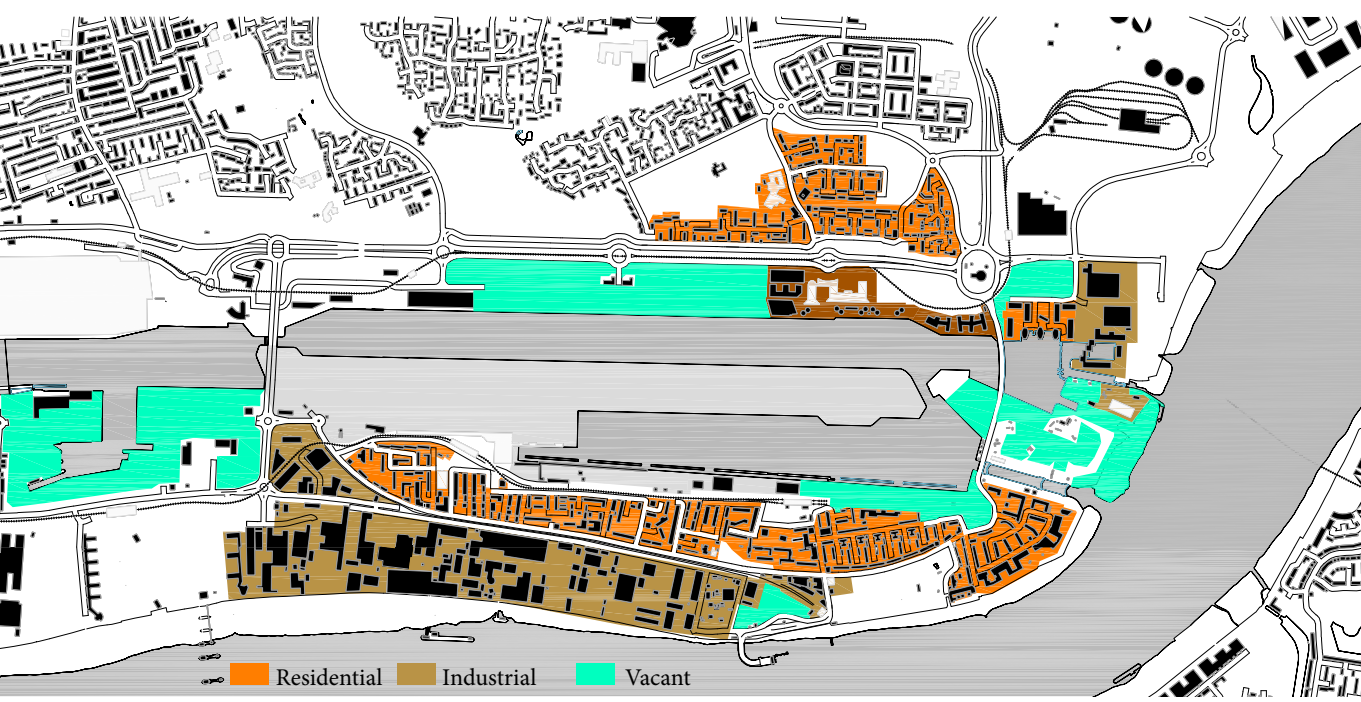
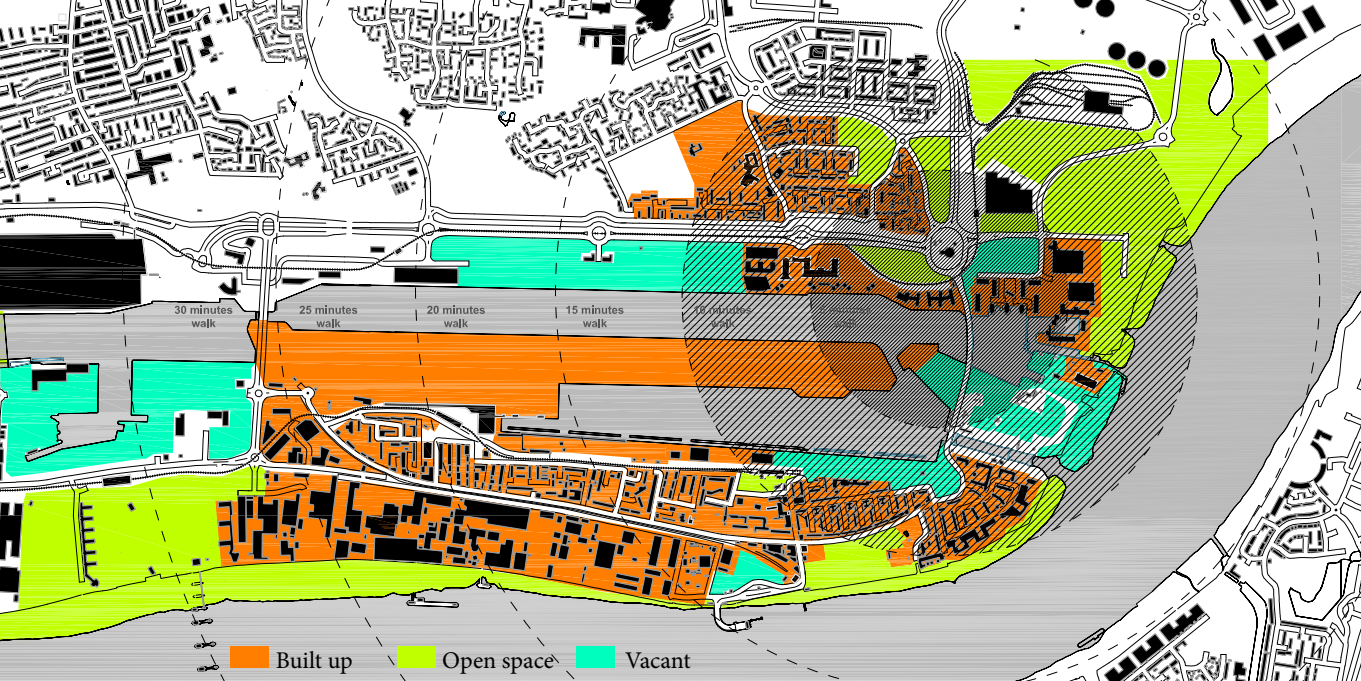
The Borough's publication 'Newham 2027 - Newham's Local Plan - The Core Strategy', embraces future economic investment inviting companies which require a skilled workforce. The main goals for future housing development is comprised of four main strategies: **Sustainable Mixed Community**, Affordable Housing, Special Accommodation Needs And Protecting And Reshaping Existing Housing Stock. Exploring the first two topics, Newham emphasizes that the Sustainable Mixed Community could be achieved by providing different typologies. Their aim is that **50% of the new houses will be affordable**.

By building affordable housing and providing employment opportunities, the plan aims to integrate fragmented areas and establish a permanent community with more family housing and therefore **less transience**.



FIRST WORD: TRANSIENCE AN AREA IN TRANSITION

On the left:
 Map of development sites
 Map of the ownership of the current vacant land
 Map of future uses of the vacant land
 Source: Census 2011. Newham 2027, Newham's Local Plan, The core strategy, version 2012



The Landuse map highlights the presence of **large functional clusters** with poor reciprocal relations:

- the prevalence of industrial and residential areas (with modernist high and low-rise 1960's and 1970's architecture) existing in close proximity in North Woolwich;
- the almost **exclusive** residential orientation of Beckton with town housing estates and a number of **gated communities**;
- the more recent developments that have produced **pockets of housing** aimed at the private rental market in Royal Quay and Great Eastern Quay;
- the University of East London conceived as an **island for education**;
- the large portion of land occupied and owned by the airport, which provides employment and infrastructure whilst also being problematic for local residents with regards to noise and air pollution;
- the dense network of infrastructure lines, that on one hand provide access to and from the area, and on the other hand isolate specific areas (as in the case of Crossrail) and which also affect residents with noise pollution;
- the prevalence of open space that is abandoned, neglected or unconnected (e.g. **the water** represents the majority of open space in the area but is "**invisible**" for citizens).

- Innumerable **virtual barriers** shape the segregative character of the area:
- the **land values** and housing prices create clusters of wealth and social thresholds, especially related to the newly developed sites;
 - the presence of the airport creates no-go and **no-build zones**;
 - the proximity of the river exposes portions of land to **flooding risk** making them vulnerable and unsafe
 - noise and air pollution** from Airport and Crossrail's site construction are problematic

SECOND WORD: SEGREGATION

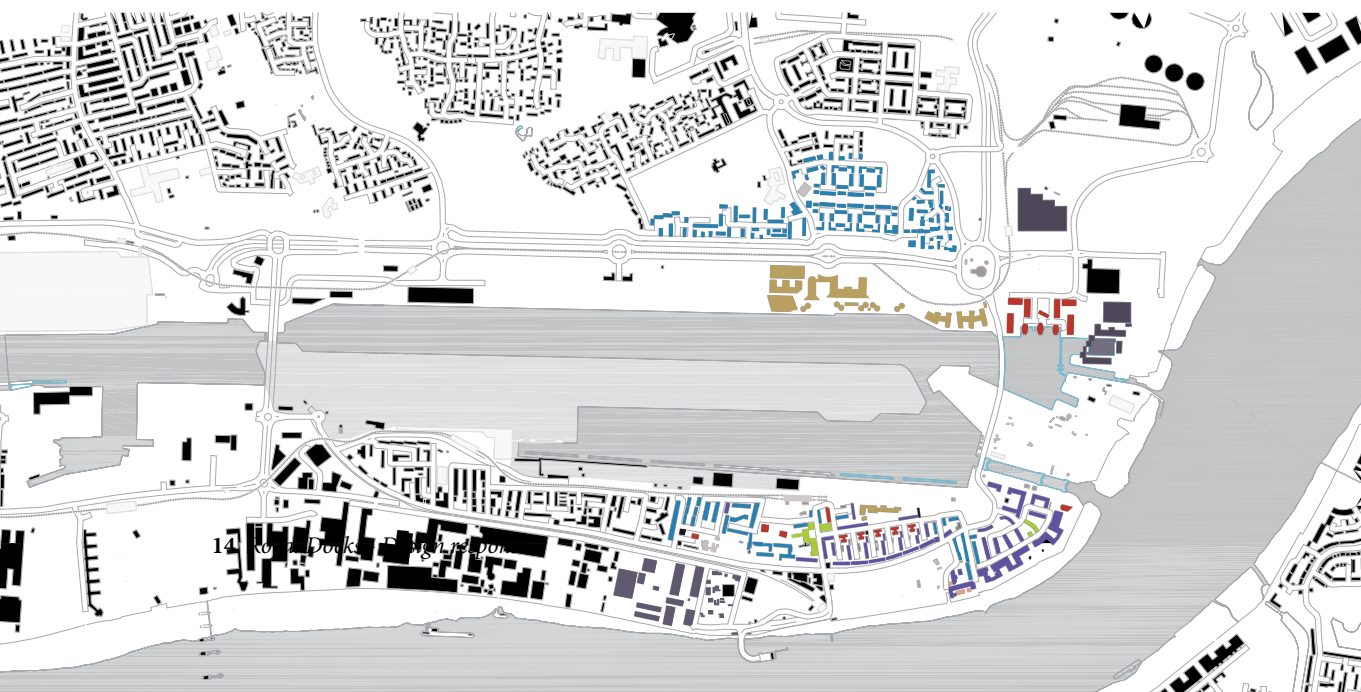
SOCIO-SPATIAL ENCLAVES

On the left:
 1 Map of Landuse (residential/industrial/vacant)
 2 Map of the housing typologies
 3 Map of the clusters
 Source: Census 2011



Legend

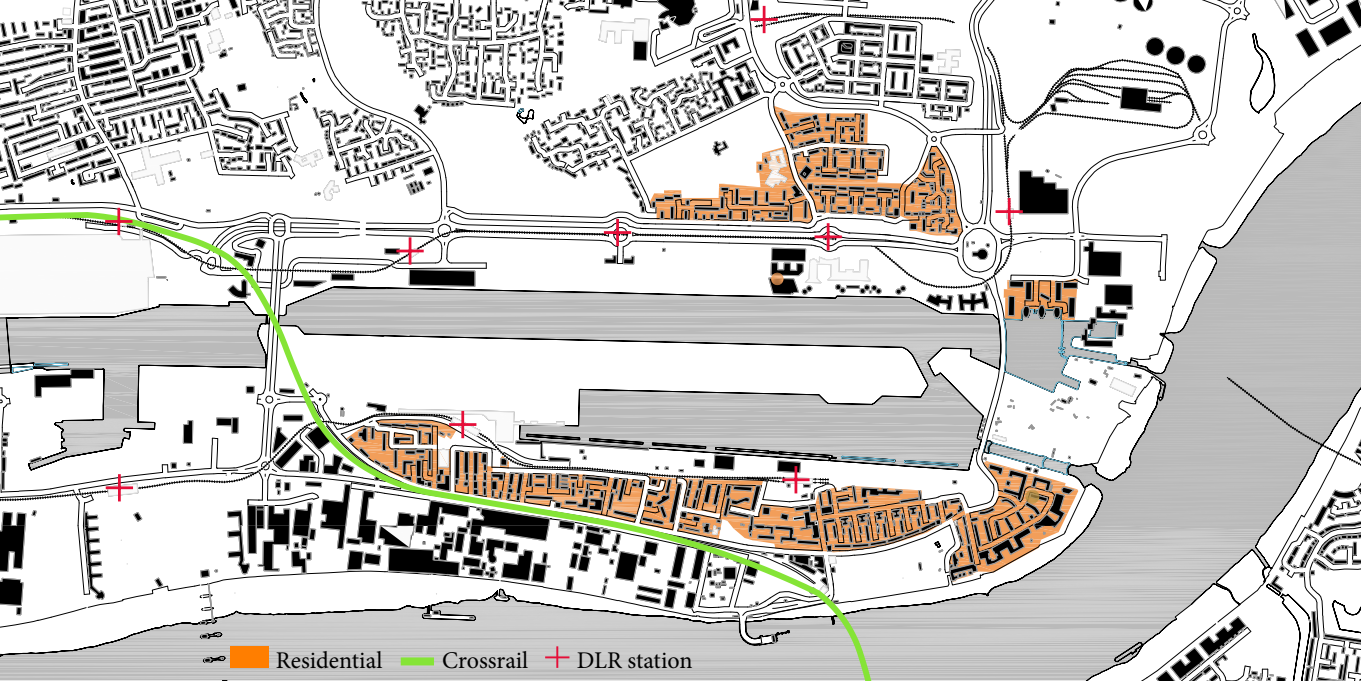
- Terraced house
- Low rise apartment
- Low rise apartment + shop
- High rise
- School
- Office



Regarding the residential areas in Beckton and North Woolwich, our Housing Analysis highlighted the presence of **diverse typologies**. We focused on 5 of these, according to density and to the relationship between the building and the street:

- Terraced house**: Low-density with 2-2.5 storeys, representing a dwelling unit which is part of a line of houses.
- Low-rise apartment**: Medium-density with 3-6 storeys, representing a dwelling unit as part of a bigger building where all the flats share a front door.
- Low-rise apartment type II**: same definition as above but with a second shared communal space.
- Low-rise apartment type III**: same definition as above but with commercial activities at the ground floor level. The relationship between building and street are more direct and intimate.
- High rise apartment**: High density including more than 7 storeys in height.

In the second part we reviewed the current and future housing policies to identify the key issues in present and future housing development.



/DISTANCE TO CENTRAL LONDON: 10 MILES
 /KING GEORGE V STATION: 24 TRAINS/HOUR

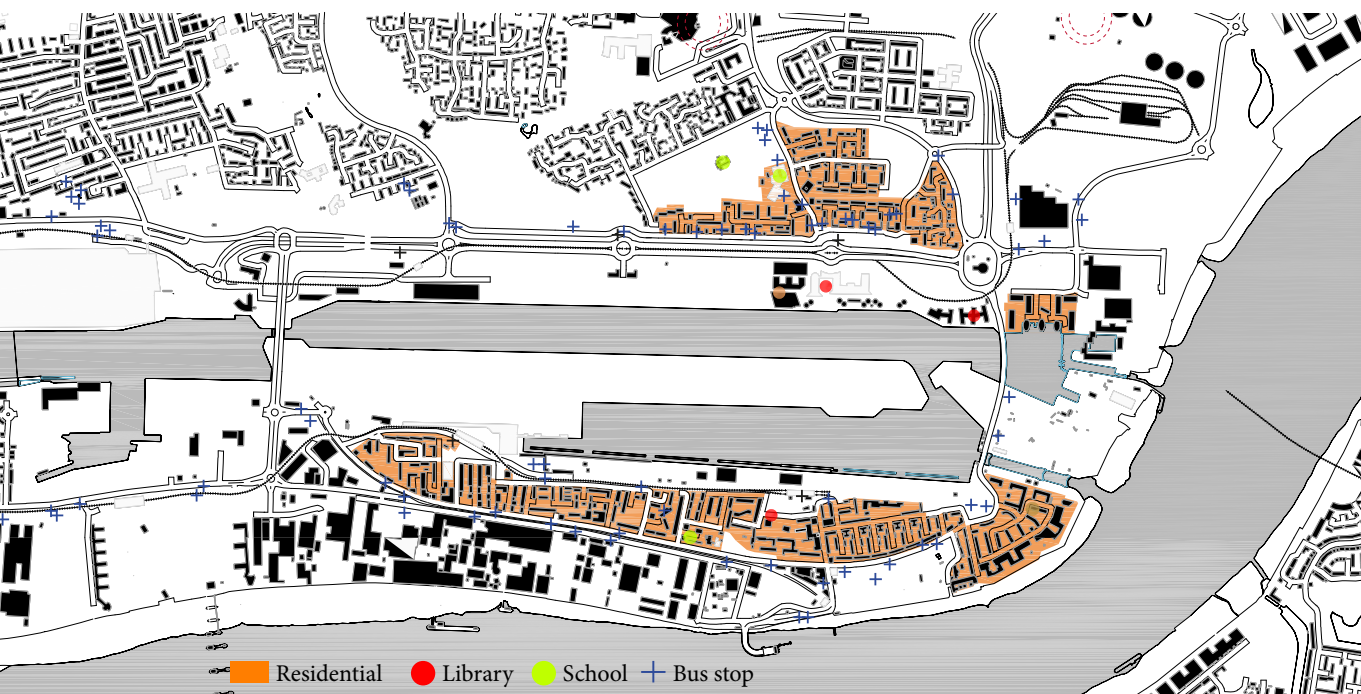
/THE CABLE CAR: 8 PASSENGERS/DAY
 "ONE PERSON'S INFRASTRUCTURE IS ANOTHER PERSON'S DIFFICULTY" (GRAHAM, 2001)

/LARGEST OPEN SPACE IN THE AREA: THE THAMES

The area has a **dense network of transport**: Crossrail (currently under construction), DLR, bus routes, tunnels, etc. The DLR allows very frequent connection to central London; the future development of Crossrail will allow connection with Greater London, ending the "isolation" of the East End. Our interviews revealed that most residents were happy with DLR services but that the existing bus service requires improvement in terms of route and frequency. The cable car connecting the Greenwich Peninsula with Canning Town, was felt to be unaffordable.

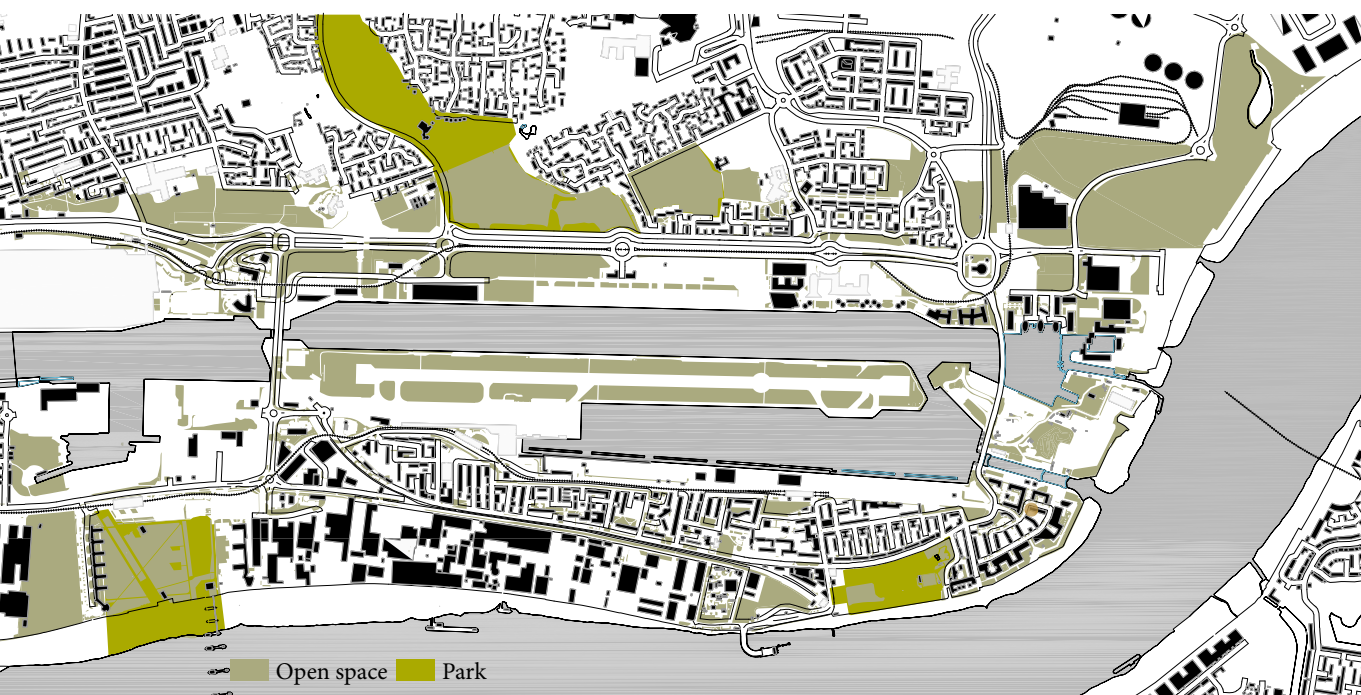
Despite providing **access**, this dense network also isolates certain areas not only physically, as in the case of the future Crossrail that will divide the industrial and residential areas in North Woolwich, but also virtually, creating "**secessionary networks**". To quote Graham: "Premium and high-capability networked infrastructures often effectively by-pass less-favoured and intervening places and what Castells calls 'redundant' users... Increasing the sense of local disconnection in such places from physically-close, but socially and economically distant, places and people" (Graham and Marvin, 2001).

The Airport and the Crossrail construction site create no-go zones, **decreasing permeability** of the area, and no build zones, disabling future transformation of the area. They also affect residents with **pollution and noise**, making the surroundings less safe and less transformable.



THIRD WORD: (DIS)CONNECTIONS A DENSE NETWORK OF TRANSPORT AND OTHER TWO-FOLD BARRIERS

On the left:
 1 Map of the overlapped transport networks (Crossrail, DLR, roads) and residential area
 2 Map of transport access (bus stops), services (school and residential area)
 3 Map of open spaces and parks
 Source: Census 2011





20-below years
 25-29 years
 30-44 years
 45-59 years
 60-above years



white British
 other white
 other Asian British
 Chinese
 African British

/NEWHAM FERTILITY RATE: 2.87/NATIONAL AVERAGE: 1.95
 /NEWHAM ETHNICITY: NUMBER 1 BOROUGH FOR THE NUMBER OF MINORITIES AND LESS WHITE BRITISH
 /NEWHAM RECORDED CRIMES JANUARY 2014: 2,377
 /CRIME RATES %: STRATFORD 22, BECKTON 10.5 AND ROYAL DOCKS 5.6

In 2012, the Borough of Newham launched the Welfare Reform Act documenting under which circumstances social funds, crisis loans and community care grant will be issued. The main changes were in terms of how support is accessed, the type of support given, residence criteria, and the requirements for repayment.

A basic characteristic is the **young age of the residents**, between 0 to 34 years old. This category includes students, young single people and also a **great number of single parents** with the percentage of mothers (55%) to be higher than fathers (35%). According to the Governments' plan, parents with children between 0 to 5 years old will get 13% and 24% of the crisis loans.

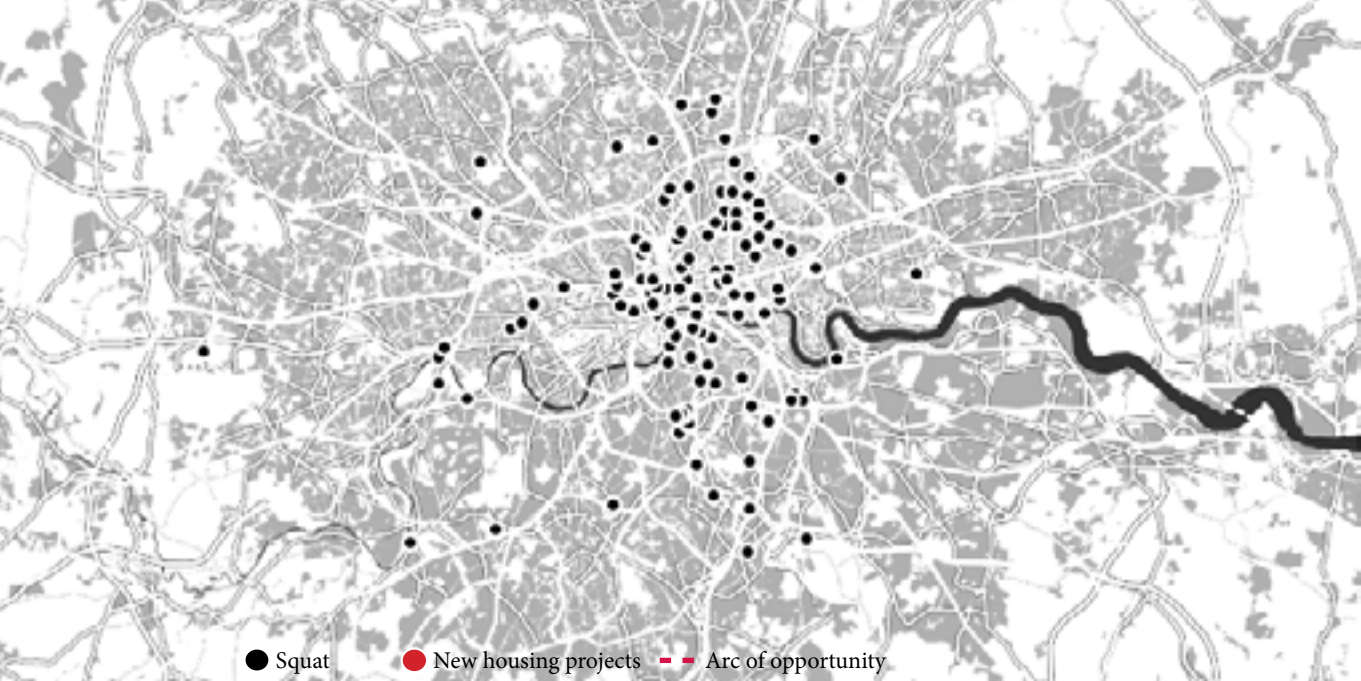
Another issue is the **employment status** in relation to age: low rates reflect the young ages of the residents. The highest percentages are full-time employees with 45% and students with 30%. Next, follows self-employers with 20% and the percentages of unemployed or retired people cover 10% of the citizens, especially in the area of east Woolwich and northern area of Beckton.

Ethnicity must also be considered. The borough of Newham is **multi-cultural** exemplified by the different ethnic groups of residents, varying between British (eastern parts of the area), African, Caribbean, Asian (Bangladeshi, Pakistani, Indian and Chinese - in the southern side of Beckton and close to Albert Basin Island).

FOURTH WORD: MULTIPLICITY

A MIXED AND DIVERSE COMMUNITY

On the left:
 1 Map of age
 2 Map of ethnicity
 Sources: Census 2011. Metropolitan Police data on Crime.
 Stoddard, K. (2010) Birth statistics: Birth and fertility rates across England and Wales, The Guardian, UK.



- /2012: 1/35 FAMILIES AT RISK OF LOOSE HOME (NEWHAM)
- /2013: SQUATTING BECAME ILLEGAL IN UK
- /2027: 40,000 NEW HOMES IN NEWHAM, 50% AFFORDABLE
- /24,000: SOCIAL HOUSING WAITING LIST IN NEWHAM
- /£330,000: HIGHEST HOUSE PRICE (ROYAL DOCK)
- /17,470: NUMBER OF NEWHAM COUNCIL HOUSES TO RENT

ARC OF OPPORTUNITY. As a ripple effect of the Olympic legacy, east London has become home to several **new housing development projects**, characterised by: spectacle architecture, a huge volume of building and large community spaces.

EVICTIONS. "In 2012/2013, one household in every 105 in UK was put at risk of losing their home. In some parts of the country the figure was much higher, reaching one in every 35 households in Newham in east London." (Shelter UK). During the Olympics, tenants in Newham **were evicted to increase the rental value** of properties for a new more affluent market. Despite eviction being regulated by the Housing Act 1988, the law allows landlords to repossess properties without giving a specific reason.

HOUSING IN NEWHAM. It is clear from the policy documents that housing is a pressing need in the borough (24,000 people are currently on the social housing waiting list), and that Newham Council intend to secure a stable housing stock and invest in large **social housing developments** (such as in Canning Town). The Mayor promised to build 40,000 new homes in the next 14 years, **50% affordable** (The core strategy 2012).

SUBVERSIVE DWELLING. There exists a variety of ways in which people inhabit, occupy, dwell and survive their day-to-day lives in North Woolwich. Multiple examples of **subversive dwelling** exist in some form across our site. Like in Claremont Street, where old storage sheds are occupied and used illegitimately as a place to shelter.



FIFTH AND FINAL WORD: RESISTANCE

THE LONDON HOUSING CRISIS

On the left:
 1 Map of squats in London
 2 Map of new housing in the "Arc of opportunity"
 3 Map of social tenure in the Royal Docks
 Source: Data on Squatting: <http://londonsquatsarchive.org>. Data on Social tenure: Census 2011.
 Data on housing: <http://www.newham.gov.uk/Pages/Services/More-affordable-homes-for-Newham.aspx#CurrentHousingSupplyinNewham>
 Data on evictions: Shelter UK



One example of the current Housing crisis in the Borough of Newham is represented by the case of **'Focus E15'**. **Twenty-nine single mothers**, aged between 16-25, not able to afford the high rents were left with no option but to leave their homes and seek accommodation in the hostel E15. It is home to mainly homeless people and is maintained by a Housing Association and Newham council. The hostel provides five months accommodation, after which "guests" must find another place to live. Mayoral decisions to rehouse young single mothers in other UK cities such as Manchester and Birmingham, inspired this group of women to start campaigning about their right to housing.

They face multiple difficulties, such as the **cuts to benefits**, the lack of trust by landlords of private rental properties, and the **lack of social housing**, which is their greatest need. A street-campaign in Stratford and Saturday meetings were a catalyst to organize action. The case has grown in popularity and the mothers have the support of several **media agencies**, the **UCL association** and other similar movements across London. Despite contacting the London Mayor and Newham council directly, they have not received sufficient responses.

Their campaign is funded through private donations, small-scale music events or activities for children (handcrafts and face painting). After participating in one of their meetings, what became an obvious problem to us was the fact that they want and need **social housing**, not 'affordable housing' as is provided in the Olympic park costing 70% of market value and therefore for them is still unaffordable. This group are not able to cover the high expenses of such properties which have heated flooring and energy inefficient glass partitions. The group are also demanding a clear answer as to why there are **900 vacant buildings in Newham** and they are nevertheless still required to move miles away from their family, friends and everyday life.

Images: FOCUS E15 Mothers Petition <http://youtu.be/6GuCTb8XARI>



2/POTENTIALITIES AND WEAKNESSES:
OUR REFLECTIONS

TRANSIENCE

1. GLA Green Enterprise Zone
2. Crossrail and future development
3. London Airport and extension
4. Vacant land owned by GLA

WEAKNESSES

1. Local development is not prioritised
2. Increase of property value & housing price
3. Decrease of the permeability of the area
4. Increase of fragmentation

POTENTIALITIES

1. PPI, mix use development & compensation
2. Opportunity for local employment
3. Opportunity for local employment
4. New social/affordable housing

PRINCIPLES

create synergies through inclusive local economic development

SEGREGATION

1. Diverse housing typology
2. Vast brownfield and vacant space in between
3. Functional and social clusters

2. Increase of disconnection
3. Lack of spatial and social cohesion

2. Regeneration, new development, densification.
3. Increase porosity

enhance permeability and mobility bridging segregated areas

(DIS)CONNECTIONS

1. Dense transport network
2. Crossrail and future development
3. London Airport and future extension
4. Large amount of open space

1. Seccessionary network
2. The Crossrail constitutes a physical barrier
3. Noise and pollution affect the quality of life
3. "Invisibility"(river) and lack of connectivity

1. Wide access
2. Connections with central/west London
3. Connections with EU
4. Enhance use and increase connectivity

MULTIPLICITY

1. Mixed and diverse community
2. Ethnic minorities and young population

1. High crime rate. Nostalgia for past. Racism
2. Lack of cohesion and sense of belonging

1. Ensuring safe living environment
2. Ensure continuity to overcome boundaries

articulate interconnected social network

RESISTANCE

1. Numerous housing associations
2. Lack of sufficient social housing
3. Lack of secured land for housing
4. Subversive forms of dwelling

2. Gentrification
3. Risk of evictions/distant relocations
4. Risk of social cleansing

1. Implement affordable social housing
2. Find new affordable housing schemes
3. Claim the right to secure land tenure
4. Support insurgent urbanism/social equality

activate urban voids as experimental space

3/DESIGN PRINCIPLES AND GUIDELINES:
OUR RESPONSES

POLICY AND ECONOMIC SUSTAINABILITY

Create synergies through inclusive local economic development

PHYSICAL CONNECTION AND ENVIRONMENTAL SAFETY

Enhance permeability and mobility by bridging segregated areas

SOCIAL EMPOWERMENT AND INTERACTIVE NETWORKS

Articulate interconnected social network to shape community identity

PHYSICAL SPACE FUNCTION IN NEIGHBOURHOOD LEVEL

Activate urban voids as experimental space to cultivate resistance

GUIDELINES

- a. prioritise social renting policy and include in future development plans
- b. encourage innovative SME in the area to create employment opportunity and a multiplicity of economic activities
- c. integrate university educational resources and enterprise investment to provide skill/training course for local people
- d. bring vacant spaces back into use for people in need and for other economic and commercial activities

- a. strengthen existing linkage and establish connections among open spaces, residential areas and business locations
- b. ensure traffic safety by forming the landscape and well-organised pathways and cycle routes
- c. reduce crime rates and social unrest by creating safe and secure neighbourhoods

- a. provide a platform to identify community needs and facilitate partnerships and decision-making process in local development
- b. hold public events to improve social interaction between community members. e.g. internat.food festival, film screening..
- c. support self-organized knowledge sharing (workshops, language courses, skills training activities) to improve inclusion
- d. establish self-management to organise activities for the elderly, children, teenagers,young mothers, to promote social welfare

- a. set flexible buildings on vacant land for temporary uses to address specific local needs
- b. transform social capital encouraging innovative solutions in open spaces (comm. garden, local food market, self-suff. energy)
- c. manage empty buildings to provide social accommodation, housing, or flexible space for community activities
- d. collaboration between council/green enterprise to take social responsibility to provide funds/green facilities for communities

SCENARIOS

1/PROMOTE DEVELOPMENT SYNERGY WITH LOCALS

2/CREATE A NEW NODE AT ALBERT ISLAND

3/IMPROVE PERMEABILITY AND FLOW

4/IMPROVE CONNECTIVITY ACROSS THE SITE

5/"TERRAIN VAGUE": SELF CONSTRUCTION & COOPERATIVE HOUSING SCHEME

6/RE-CLAIM THE LOST RIVER: AFFORDABLE HOUSEBOATS

7/EMPTY BUILDINGS FOR INSURGENT URBANISM

8/SELF SUFFICIENT GREEN COMMUNITY GARDENS/ALLOTMENTS



Boris Johnson



Council of Newham



ABP Development site



GLA HQ - City Hall Forster & Partners Global Architects



Residents



Truce 20_20 project by Conflict and Change



Voluntary sector Newham



Newham Adversary - Ant-arms campaigning

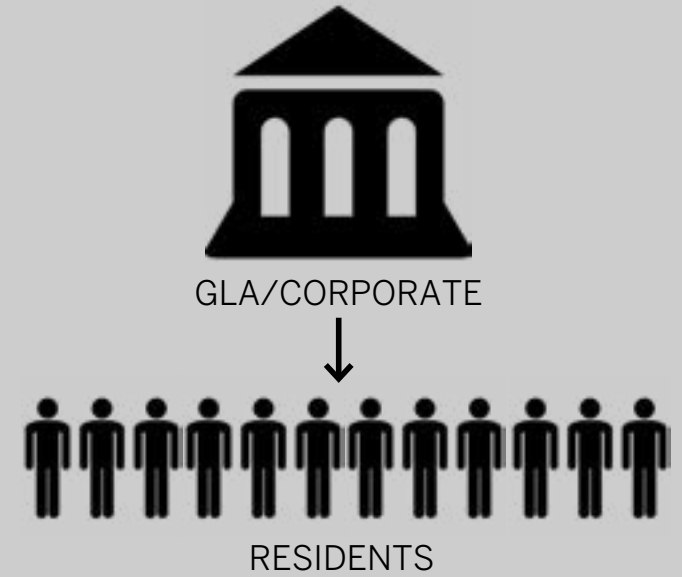


Young people

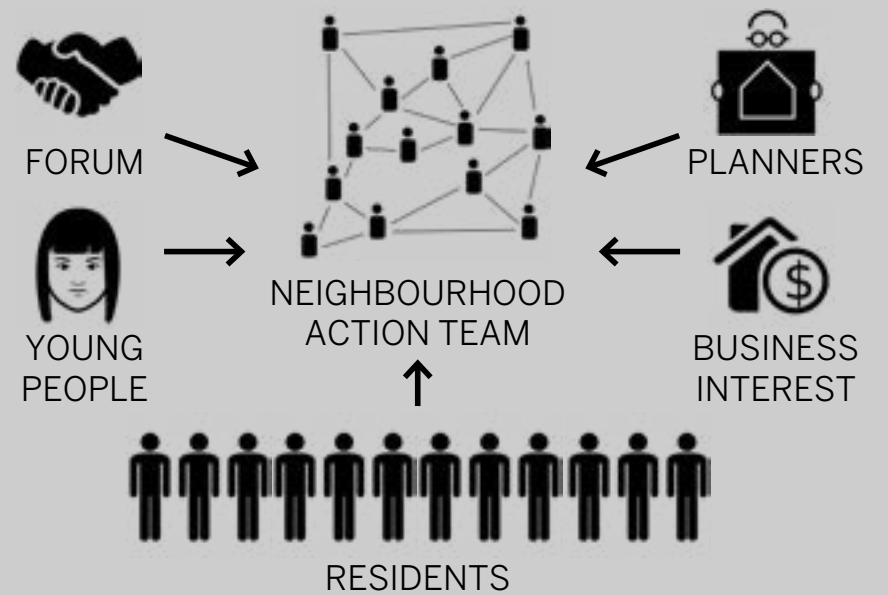


UJEL

HIERARCHY OF STAKEHOLDERS



A MORE BALANCED WEB OF ACTORS



4/OPPORTUNITIES FOR TRANSFORMATION:
EIGHT MEMOS FOR THE COMING YEARS

1/PROMOTE DEVELOPMENT SYNERGY WITH LOCALS

In the long term, the partnerships established from the flexible space on Albert Island can invite local stakeholders (ExCel/Siemens). To secure local economies, we propose that the future development of Core Strategic Site 31 Royal Albert North should provide a stretch of storefronts exclusively for local start ups serving local residents, office workers, visitors and UEL students. This is a unique opportunity to **reserve local land for local initiatives** that will benefit everyday local people. To build a reciprocal relationship between developers and local communities, we suggest that a **collaborative special**

fund be triggered by the Borough of Newham, the GLA and the London Legacy Corporation for enabling local households to opt for energy-efficient consumption equipment. This will help residents reduce their energy costs and encourage a more **engaged debate on sustainability**. In the long term, this partnership will provide a consultancy service - from developer to community - addressing sustainable improvements through projects regarding individual buildings. This subsidy scheme should include landowners in order to mitigate the affect of increasing house prices because of the energy-consumption improvement of the property as a result of the scheme. As a pilot project, and in order to establish the partnership model, we suggest London City Airport should be the first site to endure the energy consumption improvement project inviting locals for workshops.

Legend

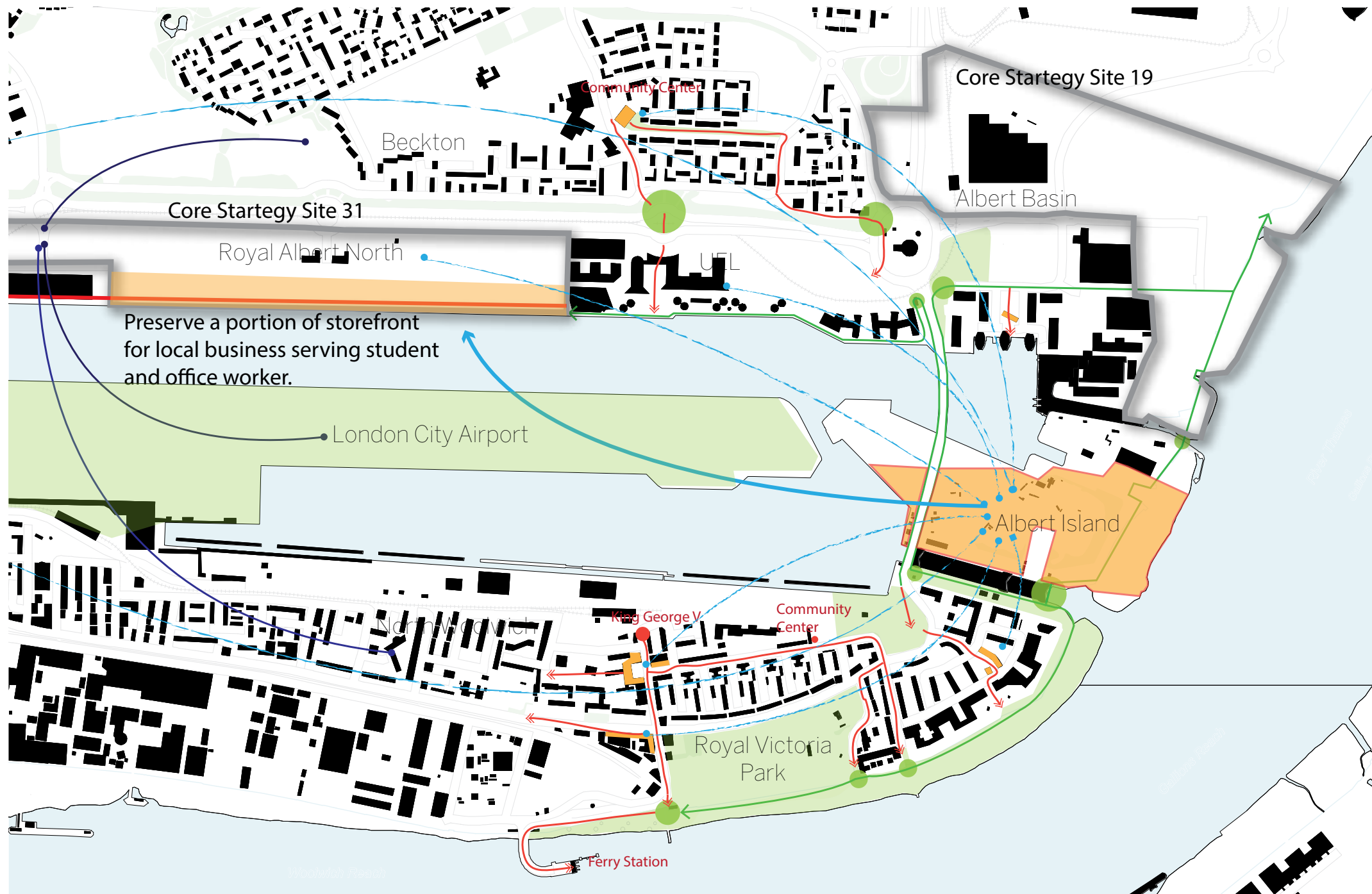
- Strategic Location for Connectivity
- ↔ Non Stop River Walk and cycle route
- ↔ Permeability
- Existing Local Economic Node
- Strategic Site for Permeability
- Resources pooling and knowledge combining
- Reciprocal Relationship Building

Actors



Authority/Institutions

- GLA
- London Mayor - Boris Johnson
- Newham Council
- Newham Mayor - Robin Wales
- Royal Docks Trust
- LDA
- UEL
- Excel
- Seimens Crystal
- Barratts Developer
- Ballymore Developer
- Associations:**
- St Johns Community Centre
- Woodman street community centre
- Beckton Activities centre
- Beckton Islamic Association
- Funding:**
- National, Regional, Local grants
- Royal Docks Trust funding



2/CREATE A NEW NODE AT ALBERT ISLAND

Albert Island is a focal point linking Beckton and North Woolwich. We propose to create a flexible innovative space which will be used collectively by all local stakeholders (local residents, businesses, UEL students) in a variety of ways such as: self-built exhibitions, D.I.Y sessions, **events**, training programmes, allotments, exhibitions and creative experimental shows and productions. The development of Albert Island links with the Core Strategic Site Albert Basin, which under **Section 106** agreements should provide

educational facilities to serve developments within the site and its hinterland. To optimize the contribution from developers and the function of Albert Island, we propose the scope of the agreement should expand. Moreover, we suggest a portion of the **developers contribution budget** should be directed towards community educational schemes such as skill training and business start-up workshops.

The flexibility this creative and innovative space offers enables the community to sit at the heart of decision making processes about how they want to use the space, without excluding any ideas as the schemes are rolling short-term projects with an overall long-term vision to serve the local people resulting in the promotion of pooling resources and combining knowledge.



Legend

- Strategic Location for Connectivity
- ↔ Non Stop River Walk and cycle route
- ↔ Permeability
- Existing Local Economic Node
- Strategic Site for Permeability
- Resources pooling and knowledge combining

Actors



Authority/Institutions
 GLA/Newham Council
 LDA
 UEL

Associations:
 Barratts Developer
 R&AI/WTSG/NDMP
 St Johns Community Centre
 First Fruit
 Woodman street community centre
 Beckton Activities centre
 Beckton Islamic Association
 AO Productions

Funding:
 'Let's Get the Party Started'
 'Newham 4 Community'
 National, Regional, Local and EU grants
 'The London Community Foundation'
 Arts Council England
 Sports England



3/IMPROVE PERMEABILITY AND FLOW

Specific existing vacant plots will be revitalized to create new **community spaces** through launching projects such as community self-construction workshops and other **community-led ideas** born out of an extended process of real community engagement (not merely consultation).



These spaces will also link with existing local economic nodes to improve the **permeability** from in-land community sites to the rejuvenated waterfront walk. This stage of self-construction projects will emphasise place making on a larger scale, transforming both the landscape and the possibilities of resident interaction and collaboration.

- Strategic locations:
- Existing vacant space at east end of Albert Road;
 - Riverside in North Woolwich opposite Albert Island;
 - Leftover space in Beckton from the community center to Ferndale Street.

- Legend**
- Strategic Location for Connectivity
 - ↔ Non Stop River Walk and cycle route
 - ↔ Permeability
 - Existing Local Economic Node
 - Strategic Site for Permeability

- Actors**
- Authority/Institutions**
 - GLA
 - Newham Council
 - Newham Mayor - Robin Wales
 - LDA
 - Associations:**
 - R&AI
 - WTSG
 - NDMP
 - St Johns Community Centre
 - First Fruit
 - Green Works
 - Woodman street community centre
 - Beckton Activities centre
 - Funding:**
 - 'Let's Get the Party Started'
 - 'Go For It Grant'
 - 'Newham 4 Community'
 - Regional, Local and EU grants



**4/IMPROVE
CONNECTIVITY
ACROSS THE SITE**

Beginning with the 'river' as a mutual element of Beckton, Albert Island and North Woolwich, we have identified several key locations vital for bridging the fragmentation that exists between different **enclaves**/clusters within the site. This is imperative to create the **flow** and continuum we envisage for the residents enabling them to move alongside the river.

These strategic spaces can be improved by **small, community-led self-construction projects**. This kind of process will have positive effects for both physical and social

connectivity, an important aspect of which will be the launching of local events such as an annual **international food festival**. This will help to attract positive attention to the area and also lift the spirits of the local people allowing them to engage with the **wider plans** for connectivity. across the site. The stimulus for such events will stem from the **local action teams**.

Strategic locations: Extension along the river walk at the Royal Victoria Park to the closest proximity area, including a private community and the ferry pier;
Existing channel form North Woolwich to Albert Island and Albert Basin;
Linkage between the north end of Sir Steve Redgrave Bridge to UEL, and to the pathway of the Royal Quay community;
The existing pedestrian node from Beckton to the riverside.



Legend

- Strategic Location for Connectivity
- ↔ Non Stop River Walk and cycle route

Actors



Authority/Institutions

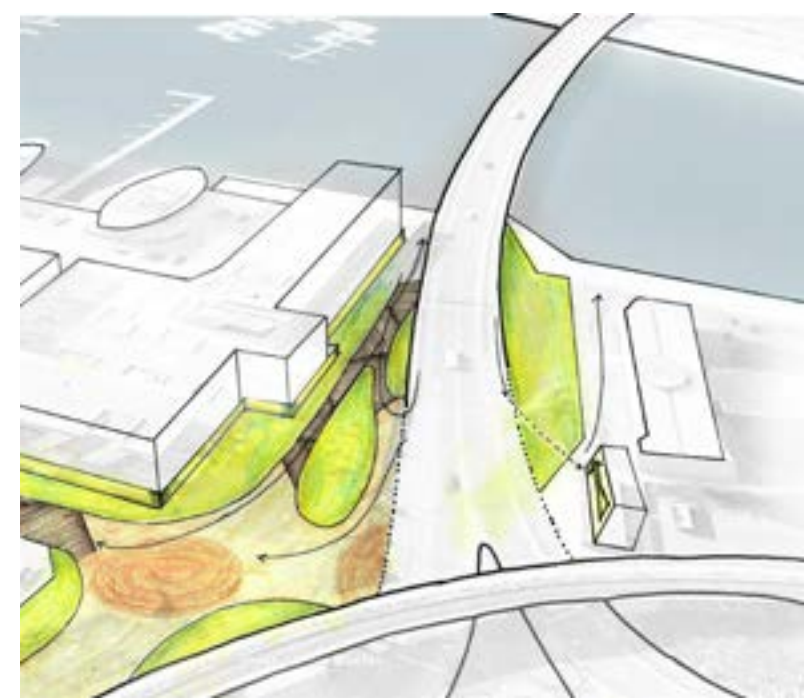
- GLA
- Newham Council
- LDA

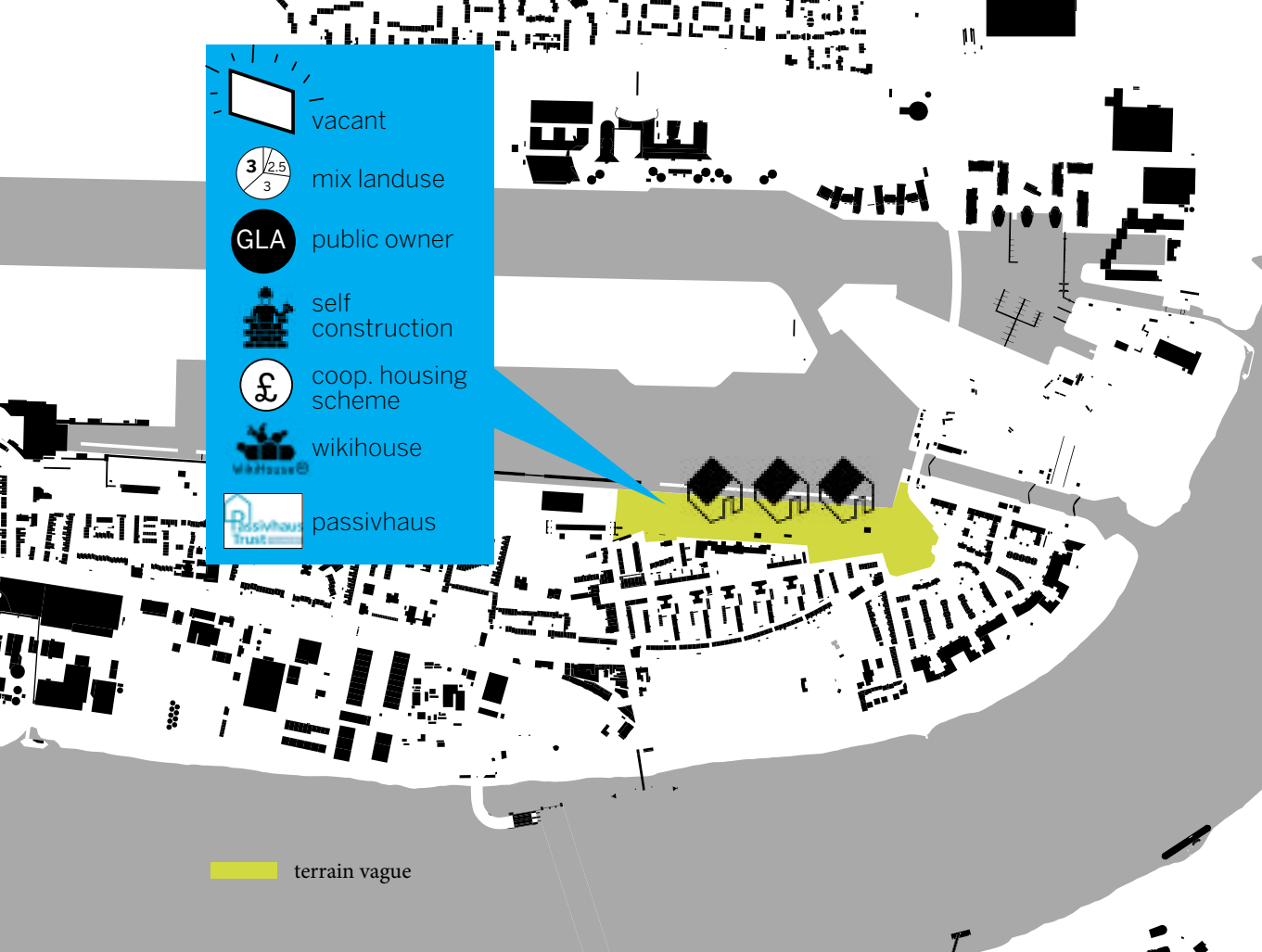
Associations:

- R&AI
- WTSG
- NDMP
- St Johns Community Centre
- First Fruit
- Green Works
- Woodman street community centre
- Beckton Activities centre

Funding:

- 'Let's Get the Party Started'
- 'Go For It Grant'
- 'Newham 4 Community'
- Local grants





**5/"TERRAIN VAGUE":
SELF CONSTRUCTION
& COOPERATIVE
HOUSING SCHEME**

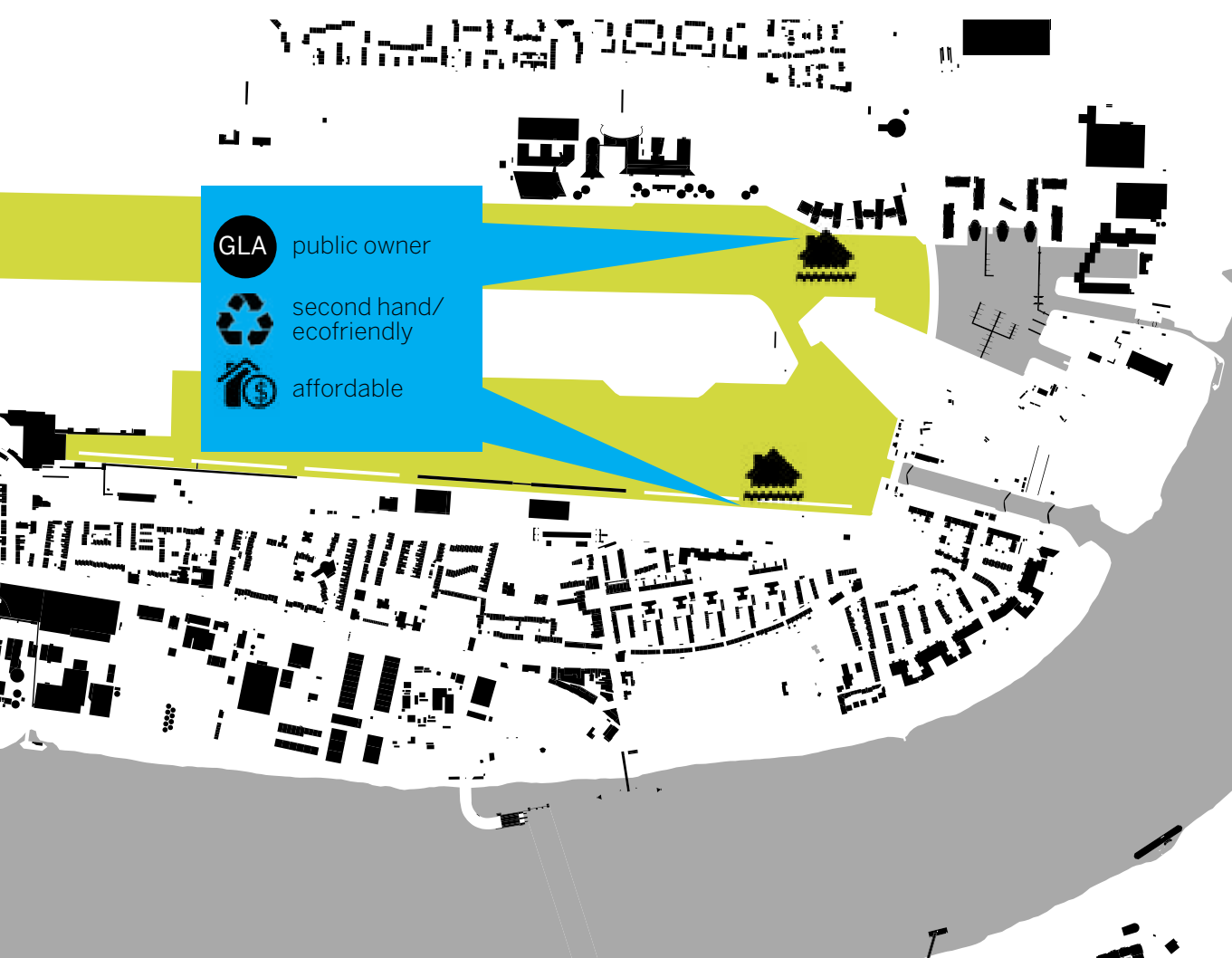
The main idea is to activate the voids, meaning the vacant lots that are present in the area and are public owned, promoting housing self construction (e.g. wikihouses or passivhaus) and/or cooperative housing schemes (e.g. Lilac cooperative housing scheme in Leeds - <http://www.paulchatterton.com>).

Wikihouse cost: £20,000
Cooperative scheme: 35% of income to a cooperative mortgage

- Pros**
- implement use of vacant land through housing, reducing impermeability of the area
 - new affordable housing, with low costs for the municipality
 - increase ownership
- Cons**
- creation of new residential clusters
- Risk**
- lack of planning
 - increase transience



GLA/ Newham Council
 UEL
 FOCUS E15
 00 Architects
 Community Centres
 Green Works
 UK Passivhaus trust
 Community grants



**6/RE-CLAIM THE LOST
RIVER: AFFORDABLE
HOUSEBOATS**

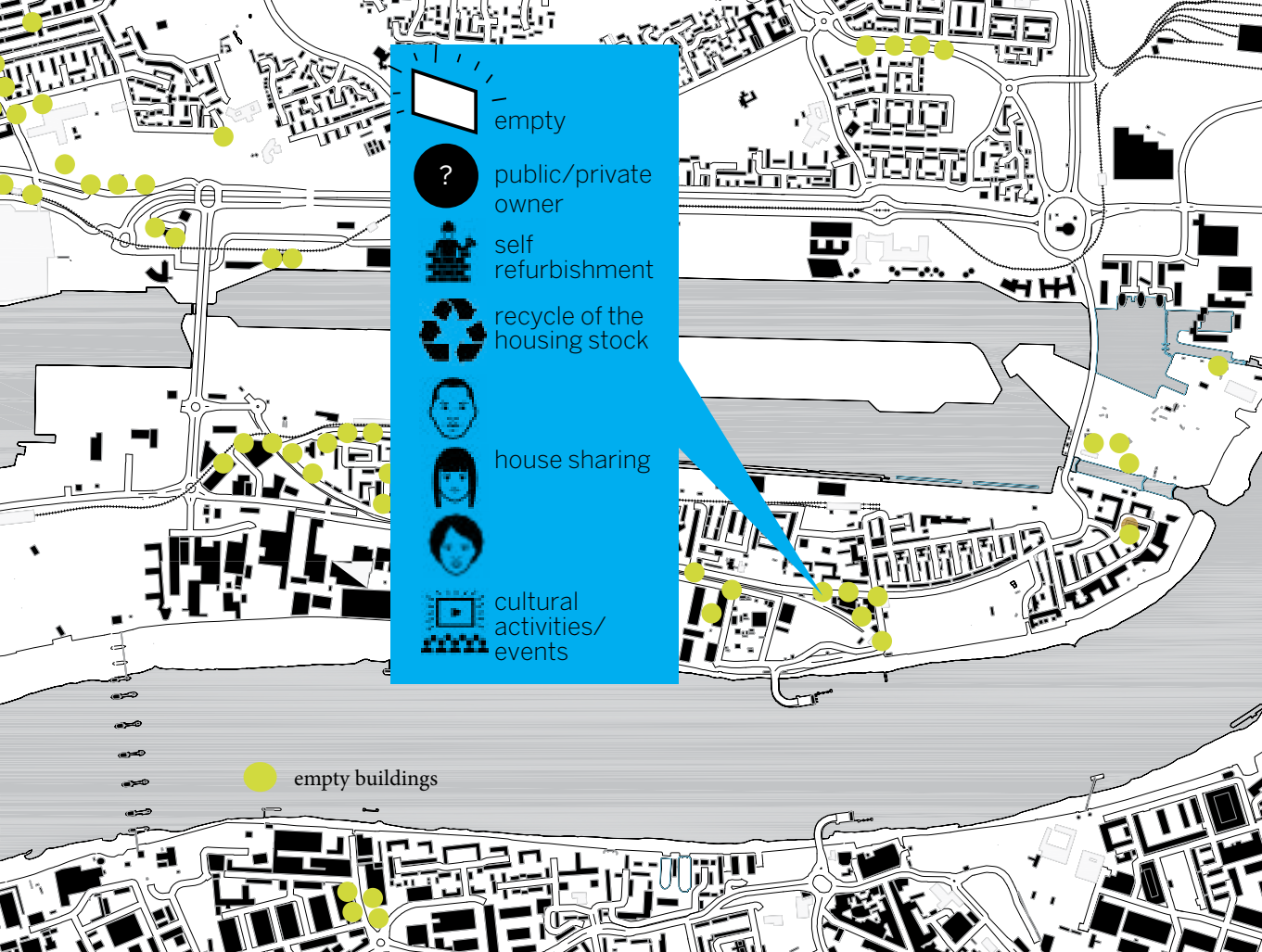
Taking advantage of the riverside location, we suggest a provision for secure moorings for **houseboats** in this location contributing to an increased number of homes available in the area. Additionally, this type of this type of floating community could become a new local landscape and shape the fresh image of living with nature in the Royal Dock. Another example in London can be found at the Limehouse basin, in Poplar.

Cost second-hand houseboat: £25,000 - £30,000

- Pros**
- reusing old boats is eco-friendly
 - houseboats cost less than houses
- Cons**
- need frequently cleaning/maintainance
 - the value of houseboats depreciates fast
- Risk**
- heavy raining and flooding
- Costs**
- mooring fees: £3,000/year
 - council tax: lowest Band A rate
 - boat license+insurance: £1000/year



GLA
 Newham Council
 Royal Docks Trust
 LDA
 UEL
 The London Regatta Centre
 Community Centres/Focus E15
 Green Works
 Big Lottery Fund
 Royal Docks Trust funding



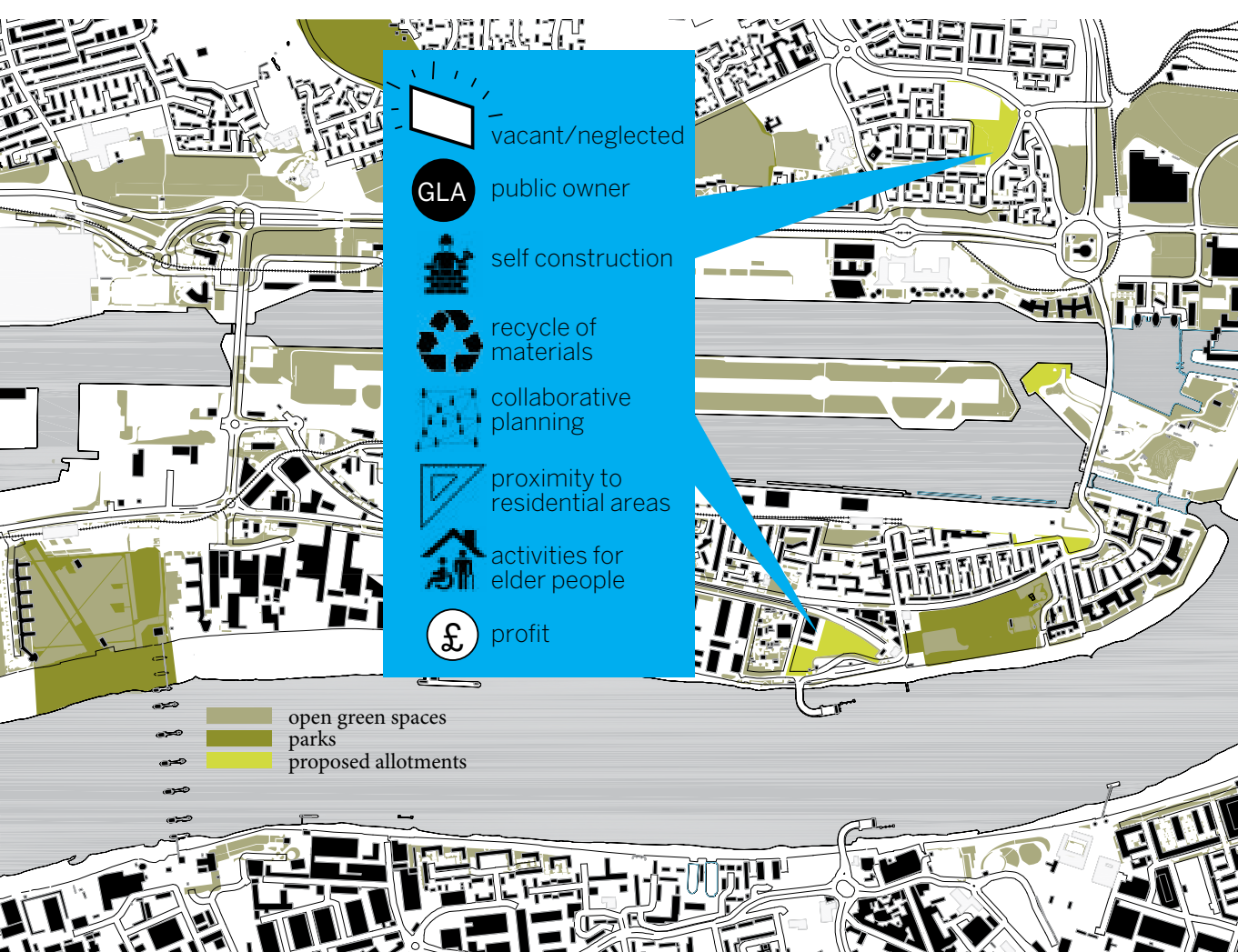
7/EMPTY BUILDINGS FOR INSURGENT URBANISM

According to the statistics of 'Empty Homes' in 2012, 2.04% of vacant homes in London are in the borough of Newham. From these, 104,926 are dwellings, 2141 totally empty, 1891 belong to the Council, 85 to Housing association and the rest 1865 to private owners. **982 properties are long-term vacant.** These numbers point out that there are existing buildings which could be revitalised to **accommodate people** in need of housing. We suggest mixed tenure apartments in order to attract a mixed and balanced community to contribute to chances for social mobility.



- Pros**
-implement use of empty buildings, reducing abandon of the area
- Cons**
-squatting is illegal in UK
- Risk**
-eviction

- GLA
London Mayor - Boris Johnson
Newham Mayor - Robin Wales
R&AI/WTSG/NDMP
Focus E15/Community Centres
Green Works
AO Productions
Arts Council England



8/SELF SUFFICIENT GREEN COMMUNITY GARDENS/ ALLOTMENTS

Community gardens and allotments for local residents and local businesses in mixed plots can serve as a way of encouraging interaction and enables dialogue about neighbourhood improvements. Importantly, these bio-diverse and sustainable spaces also offer the chance to increase knowledge and awareness about **self-sufficient** vegetable growth and healthy lifestyles. These spaces will be overseen by neighbourhood action groups who coordinate maintenance and run workshops regarding healthy living and eating in efforts to promote active participation by residents and volunteer from local businesses via mandatory "active neighbourhoods rotas". Similar projects already run in Stratford, funding by Sustainable living grant from Environment department. Our goal is to expand this actions in the whole Borough.



- Pros**
-implement use of grey space, reducing segregation of the area and improving green connectivity;
-creating biodiversity network ("stepping stones")
-self production of food and new employment
- Risk**
-lack of self organization and maintenance

- GLA
Newham Council
R&AI/WTSG /NDMP
Community Centres
Community grants

Our design response sets out how our vision for a greener, more balanced future is possible and suggests this as the new beginning for the old Royal Albert Docks.

Designing spaces is a **social process** and as such, it cannot be left solely to expert-professionals. Instead, we have suggested iterative processes of both physical connectivity and social developments that transform the **permeability of the landscape** and heighten the possibilities of **human interaction** and collaboration through spreading knowledge, sharing skills and pooling resources. This shared commons is fundamental for working towards a better future for local people, the local economy and importantly local biodiversity and sustainability.

By combining the needs of ordinary **everyday people with the green technology** industries' strive for innovation as well as the other vested commercial interests who have a stake in the site, we have opened **spaces of potentiality** (Agamben) whereby the possibilities of mutually beneficial relationships between ordinary people and businesses can flourish.

Reworking the area to recognize the interests of people over profit maximisation, allows us to **grow sustainable local small-scale economies** that feed off the skill base and specialist knowledge of businesses in the area without being subjected to their economic power and institutional dominance. Via a multiplicity of physical developments combined with ongoing **social micro-practices** we harness sustainable living whilst creating a more balanced **micro-society** in this part of London's East End. Our approach was based on equality of opportunity. Our aim was to manage and coordinate a range of projects which, combined, created **a web of both physical and social mobility**. Our process was **incremental**. Our ethos was **sustainable communities**.

CONCLUSIONS

SPACES OF POTENTIALITY

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