

What is the project about?

In April 2023, LLDC received outline planning permission for **new homes, green spaces, and a small number of shops, cafés, and community facilities at Bridgewater Triangle**. The plans were shaped by community consultation in 2020–2021.

Since then, the design has been **updated to meet new building regulations, address rising construction costs, and carefully manage the impact on Pudding Mill Allotments**. These changes also allow us to provide **more family homes, outdoor areas, and play spaces**.

What do we want to talk to you about today?

Following this design development work, we are gathering feedback from local people on four key areas in order to shape the more detailed design proposals, which we then intend to share in September 2025.



Community provision



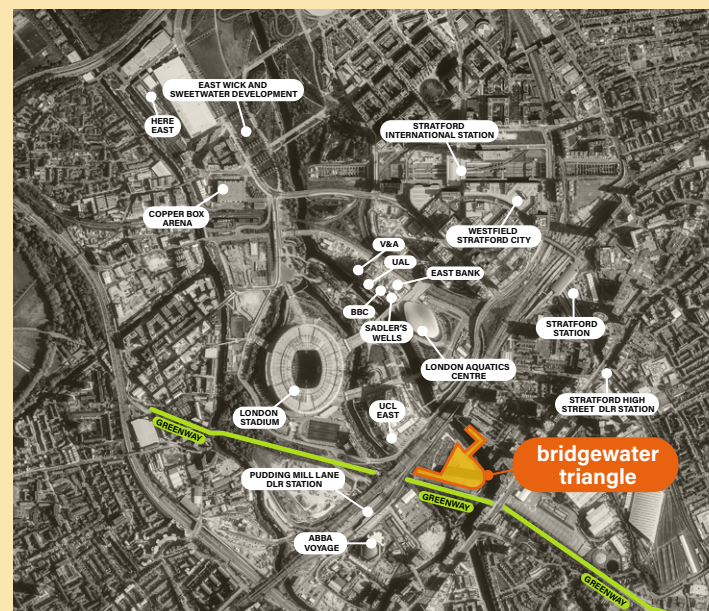
Landscape & open space



Access & movement



Playfulness



View from eastern side of new bridge looking west towards new homes



View from western side of new bridge looking towards new homes

Meet the team:



LLDC are bringing forward these developments with Ballymore to create new homes in a dynamic new heart of east London, creating opportunities for local people.



Ballymore is a leading international property developer who will be working with LLDC on a joint venture to deliver new homes and outstanding communities for Stratford.



make:good will be leading on engaging the community in these two projects. They are a local design studio involving people in shaping neighbourhood change, and championing meaningful participation.



AECOM will be providing engineering, consulting, and project management services for the development of both sites.

Design Team

Allies and Morrison

Allies and Morrison will be designing the buildings for Bridgewater Triangle. They are an architecture and urbanism practice that seeks to strengthen and improve the places they create for the benefit of the communities who live and work in and around them.

LDA DESIGN

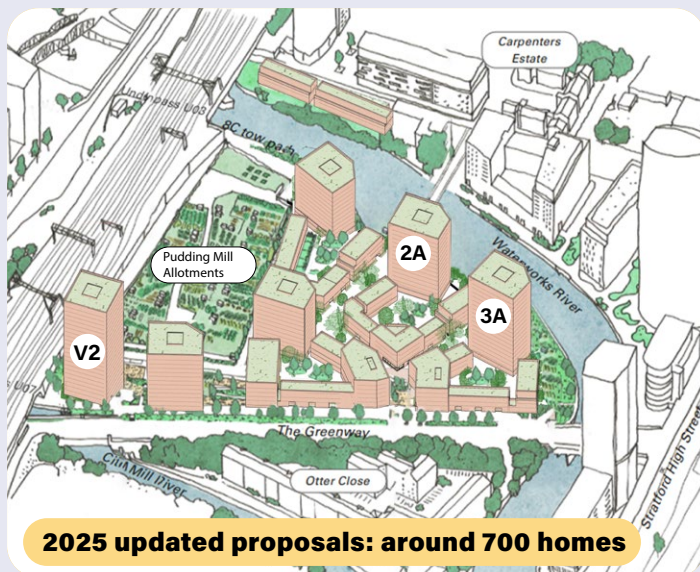
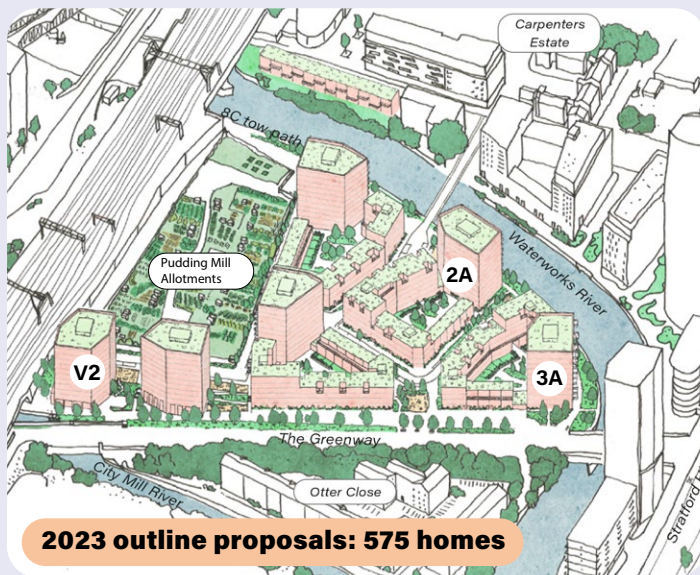
LDA Design will be designing the public realm for Bridgewater triangle. They are a consultancy of urban designers, landscape architects and planners with a common purpose to make great places and shape the world for the better.

HaworthTompkins

Haworth Tompkins are an experienced London architecture studio and our projects aim to have a positive social and environmental impact. They love working with local communities and we listen to your feedback. They deliver high quality environmentally friendly homes that our residents love.

Archio

Archio are architects that design homes, places and strategies for local authorities, housing associations, and community groups. By listening to and working with local residents, they strive to house those in need whilst supporting existing communities to thrive



As well as seeking to limit impacts on the allotments, the revised proposals aim to improve safety, respond to viability challenges, and allow us to deliver more homes for families, along with additional outdoor and play spaces.

What's changed and why?

- **More affordable homes:** Around 80 extra affordable homes
- **A wider mix of homes:** More dual aspect family homes, townhouses, maisonettes, apartments.
- **Better use of waterfront:** More buildings now face the river, with a bigger, more welcoming riverside space.
- **Brighter courtyards:** Redesigned for more sunlight and greener, better spaces.
- **More characterful public spaces:** that make the area more sociable and unique.
- **Easier to get around:** A clearer walking route from the Bridge to the Greenway.
- **Better building placement:** Building 3A moved to improve nearby open space.
- **Taller buildings, more open space:** buildings 2A, 3A, and V2 are now taller, creating more homes, 13% more greenery, and 4% more play space — minimal impact on daylight into courtyards and neighbouring allotments.

Comparing outline and current proposals

Secured through the outline planning application	Included in the emerging June 2025 designs
A family neighbourhood with a range of homes including larger family homes	✓
Strong connection to the surrounding waterways	✓
Building 575 new homes	This will increase to around 700 homes
10% wheelchair accessible homes	✓
Around 50% affordable, 30% at low cost rent and 70% intermediate	✓
Minimum of 3900sqm (approx 20 tennis courts) of open space that improves biodiversity	More than 40000 sq.m of open space
A minimum of 1249sqm (equivalent to around 6 tennis courts) of local play space for families and children.	✓ Open space that includes 2027 sq.m of local play space
Up to 213 sq.m (slightly bigger than a tennis court) of community and learning space	✓
Up to 433 sq.m (approximately 2.2 tennis courts) of shops, cafe and leisure etc.	✓
The parameters and principles relating to matters including the layout, heights, open space and landscaping	The introduction of new building regulations relating to fire safety has meant we need to review the designs and look at how we can accommodate new rules whilst making sure the proposals can still be delivered. We have increased the height in some key places and reduced the footprint of some of the buildings to improve the open spaces.
Create connections to the new town centre at Pudding Mill Lane and Stratford Station	
Replacement of the existing Bridgewater bridge and associated roadworks	✓ This is already underway
River wall works at Warton Road	✓ This is already underway
Embankment and Towpath works	✓ This is already underway

Tell us your priorities for:



access & movement

Consider all the ways in which people might move through the site (walking, cycling, in a wheelchair, with a pram etc):

- What makes a good/ comfortable route?
- What makes a safe route?
- What makes a route well-connected?



landscape & open space

- What features and atmosphere make a good public landscape?
- How can we make the most of relationships between inside spaces and outside spaces?
- How could we complement other local open spaces and the waterway around the site?



playfulness

We want to create a child-friendly, playable landscape in the new public routes/ spaces for everyone to enjoy:

- What would make open spaces playful? (eg colour, art, natural, interactive elements)
- What features would encourage playfulness in the landscape?



community provision

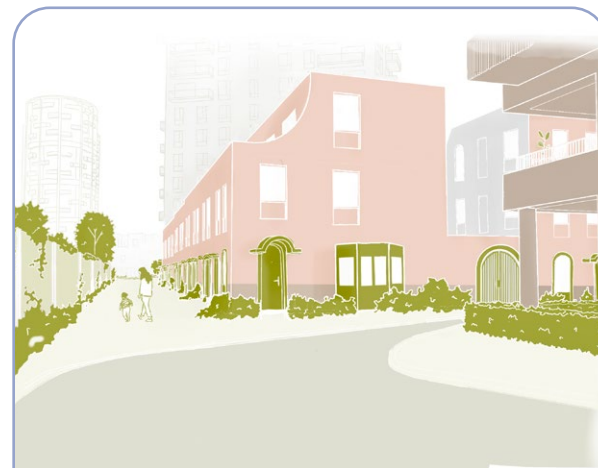
There will be a shop space on the ground floor catering for local community needs:

- What is missing or needed locally?
- What would encourage you to visit/use the site?
- How can we make this space special for the local community?

housing and design

We want to create a family friendly new development made up of:

- **More homes for families (2- and 3- bedroom homes):** 59% 2-bed+ (32% 2-beds, 27% 3-beds), 85% of LCR are 2-bed+
- **A mix of housing types, to attract a diverse community** 8.5% houses, 6% maisonettes, 85.5% apartments (number of homes)
- **Variety of building height** 31% 3 storey, 29% 4-6 storey, 40% 7+ storey (building footprint)
- **Visability between homes and playspace** approx. 65% of homes have direct view of playspace



1. Mews looking north



2. New terraced houses on Warton Road viewed from across the river (above) and looking at back gardens along the new waterfront (left)



3. View from neighbouring development across the river toward the new riverfront



4. View from Block 4 towards the new bridge



5. View of new homes facing the Greenway and U07 ramp



6. View from western side of new bridge towards new homes



Creating different relationships between the house and the street

4 landscape and play

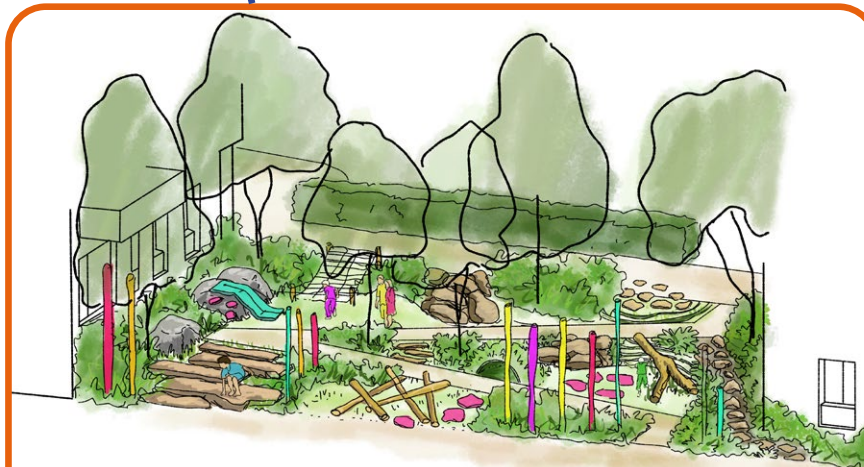
We are thinking about the landscape in four distinct areas:

1. The edge of the site
2. The streets
3. New courtyards for residents
4. Play loop connecting streets, courtyards and new playgrounds

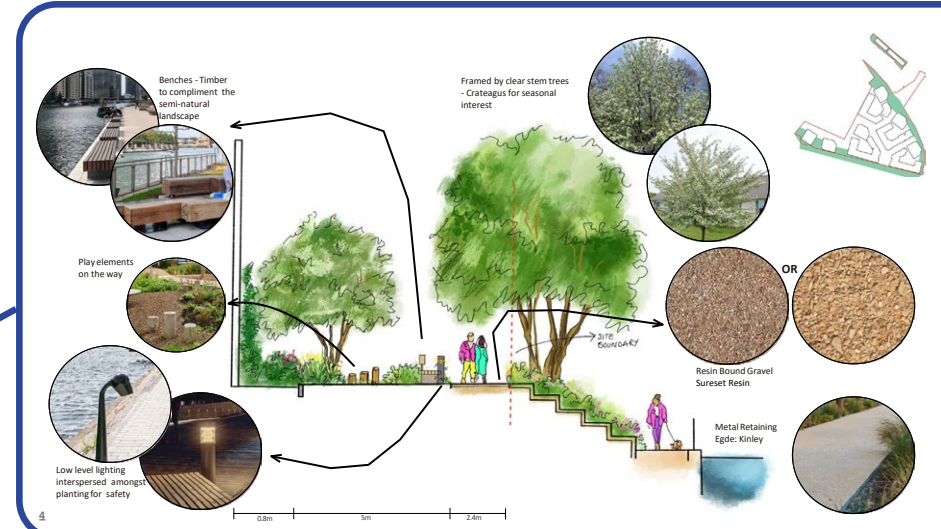


3. Resident courtyards

These gardens are to be enjoyed as gardens typically are - to unwind, sunbathe, nap, have a BBQ, potter, or read a book. They're also for young children to play, older children to hang out, and all residents to enjoy.



4. New Playgrounds These playgrounds make the most of the change in level at the southern edge of the site, offering a chance for rambunctious play.

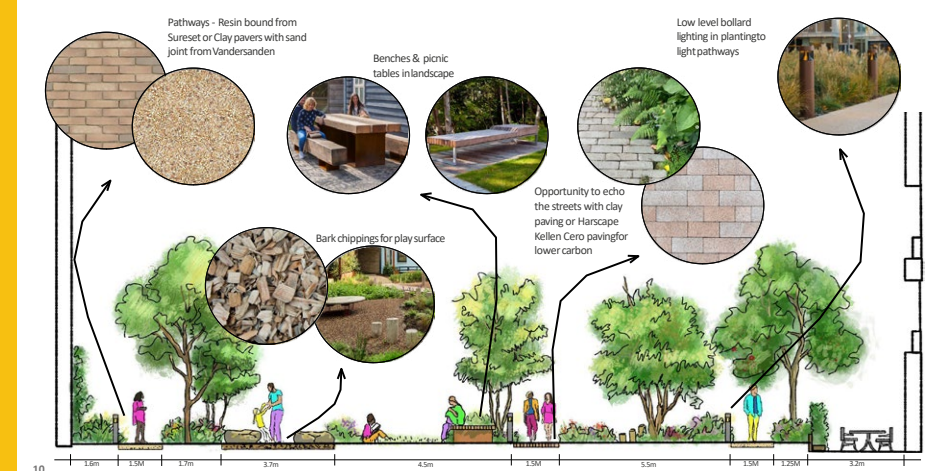


1. Edge of the site

To the north, you can play and sit to enjoy views of the Waterworks River. To the west, the neighbouring allotments create a diverse and productive edge. To the south, lively playgrounds overlook a direct and car-free route to the QEOP park.

2. The streets

With limited parking provision and no through routes for vehicles, these streets are welcoming spaces where you can wander, bump into friends and neighbours, and sit and talk under the shade of trees.

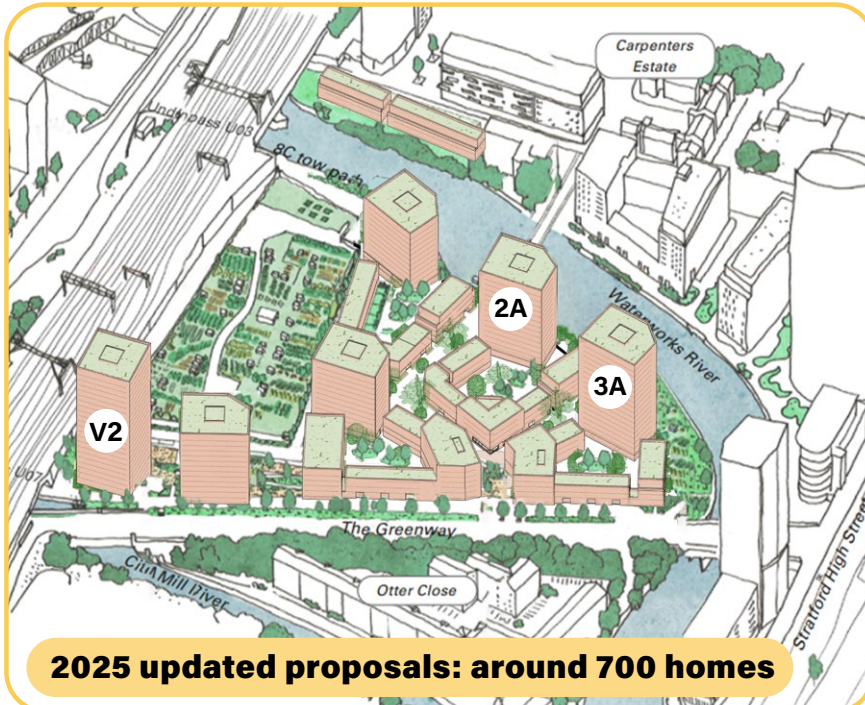


4. Play loop

Our plan is to thread play throughout the neighbourhood.

An outer loop of play will provide boisterous playgrounds and 'play on the way' while connecting to the Queen Elizabeth Olympic Park. An inner loop of play will connect the courtyards.

Massing in context daylight & sunlight



2025 updated proposals: around 700 homes

We know that some neighbours and users of Pudding Mill Allotments want more information about heights and any impact of the new homes on daylight and sunlight now that the design has three taller buildings:

- V2 is now 21 storeys high
- 2A is now 15 storeys high
- 3A is now 18 storeys high

The scheme does present taller building heights.

As the number of homes and building heights are increasing, we will need to submit a Section 73 application to vary the illustrative massing, and a Reserved Matters Application to agree more detail of the whole design.

The below diagrams show the light conditions for April and May comparing:

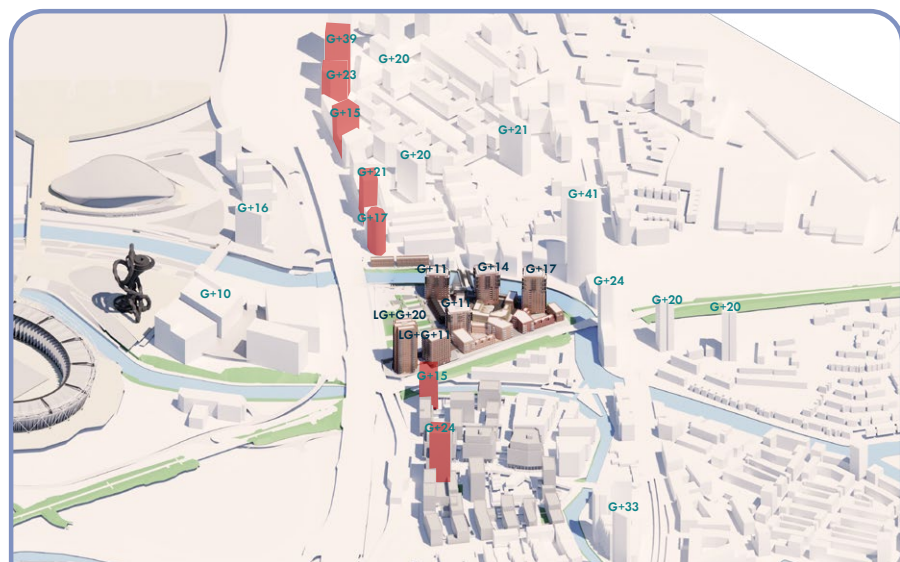
1. The maximum building heights and footprint granted by the outline planning permission in 2023.

2. The illustrative 2023 scheme shown in the outline planning permission

3. The updated 2025 scheme presented today

The updated scheme delivers improved daylight conditions for the allotments compared to both the outline consent maximum parameters and the original illustrative scheme.

These improvements are the result of a more refined and articulated building design that reduces overshadowing. Overall, the allotments continue to receive suitable levels of daylight to support productive growing conditions.



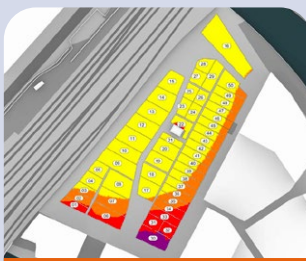
Bridgewater Triangle is part of a changing neighbourhood around the Olympic park. In the coming decades thousands of new homes, shops and spaces for employment are planned.

This means that the skyline and views are going to change as new buildings are built. This drawing shows Bridgewater Triangle in the context of both existing buildings and forthcoming buildings with storey heights indicated

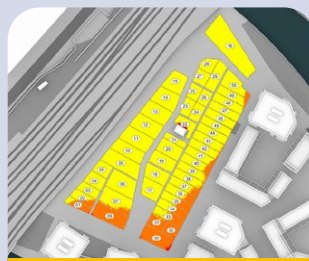
Daylight and sunlight diagrams

April light conditions

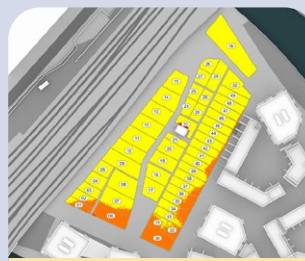
Based on average light conditions in April (a key growing month) a revised scheme (October 2024), would have caused 8 plots to not have enough light to optimally grow. The updated design reduces the impact to only 5 plots. These will be relocated within the allotments site as part of the S106 mitigation measures. This is an improvement from the Outline maximum parameters consent which would have resulted in 13 plots being impacted.



Maximum building heights and footprint granted in 2023



Illustrative October 2024 scheme



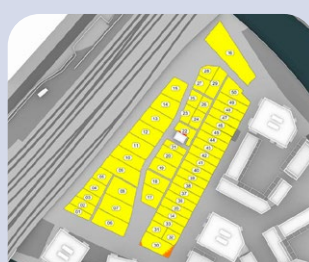
Light levels for July 2025 scheme

May light conditions

In May we can see that the updated design means that no plots receive light levels that fall below the benchmark for optimal growing. As such, favourable growing conditions exist across the allotments during the peak season



Maximum building heights and footprint granted in 2023



Illustrative October 2024 scheme



Light levels for July 2025 scheme

Daily Light Integral
Key: (mol/m²/day)



The colours represent the amount of light photons (measured in 'moles') received per square meter per day

Section 106 mitigation

In order to compensate for any impact on the Allotments several 'Section 106' mitigation measures were included in the outline application. All of these remain in place, even though the July 2025 has a reduced impact on the allotments.

The Section 106 mitigation measures agreed in the April 2023 outline planning permission are:



Impacted plots will be repositioned on site to secure sufficient sunlight levels.



Soil remediation - ie making any contaminated soil cleaner and safer to grow in.



Relocation of existing infrastructure on-site

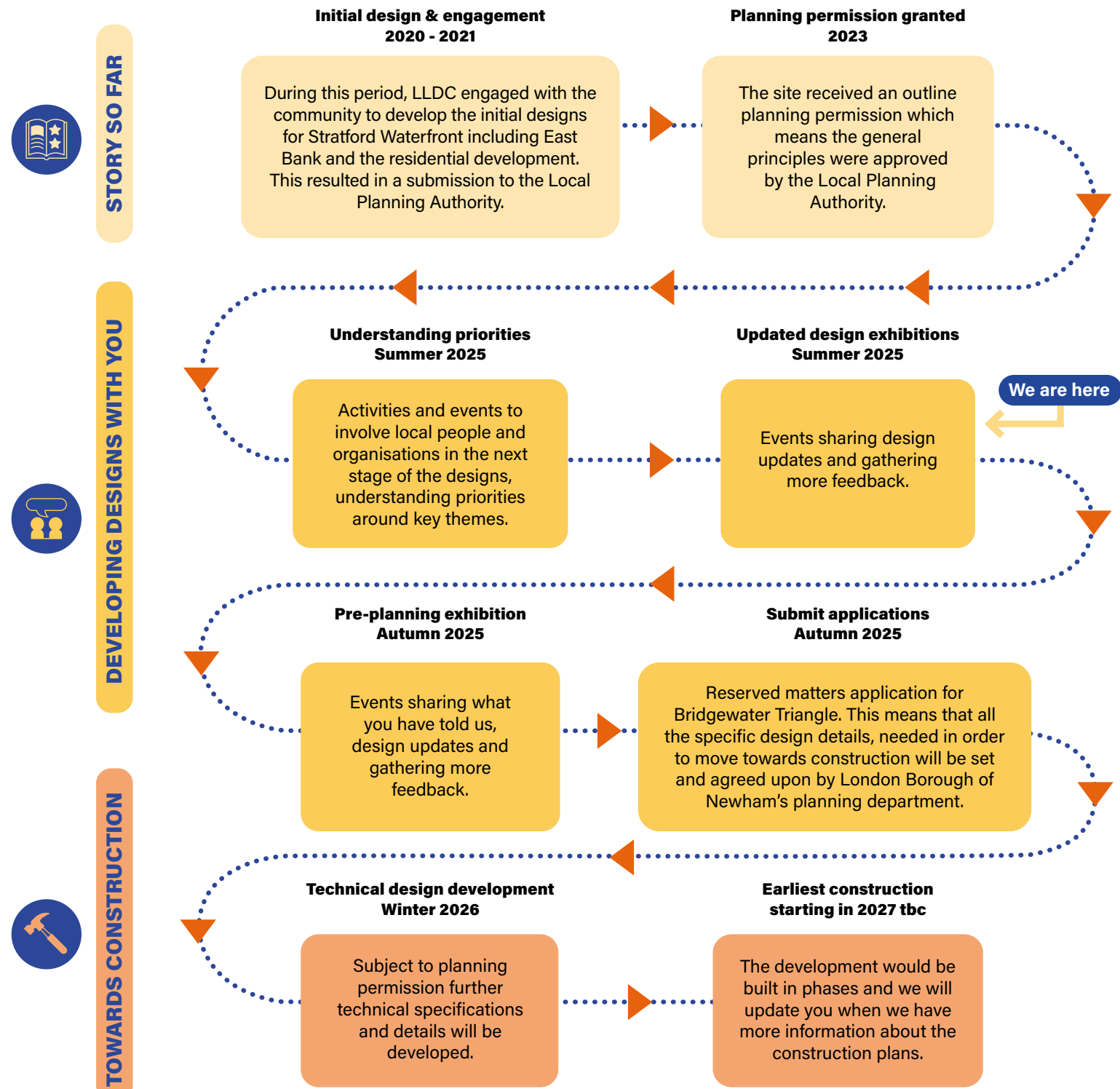


Delivering a new community use building (including kitchen, toilet, meeting space + storage)



Supply of allotment related items (dividers, polytunnels and items agreed in consultation with allotment holders)

This timeline shows the approximate key steps in this project becoming a reality. Timings may change and we will keep you updated.



How decisions are made



Have your say

Complete one of our feedback forms today - or share your ideas with a member of the team

Go online and complete our survey

OR send us an email using the contact details below: