

bridgewater triangle

pre-planning content

October 2025



pre-planning update

What is the project about?

In April 2023, LLDC received outline planning permission for **new homes, green spaces and a mix of potential supporting uses, such as shops, cafés and community facilities**, at Bridgewater Triangle.

The designs were **updated to meet new building regulations, address rising construction costs, and carefully manage the impact on Pudding Mill Allotments**.

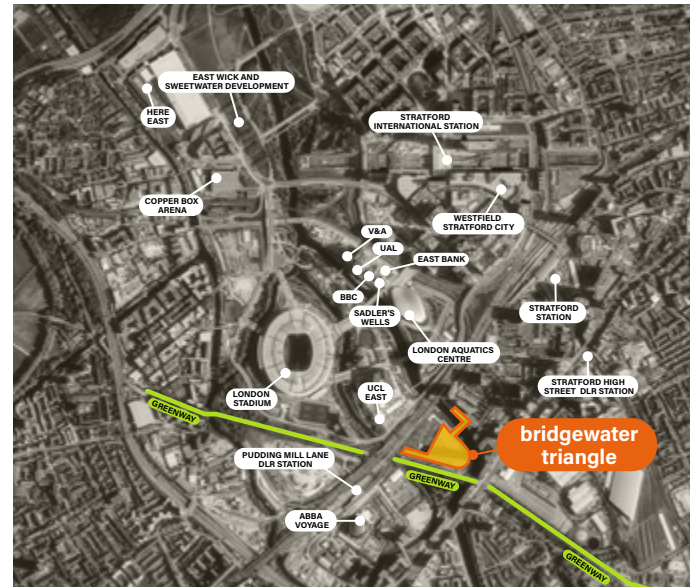
They have been further shaped by **feedback gathered from the local community over Summer 2025**.

What do we want to talk to you about today?

We are now ready to share the updated designs which will be submitted for planning this Autumn/Winter 2025.

In this booklet you can:

- See the developed designs for new homes, landscape and play spaces and give your feedback
- See the plans for the allotments and ways we are planning to mitigate impact
- Find out about the new bridge connecting Warton Rd and the Bridgewater Triangle site
- Understand how we have responded to your feedback on key themes:



Landscape & open space



Playfulness



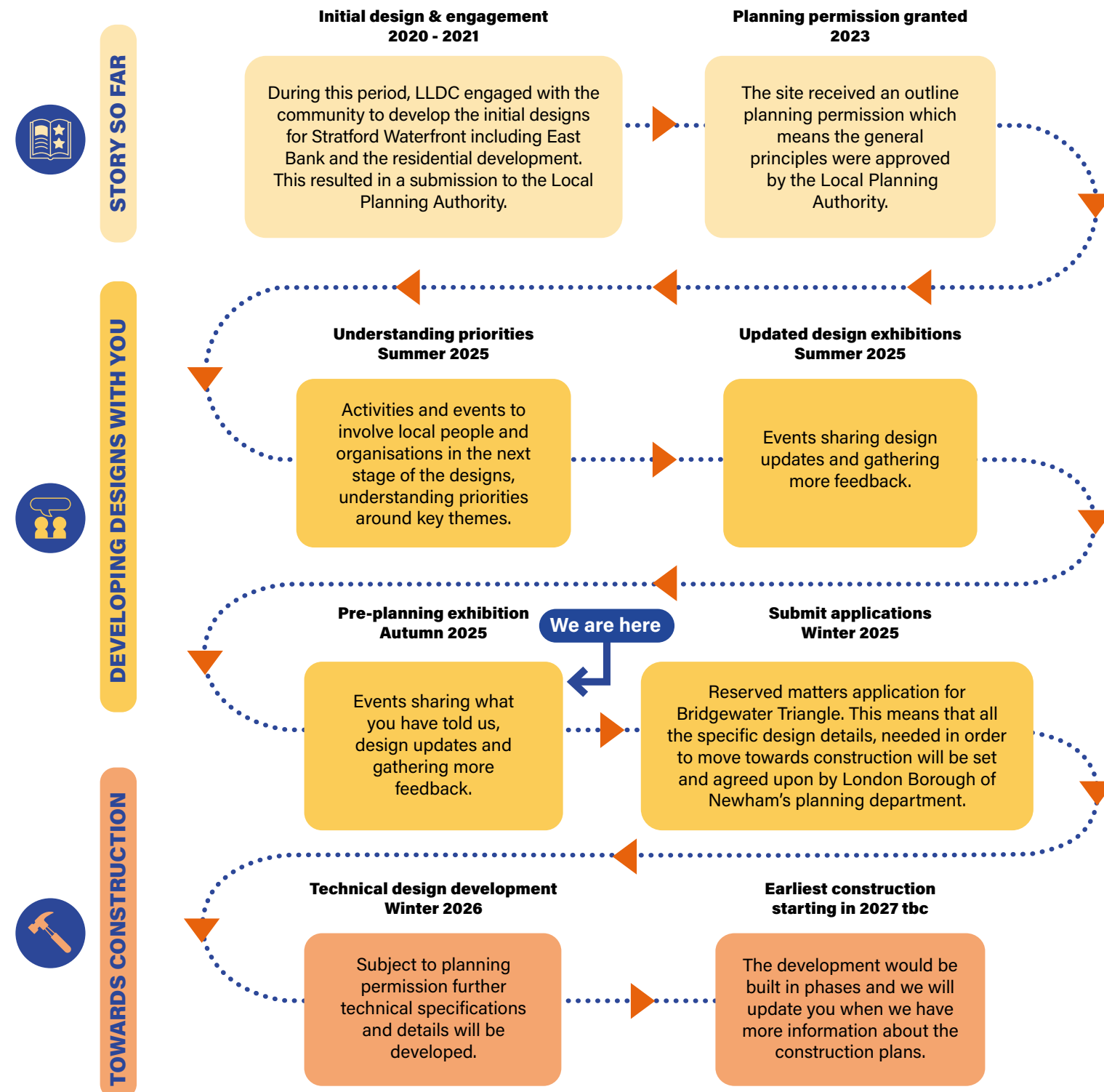
Access & movement



Community provision

project timeline

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



working with the community

feedback on key themes

Engagement activities

Since June 2025 we have been working with the local community to understand priorities and gather insight.

347 people reached

100+ feedback forms

133 themed cards

66 landscape models



Pop-up at School 360 summer fair



Model making at Carpenters School



Workshops with Bobby Moore



66 landscape and play models made by young people



Women & Girl's safety walkabouts and workshops



Housing Futures event



Stratford Hub pop-up



Greenway pop-up



Olympic Park pop-up



Mirror-works Drop-in

At our design drop-ins we asked people: 'what do you think of the designs shown today?'



Positive feedback: Overall people were very positive and excited to see the different aspects of the proposal including bringing this space back into use, and better green spaces beside the waterfront.



Height: There were comments around the height of the proposed buildings and the impact it will have for surrounding residents including loss of views.



Allotments: Several allotment holders were concerned about the potential impact on their growing space i.e. loss of light and reduction in growing conditions and objected to the proposals.



Safety: There were concerns about safety of the Greenway and it would be appreciated if there were speed precautions put into place there for cyclists.

Landscape & open space



- People would like to see **plants, trees** and using plants / herbs to encourage scented landscapes and biodiversity.
- Being able to access and walk and sit **along the riverside** were important.
- **Open spaces** were very important as well as ensuring there are ample shaded spots.

Playfulness



- Play spaces **for all ages** to be able to play was a key theme
- There is a need for **more challenging play** for older children
- **Shaded seating areas** for picnics, where parents can sit while children play, and quiet spots were important.

Access & movement



- **Improved wayfinding** to help navigate through the new builds and surrounding spaces was mentioned.
- Having a **safer and better system** around the Greenway and the Bridgewater Triangle site.
- Routes should enable a **comfortable and welcoming environment** for pedestrians, wheelchair users, those with buggies, and cyclists.

Community provision

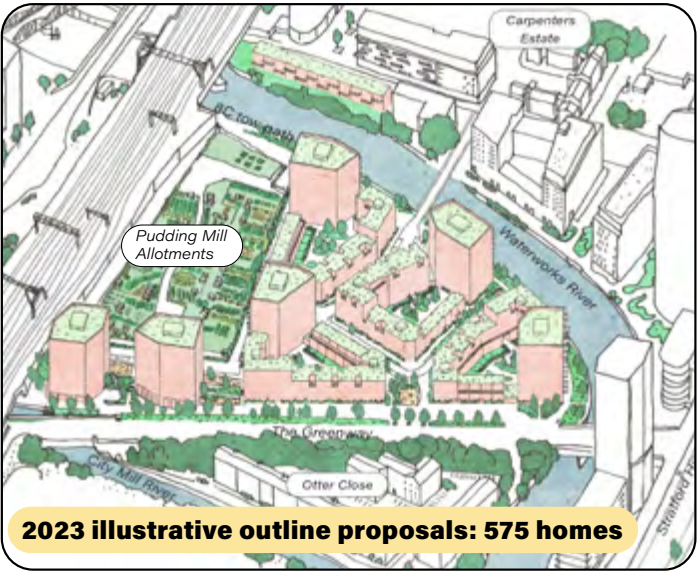


- Having somewhere to **buy food, coffee, drinks** was important, in addition to a child-friendly place with a WC.
- A **small, affordable convenience store** that sells everyday items
- Having a space where **all ages can take part in different activities** like rollerblading, learning new skills etc.
- Ensuring enough **community infrastructure** is available for new residents, including a nursery, library and surgery.

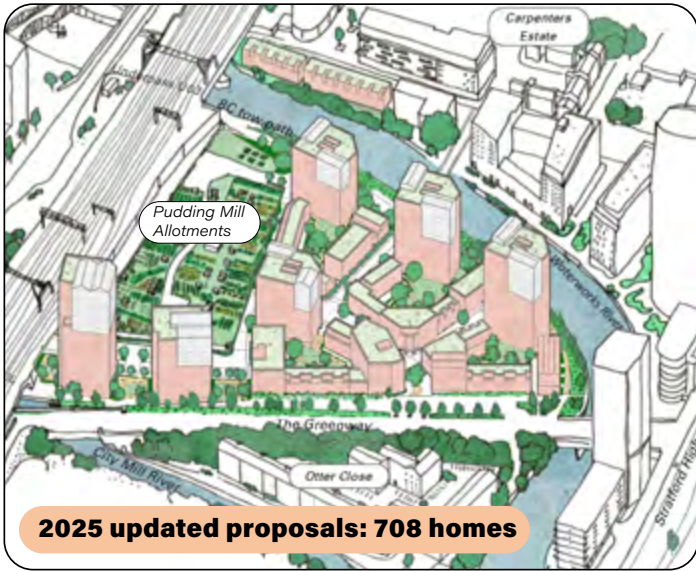
what is being proposed?

key sustainability features

Outline Planning and Reserved Matters



In April 2023, LLDC received outline planning permission for the project which included an illustrative massing proposal. Since then, the designs have been updated to enhance how the new neighbourhood will look, feel and work.



The new 'reserved matters' application, which will be submitted for planning delivers everything that was agreed to at outline whilst offering more outside space, and more homes that meet the latest compliance policies and regulations.

We are proposing:



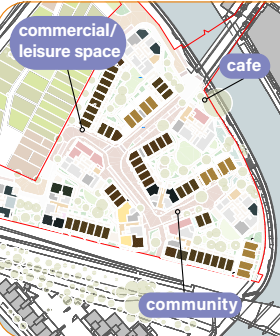
▪ **708 new homes**
▪ **52% affordable**
this would be a mix of different sized homes to meet the needs of different residents - see p12



New landscape & play
A mix of biodiverse planting, growing spaces, private and communal gardens, social spaces, and play spaces - see p14-16



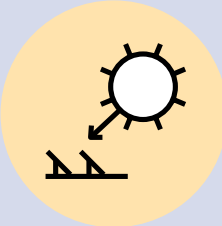
Improved routes and connections
new streets and connections as well as new bridge already underway - see p18



Spaces for the community
A riverside cafe as well as community and commercial spaces in the heart of the new neighbourhood - see p20

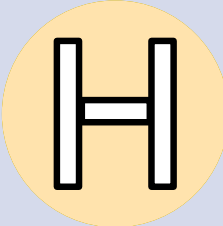
Within the design of the buildings and changes to the landscape we are considering how to make sustainable and climate resilient choices that are better for people and planet.

In the buildings



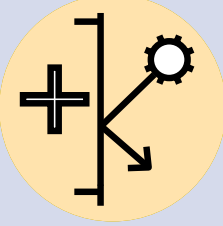
Renewable energy

Rooftop photovoltaic (solar) panels will allow us to generate renewable energy on-site.



Sustainable material choices

aiming to use low carbon options, and re-use materials on site where possible.



Energy efficient design principles

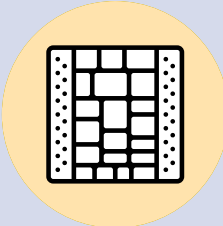
putting rooms, windows and ventilation in the right places to make homes comfortable, efficient and affordable places to live.

In the landscape



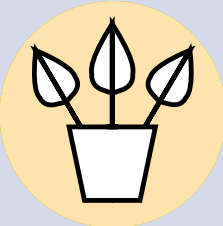
Water management

Sustainable Urban Drainage Systems (SUDS) to manage rainwater run-off and low-maintenance planting to reduce water use.



Permeable paving

and surfaces within the landscape further improve drainage.

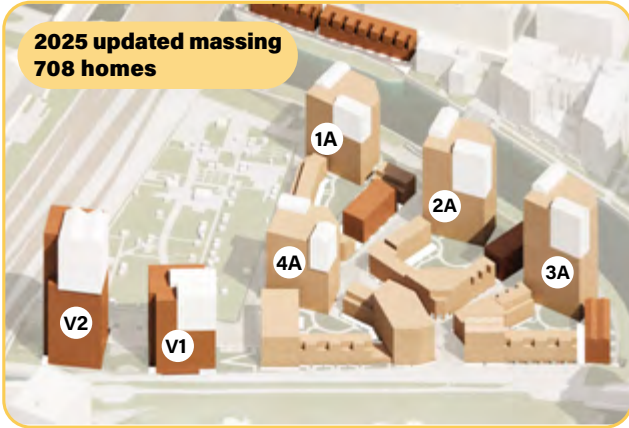


More biodiversity

improvements to existing and new planting including 90 new trees proposed across the site.

pudding mill allotments

plans for future support



We know that some neighbours and users of the Pudding Mill Allotments want more information about building heights and the impact on daylight and sunlight now that the design includes taller buildings:

- V2 is now 21 storeys high
- 2A is now 15 storeys high
- 3A is now 18 storeys high
- 1A, 4A and V1 are c.1m taller than the original proposals

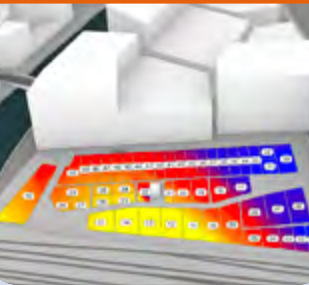
Because the number of homes and building heights are increasing, we'll be submitting a Section 73 application to update the building massing, and a Reserved Matters Application to agree more detailed design elements across the site.

Although some buildings are now taller, their layout has been carefully adjusted to ensure adequate sunlight reaches the allotments. The diagrams below compare the approved 2023 outline scheme with the updated design. The analysis uses sunlight levels on 21 March (spring equinox) — a standard date used because it reflects average sun conditions through the year.

Legacy Communities Scheme outline illustrative proposal 2012



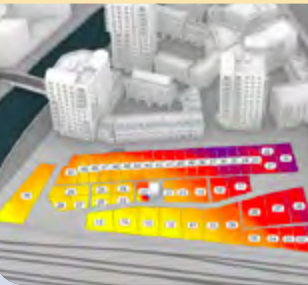
Maximum building heights and footprint granted in 2023



The illustrative 2023 scheme given outline planning permission



The updated 2025 scheme to be submitted for reserved matters

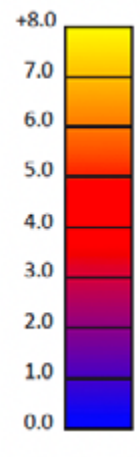


The updated design provides comparable or improved daylight conditions overall when assessed using the current sunlight study methodology, relative to all previously approved schemes. These results have been achieved through more carefully shaped and positioned buildings that reduce overshadowing across the allotments. A small number of more affected plots would be relocated within the allotment site as part of the agreed mitigation measures (see plan right).

At our last event, we shared studies using Daily Light Integral (DLI) data, which measures the total amount of light available for plant growth across a day or month. That information remains publicly available. For this stage, we're showing sunlight studies based on the 21 March spring equinox — the day of the year when daylight and darkness are roughly equal. This date is used in planning because it gives a balanced, representative picture of sunlight conditions throughout the year.

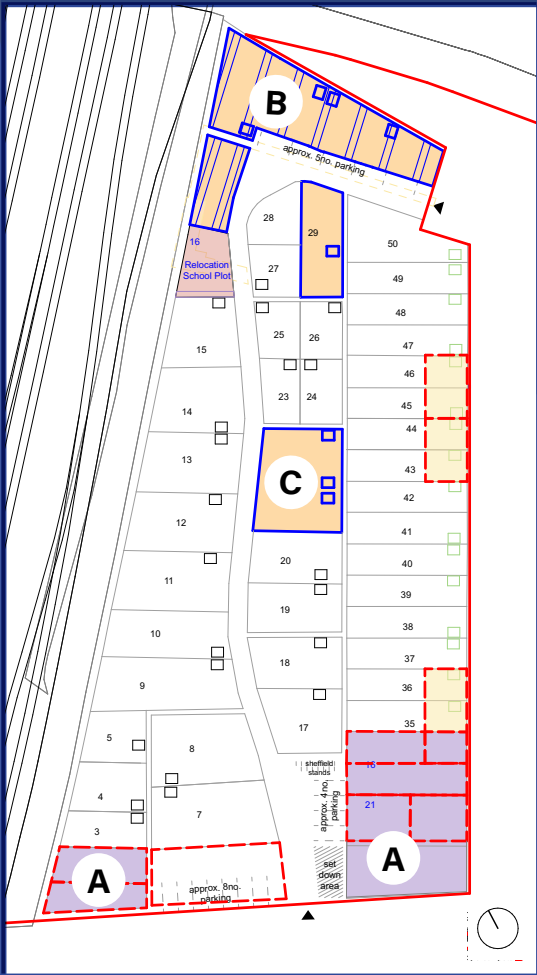
We've used this approach because it is easier to illustrate graphically, helping to show more clearly how changes in building form affect sunlight to the allotments. The full technical daylight and sunlight assessments, including DLI data, will be reviewed by the Local Planning Authority as part of the planning application process.

Sunlight exposure (hours)



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 current proposal 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.
-  Supply of allotment related items to extend growing seasons (dividers, polytunnels and items to be agreed in consultation with allotment holders)
-  Delivering a new community use building (including kitchen, toilet, meeting space + storage)
-  Relocation of existing infrastructure on-site



A small number of affected plots (shown with the red dashed line) will be relocated to areas B and C (shown in orange) where they will receive better sunlight.

The existing amenity building in area C would be reprovided in area A.

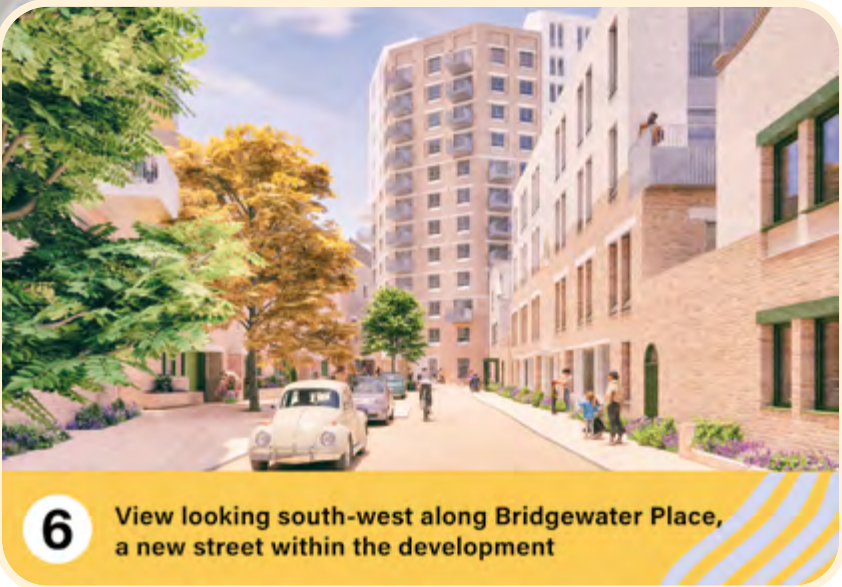
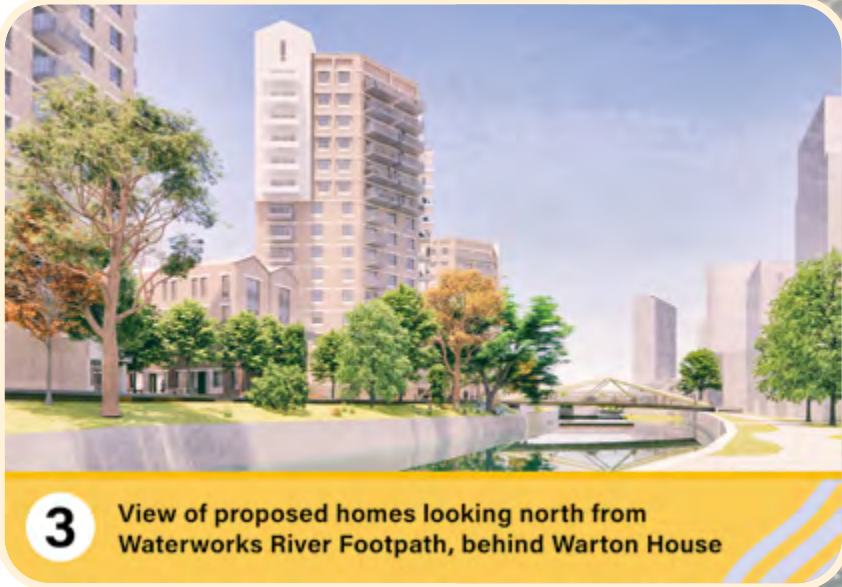
The new building would have a kitchen, toilet, meeting space, storage and outdoor seating.

Key:

-  Existing plots to be moved
-  First phase of new plots
-  New relocated plots
-  Area for new community building and outdoor seating
-  Proposed cultivation areas
-  Proposed relocation of sheds maximising light in plots 35-50
-  Relocation of school plot

As part of the 2023 outline planning application, this proposal shows how allotment plots and community spaces could be repositioned to respond to changes in sunlight. With fewer plots now affected, we'll continue to work closely with allotment managers and users to review the plans and identify any further on-site mitigation measures before implementation.

indicative views: look and feel



architecture of new homes



We want to give Bridgewater Triangle a unique identity drawing inspiration from a variety of east London styles and early industrial architecture.

We are proposing a range of different sized buildings and homes to create a dynamic community and meet the needs of families.

Housing mix:

39% one bed homes	34% two bed homes	27% three bed homes
-----------------------------	-----------------------------	-------------------------------

Tenure mix:

48% private homes	36% shared ownership	16% social rent homes
-----------------------------	--------------------------------	---------------------------------



Terraced houses

A mix of family homes with generous terraces and patios facing the courtyard, distributed over ground, first and second floors. They take inspiration from London residential architecture to create a place that feels homely and local.



Warton Road

12no 3-bed family homes, sharing a communal courtyard which faces the canal, distributed over ground, first and second floors and with a south facing private terrace on the top floor.



Tower Blocks

Six landmark towers help people navigate the site. Each has a distinctive white top inspired by London's industrial past. The towers have a clear base, middle, and top, with smaller homes below and larger ones above. All include two stairs and lifts for safety. Villa 1 and Villa 2 are shaped by their location, with entrances facing both the Allotments and the Greenway.



Linear blocks

These blocks are located along the Greenway, range between four and six storeys and bookend the rows of terraced townhouses.

They comprise of Maisonettes on the lower floors with 1-3bed apartments on the floors above. The blocks all have entrance lobbies from Greenway Place and have access to the communal courtyards.



Stacked maisonette buildings

This building type creates eight two-storey maisonettes. Four have their own front doors and gardens opening onto the courtyard, while the other four sit above with rooftop terraces offering great light and views. The simple design shows its structure through paired windows and details that link to other buildings in the scheme.

approach to landscape

What you told us:



Planting: people would like to see plants, trees and the use of plantings / herbs to create scented landscapes and encourage biodiversity.



Riverside: being able to access and walk and sit along the riverside were important.



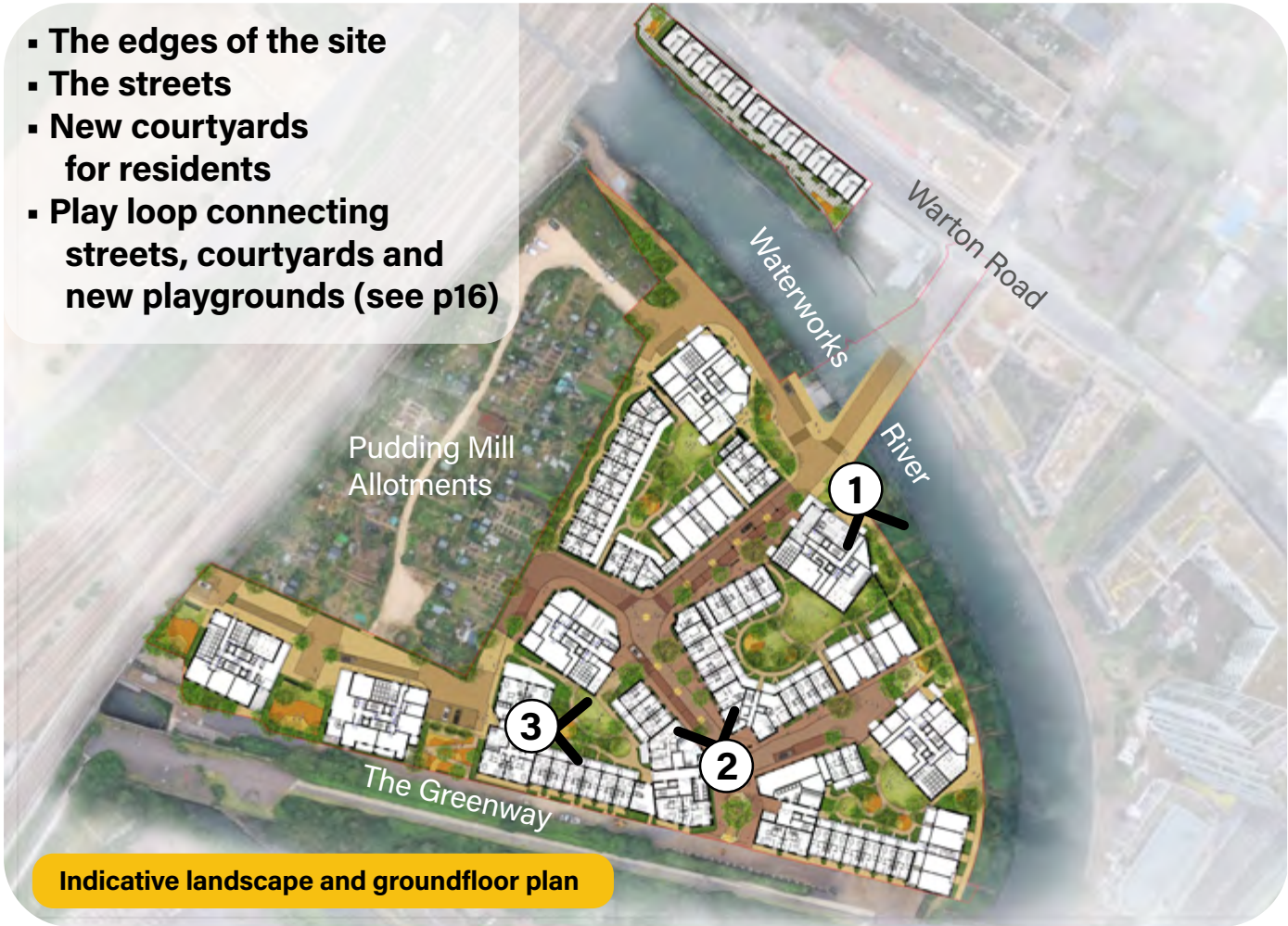
Open spaces: were very important to people as well as ensuring there are ample shaded spots.

Our response:

The landscape will boost biodiversity, with new planting and 90 additional trees creating a rich, sensory environment. The design improves access to the riverside and connects with the Greenway, while the buildings are positioned to maximise open space for streets, courtyards, and play areas.

We are thinking about the landscape in four distinct areas:

- The edges of the site
- The streets
- New courtyards for residents
- Play loop connecting streets, courtyards and new playgrounds (see p16)



Indicative landscape and groundfloor plan

1



Edges 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 Queen Elizabeth Olympic Park.

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.

2



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.

incorporating your feedback: playfulness

What you told us:



Play space: spaces for all ages to be able to play was a key theme.



Challenge: there is a need for more challenging play for older children.



Seating: shaded seating areas where parents can sit while child/children play, picnic and quiet spots were important.



Key ideas from local childrens' models



Trees & planting



Playful seating



Paths & surfaces



Climb, swing...



zip, jump, slide

Our strategy and principles for play

- 

1. Secure edges
- 

2. Planting to screen buildings
- 

3. Space for seating
- 

4. Play under canopies
- 

5. Use level change
- 

6. A sense of adventure

Our play strategy creates inclusive and engaging spaces that respond to feedback by offering play for all ages and abilities — from younger children climbing and sliding on level changes outside the courtyards to young adults socialising with friends. All play spaces are designed to be accessible for everyone, including parents and carers accompanying children.

Courtyards are shared spaces to gather, relax, and enjoy informal activities like ball games, while low-traffic streets provide safe, playable routes through the neighbourhood. Comfortable seating beneath tree canopies makes these areas welcoming and sociable for all generations. Along the riverside, quieter areas offer reflective play and a closer connection to nature, balancing lively social spaces with calm, peaceful moments.

Play is integrated throughout the development, with spaces for all ages – active courtyards, playful streets, level changes for climbing, riverside retreats, and sociable seating areas for families and friends.



incorporating your feedback: access and movement

What you told us:



Accessible routes were important, and the routes should enable a comfortable and welcoming environment for pedestrians, people on wheelchairs, those with buggies, and cyclists.



Better wayfinding: being able to navigate through the new buildings and easily access surrounding spaces was mentioned.



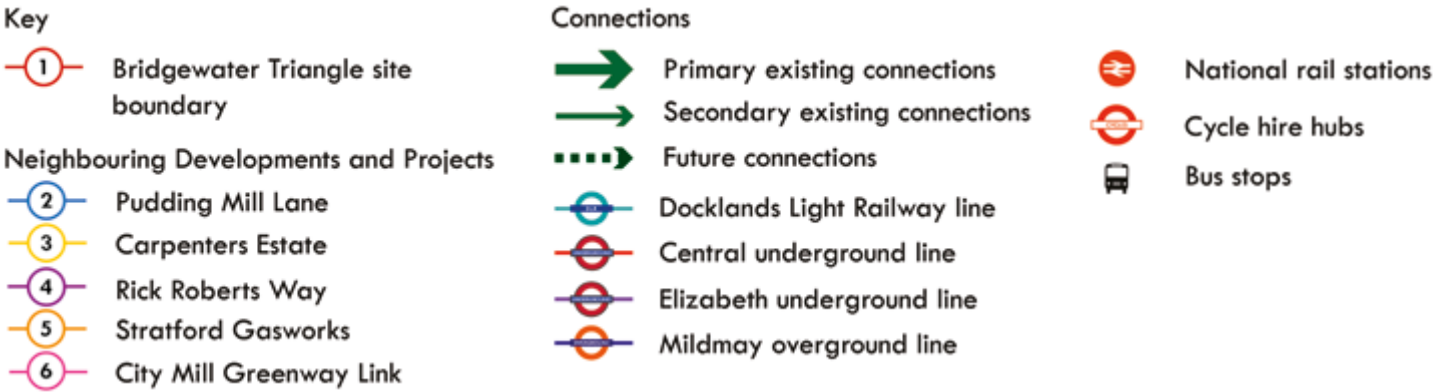
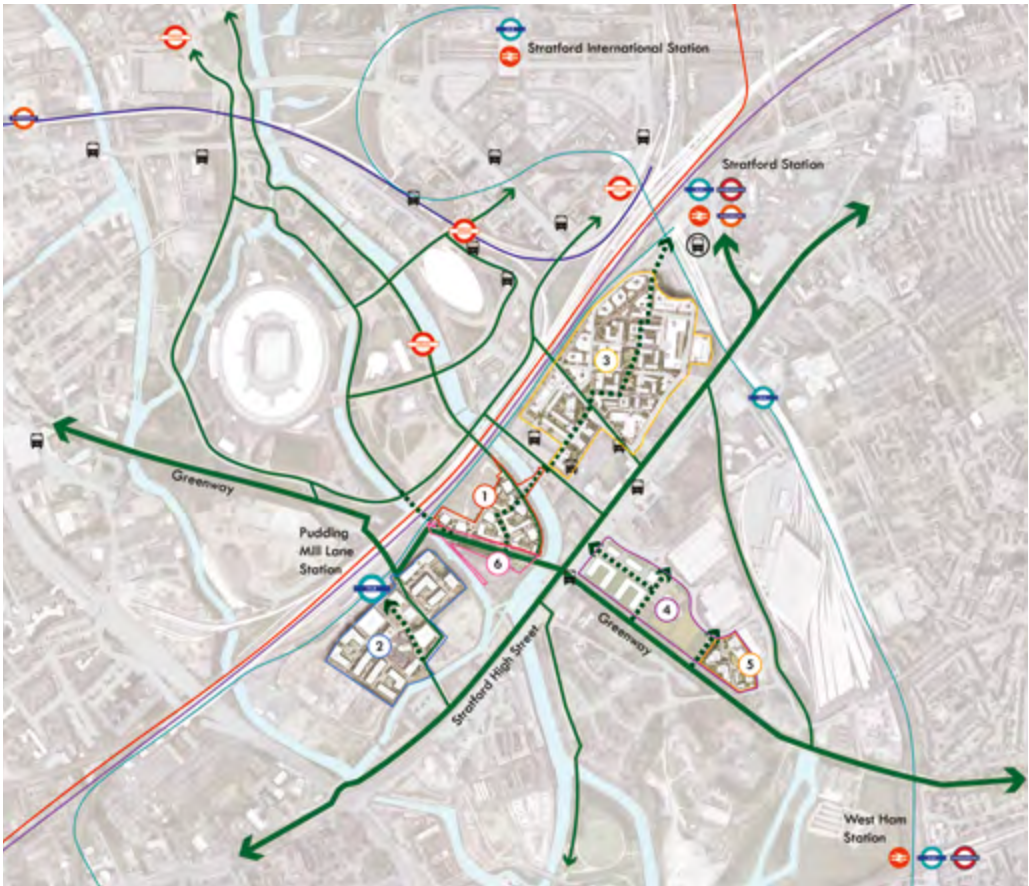
Safer routes: having a safer and better system around the Greenway and the Bridgewater Triangle site.

Our response

Access and movement to, from, and through, Bridgewater Triangle have been planned with future changes in the area in mind.

Landmarks, good lighting, and natural overlooking will make routes safe and easy to follow.

Level access and well-chosen surfaces ensure they're usable by everyone.



New Bridge

The new bridge will re-link Warton road to the Bridgewater Triangle site, Pudding Mill Allotments, Pudding Mill Lane DLR, and Queen Elizabeth Olympic Park. The bridge was lifted into place on 1 August 2025, with landscaping, servicing and supporting infrastructure works now underway. It's due to open in January 2026.



River walk

The design brings life to the river's edge, celebrating the water as the heart of the site. It creates a mix of spaces for people to enjoy and spend time by the water.



Relationship to the greenway

Although the Greenway is outside our site, the new buildings will help make it feel safer with better lighting, more activity, and natural overlooking.



Characterful central streets

The new streets include human-scale details and features like arches and drinking fountains.

These add character and create landmarks that help people find their way around.

incorporating your feedback: community provision



Café/food establishments: having somewhere to buy food, coffee, and drinks was important. As was a child-friendly space with a WC.



Activities for all ages: having a space where all ages can take part in different activities and learn new skills.

What you told us:



Small retail: A small convenience store that sells everyday amenities was important as was ensuring affordability.



Community infrastructure: Ensuring enough community infrastructure is available for new residents, including a nursery, library and health surgery.

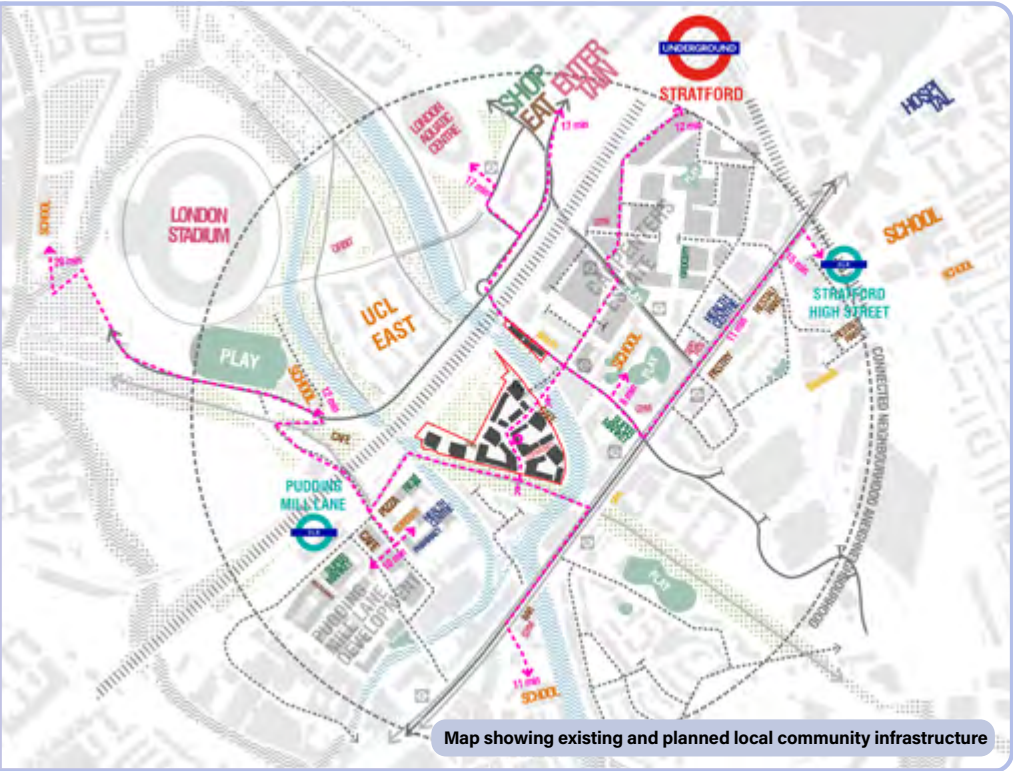
Our response

Complementing the wider context

Bridgewater Triangle will mainly provide new homes, including much-needed affordable housing. It will also include a café, a community space, and a flexible space that could be a shop or gym.

We've planned these spaces to complement existing facilities and new ones coming to the area, like health centres and supermarkets and leisure opportunities planned at Pudding Mill Lane and Carpenters Estate.

This will help new communities get what they need while avoiding duplicate services.



Map showing existing and planned local community infrastructure



80sqm (approx) café is planned in a spot to serve residents and visitors, helping it thrive as a community hub. Its waterfront setting close to playful landscape will make it welcoming for families.



98sqm (approx) flexible community space for residents of all ages at the site's centre will serve as the heart of the new neighbourhood.

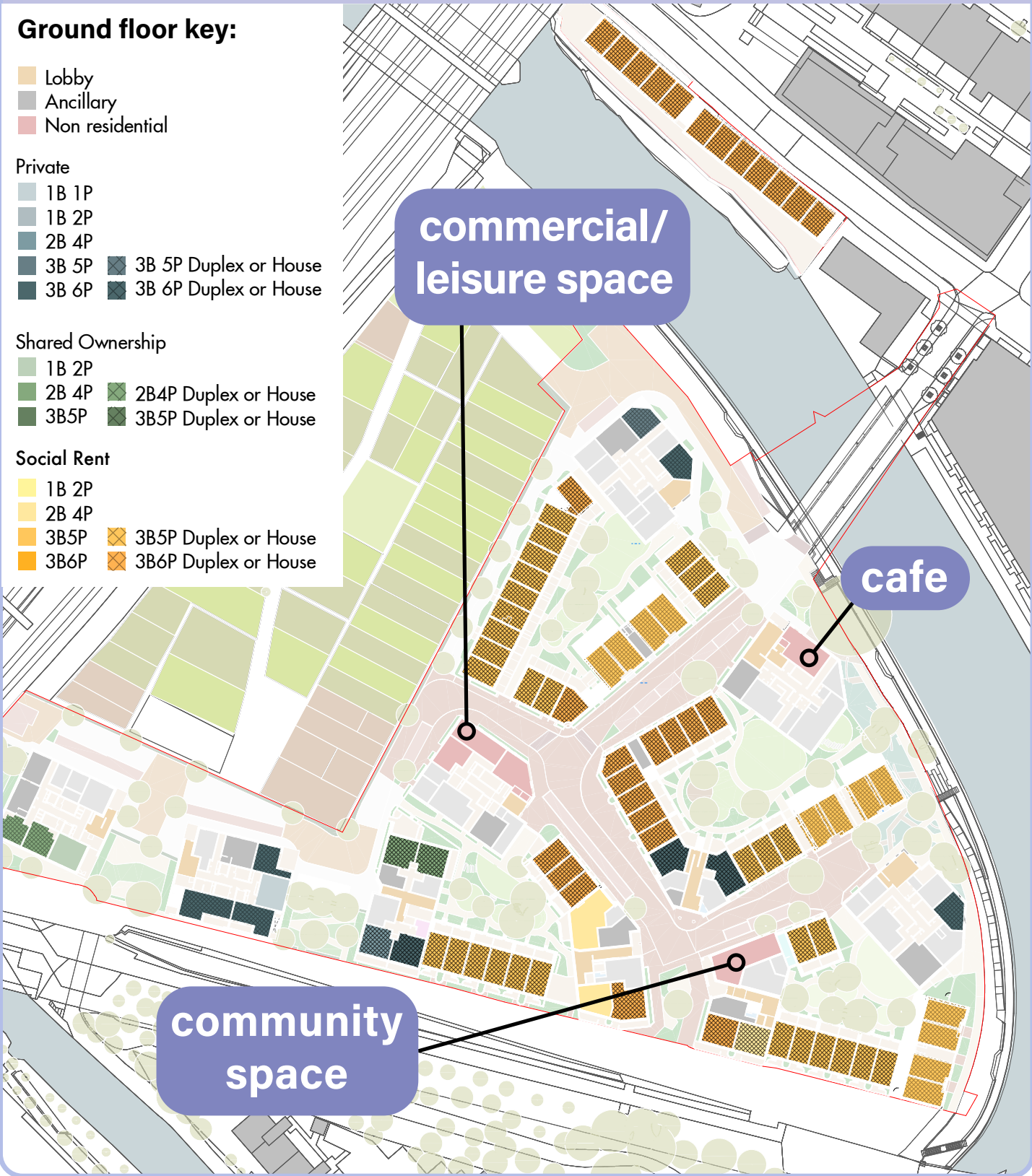


200sqm (approx) of space is set aside for **commercial or leisure use**, such as a gym, convenience store, or grocery shop, depending on the tenant.

Non residential spaces activating the ground floor

Ground floor key:

- Lobby
 - Ancillary
 - Non residential
- Private
- 1B 1P
 - 1B 2P
 - 2B 4P
 - 3B 5P
 - 3B 6P
 - 3B 5P Duplex or House
 - 3B 6P Duplex or House
- Shared Ownership
- 1B 2P
 - 2B 4P
 - 3B5P
 - 2B4P Duplex or House
 - 3B5P Duplex or House
- Social Rent
- 1B 2P
 - 2B 4P
 - 3B5P
 - 3B6P
 - 3B5P Duplex or House
 - 3B6P Duplex or House



how to have your say

How decisions are made



Have your say

Complete our online survey
between 21 October and
9 November 2025:

bit.ly/bwtpre-planning

OR send us an email using the
contact details below:

After we submit the planning application, the Local Planning Authority will give you another opportunity to comment before it is considered at committee. These are the steps in this process:

TOWARDS PLANNING DECISION

1

Submission: the application is sent to the Local Planning Authority

2

Validation: Local Authority checks the application is ready to be processed

3

Statutory Consultation: Local Planning Authority notifies local residents and stakeholders about the planning application and asks for comments on material planning considerations*

4

Recommendation: planning officers review comments and application and write a report for the planning committee

5

Planning Committee: elected members review the report and make a decision to approve or not approve the application

6

Planning Decision: a decision notice is issued and residents are notified

*Note: Comments must be on 'material considerations' such as design, light, privacy, noise, or parking. Issues like property value or civil matters aren't considered.

