



A FRAMEWORK FOR CHANGE

The masterplan sets out a long-term framework for transforming the estates: reconnecting them with the surrounding neighbourhood, replacing inward-looking blocks with streets and public spaces, and delivering new homes alongside community facilities and landscape.

Rather than a single act of redevelopment, the plan is conceived as a sequence of neighbourhoods and phases, allowing residents to move locally as regeneration progresses.

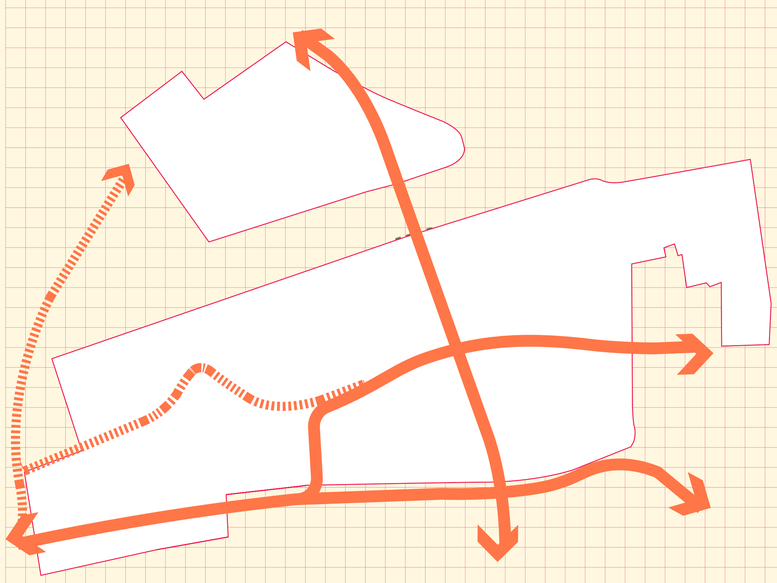
Across the masterplan, higher density is used to increase housing supply while retaining a human scale at street level – creating a more connected, mixed and resilient part of Canning Town.

HOW FUNDING SHAPES DESIGN

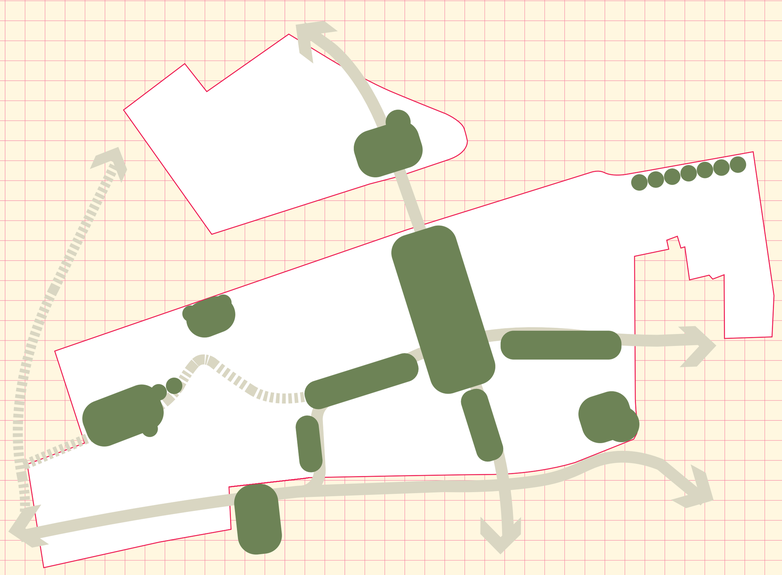
GLA affordable housing grant is there to enable affordable housing; but it can also affect how it is designed. Driven by a critical GLA funding deadline, Vincent Street was accelerated ahead of the emerging masterplan, limiting the opportunity for resident co-design on their future homes, and integrated design with the emerging Masterplan.

Policy thresholds also influenced its scale. Above 150 homes, a resident ballot process is required; the same quantum, or building heights above 30 metres, also triggers referral to the GLA's strategic planning regime. To meet the tight funding deadline, Vincent Street was deliberately kept below these thresholds.

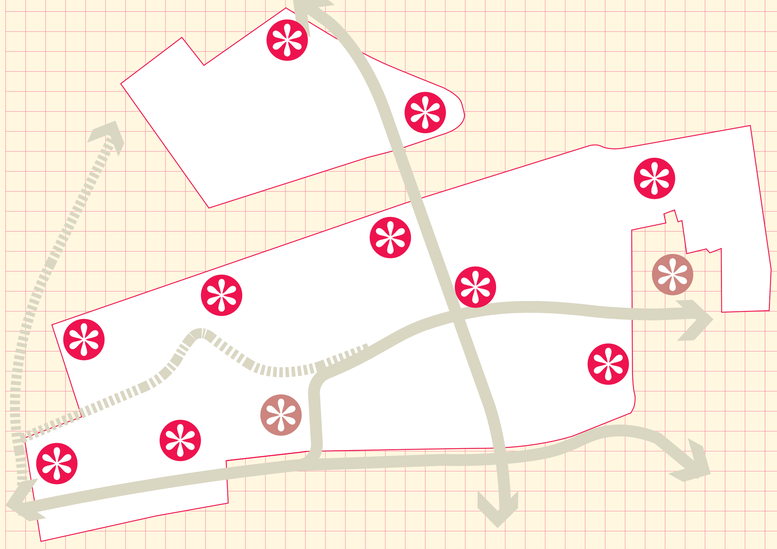
Ultimately, only half the available vacant land at Vincent Street has been developed for the first phase. A more flexible approach to funding settlements or policy could have enabled many more affordable homes to be built.



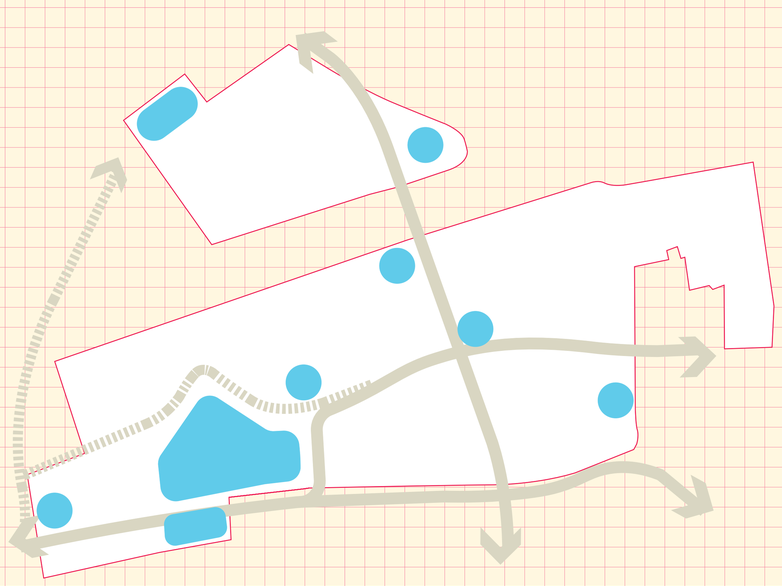
Connectivity



Public Open Spaces



Landmarks and Markers



Non-residential Uses