

LMF Local Community Workshop Sessions October/November 2008

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Executive Summary

The Legacy Masterplan Framework (LMF) will set out a spatial masterplan, strategy and action plan for the transformation of the Olympic Park post-2012. The masterplan is being led by the London Development Agency (LDA) in partnership with Legacy partners¹.

To this end, a series of Local Workshops were undertaken in the four Host Boroughs that surround the Olympic Park site (Newham, Waltham Forest, Tower Hamlets and Hackney) during October and November 2008. These workshops were aimed at local organisations and residents based in the respective boroughs. The workshops included a tour of the Olympic Park site, a presentation of the latest masterplan work (Output B) and detailed discussion focusing on specific areas of the Olympic Park in Legacy.

Over 1000 organisations were invited to participate in this round of consultation and 75 people registered to attend. The workshops were open to anyone. As well as inviting existing Legacy contacts all workshops were publicised on the Legacy Now website and through partner networks.

Key discussion points throughout the sessions included:

- **Process of consultation and engagement:** need to reach a wider group of residents and for borough staff and members to be included in the dialogue. Support for continuing the process as it was considered successful in the level of dialogue but improvements should be made in terms of accessibility for certain groups (times, venues, content).
- **Affordable housing:** expectations to see appropriate provision, with clear and proven approaches to management and the importance of affordable housing as a means to create a relationship with existing neighbourhoods by accommodating local residents.
- **Improvements to transport and connectivity:** for residents in Hackney and Waltham Forest one of the key legacies of the Games should be improved connections to the other boroughs and at a very localised level and there was some concern about the feasibility of a reduced parking approach and how this would fit with the needs of specific groups (eg: older, disabled, families, sporting people).
- **Transformation period after the Games:** particularly with regards to safety and provision of community facilities and the plans for temporary venues. More information is needed about the impact of economic cycles on the

¹ The Olympic Legacy partners are: LB Newham, LB Hackney, LB Waltham Forest, LB Tower Hamlets, London Thames Gateway Development Corporation (LTGDC), Lee Valley Regional Park Authority (LVRPA), Greater London Authority (GLA) and central government.

quality of the commitments made for Legacy and how budgets would be managed. A lot of ideas as to how the Park can be animated in this period and the role that arts and cultural activities can play in doing so.

- **Delivery approach:** recognition that this is a crucial element for regeneration and a lot of interest in the detailed approach and mechanisms proposed for delivery and long term management of housing, social infrastructure and public spaces in the LMF area and for tackling deprivation in the surrounding communities. A real desire for local residents to be represented and have a say in how delivery and funding is planned. Concern about how accessible, future proof and well structured the proposed delivery body would be.

Next steps:

The next step for the project will be the submission of a preferred option for the masterplan (Output C) in December 2008 which will be informed by comments and suggestions raised at this round of community consultation workshops and with the LDA and other Legacy partners.

Output C will include detailed proposals for the overall masterplan and specifically for each neighborhood area. There will also be strategies for employment aspects, town planning, sustainability and transport and infrastructure. After submission there will be another round of public consultation to continue the valuable dialogue and help inform the latest design work.

Introduction

The Legacy Masterplan Framework (LMF) will set out a spatial masterplan, strategy and action plan for the transformation of the Olympic Park post-2012.

Work started on the masterplan at the beginning of 2008. The masterplan is being led by the London Development Agency (LDA) in partnership with Legacy partners² and can only be successful through meaningful consultation and engagement with these partners and other technical and broader community stakeholders.

To this end, a series of Local Workshops were undertaken in the four Park Fringe Host Boroughs (Newham, Waltham Forest, Tower Hamlets and Hackney) during October and November 2008. These workshops were aimed at local organisations and residents based in the respective boroughs. The workshops included a tour of the Olympic Park site, a presentation of Output B and detailed discussion focusing on specific character areas. Participants registered to attend the workshops either through the Legacy Now website or directly with Beyond Green.

This document provides an overview of what was discussed during each of the workshops.

² The Olympic Legacy partners are: LB Newham, LB Hackney, LB Waltham Forest, LB Tower Hamlets, London Thames Gateway Development Corporation (LTGDC), Lee Valley Regional Park Authority (LVRPA), Greater London Authority (GLA) and central government.

Legacy Masterplan Framework (Output B)

Each local workshop was given a presentation by the LMF design team on the latest ideas behind the masterplan framework prepared as part of Output B.

The process of developing the LMF is part of a journey which started with the 2004 Olympic and Legacy Planning permissions. This included consideration of the infrastructure needs for the long term regeneration of East London.

The LMF team will continue working up and consulting on these design plans before they are converted into an LMF planning application, which is due to be submitted in late summer 2009.

The current stage (Output B) at the time of these workshops focused on the ideas of possibility and flexibility within the masterplan and its accompanying strategies. These are important given the long-term phasing of Legacy development, during which many aspects of daily life might change significantly (e.g. how people travel, work, etc).

The presentation covered the following areas:

The role of the LMF is to create a new piece of city and promote development in the future that fits with the long term transformational changes that will take place in East London. It is expected that growth in the capital for the next 20-25 years will be concentrated in this area and Stratford will become a metropolitan urban centre.

- The framework works at a strategic level and provides the platform for detailed masterplanning at a later stage.
- One of the key aims of the LMF is to enable the joining up of the two sides of the Lower Lea Valley, historically a “severed” or “island” site, and to capitalise on its unique setting, excellent strategic transport connections and high quality water system.
- However, the site also sits within a social and economic context characterised by high levels of deprivation. The physical interventions proposed by the LMF should play a role in starting to address the barriers that have prevented local communities taking advantage of the benefits which regeneration projects, such as the LMF, have brought to the area (employment, business opportunities, access to social infrastructure services etc). To this end the LMF will form part of the Strategic Regeneration Framework (SRF) being led by the five Host Boroughs.
- Developing a continuous urban fabric through the site is seen as the way to join up the site, but this needs to be done in a sensitive manner – learning lessons from other large scale regeneration projects such as Canary Wharf.

- Locally, one of the key barriers to connectivity and integration of existing communities is the significant amount of dead ends (i.e. roads with no links, cut off by waterways, major roads and other physical borders). One important role of the LMF is therefore to establish a sensible hierarchy of roads and paths, proposing new connections (mainly using bridges) and, in coordination with the fringe masterplans³, to ensure the proposed urban fabric is conducive to clear, safe and attractive linkages for pedestrians, cyclists and for public transport routes.
- There are **six design concepts** that have guided the proposals presented as Output B for the LMF:
 - **Maximising the inheritance** from the 2012 Games, which includes roads and bridges, utilities, transport infrastructure, parklands and sporting venues.
 - Improving and **maximising connections** between Hackney Wick and Stratford but also between the main Legacy sport venues and to other communities.
 - Utilising the **concept and scale of fields** (prevalent in the Lee Valley) to propose different uses and activities throughout the site as temporary or permanent in character.
 - Creating **neighbourhoods that overspill and integrate** with the existing neighbourhoods through centres of activity. Thinking about the site as a mosaic of areas, rather than one single site limited by the planning or land ownership boundaries.
 - **Two distinct characters for the main parkland space** in the middle of the site. To the north a more natural feel, to the south a civic space surrounded by iconic sports venues (Olympic Stadium, Aquatics Centre) and in the middle a centre of activity enhanced by the excellent views, creating a *belvedere* point.
 - **Maximising the value of the waterways** that run through the site and linking possible uses with the wider strategic network or “Water City” concept for the Lower Lea Valley.
- Accessibility and connections are critical to the success of the project and currently the team is exploring the idea of an internal loop bus route that could change and adapt to demand over time whilst allowing for quick journeys between all the key centres of activity within the site and the key transport hubs in the surrounding areas (Hackney Wick, Stratford International).
- Another asset of this site is its topography, proposals take into account the best ways to maximise and frame internal and city-wide views for way finding and landscape value.

³ The fringe masterplans are: Northern Olympic Fringe, Hackney and Fish Island, Bromley by Bow, Sugar House Lane and Three Mills, Stratford High Street, Stratford Town Centre, Stratford City

- It is recognised that as the LMF is about enabling a long term transformation, the emphasis should not be on defining phasing. For example, establishing a link between Hackney Wick and Stratford City needs to happen early in the process for the transformation to be successful, and this might not co-ordinate with market-led phasing.
- The design team is exploring the role of temporary venues, creating an active site during the transformation phase (the first three to five years after 2012). There are a lot of opportunities to use and manage these spaces creatively and for different uses.
- Social infrastructure is recognised as one of the key elements for successful neighbourhoods and place making. Work has been done to map social infrastructure in the communities which border the site. Proposals are based on the principles of co-location of social infrastructure facilities and the different complementary uses that each type of facility could bring to each area.
- Currently the design team is working on six area briefs⁴. This entails understanding and defining each area in relation to its location and potential relationship with each Legacy venue, parklands and existing neighbourhoods adjacent to the site. This work will then influence the different uses, housing quantum and typologies that can be accommodated in each area. The quantum of residential units has not been fixed at this stage and the design team is testing different options using a range of housing numbers for each area. This work is also being influenced by stakeholders through the consultation process.

The baseline presentation is available from the Legacy Now website www.legacynow.co.uk

⁴ There are six proposed neighborhood areas and have each been given indicative names for this stage of the process: Media Quarter (around the IBC/MPC area), Old Ford (below Carpenter's Road and next to Hackney Wick and Fish Island), Games Quarter (around Olympic Stadium), Carpenter's Waterfront (south west side of Stratford City development area), Stratford Village (north of the Olympic Athletes Village) and Pudding Mill (south of the site below the Greenway)

Session Notes

This section provides a summary of the key issues or concerns, questions, recommendations and general comments that were expressed by participants.

All sessions included a presentation on the key elements of work included in Output B (see previous section) followed by specific information on the work done to date by each topic team. Discussion was facilitated on a limited set of issues or questions that were considered relevant to the work of each team: information gathering consideration of appropriate approaches, standards, targets or options.

The notes are arranged in chronological order. The notes reflect the variation of the format of presentations and discussion in the sessions.

For guidance, the notes present the comments and questions raised by stakeholders in blue whilst the information provided by the LMF team as part of their presentation and responses to specific issues or questions is in normal text.

Collated Session Notes

LMF Local Workshop: Newham

Date: 9 October 2008

Facilitators: Richard Webb, Melissa Abache
LDA lead: Emma Wheelhouse

Summary of key discussion points

Housing needs in the borough: a strong plea that the LMF provides a housing range that is affordable to local people, that enables a mixed community and specifically to help reduce the need for temporary accommodation, migration, homelessness and designed to reduce crime.

Local people shaping the character of new neighbourhoods: some people welcomed the concept of “villages” but many were sceptical that character can be designed and considered that it should come from local people using a wide range of facilities that match the surrounding areas.

Tackling congestion and increasing connectivity: interest in connecting the borough to other areas in the surrounding boroughs and perception of high levels of congestion suggesting reduced parking and promoting cycling as alternatives.

Legacy use of the Main Olympic Stadium and Aquatics Centre: key issues included affordability, accessibility for events, other uses and positive and negative impacts on local residents.

Presentation on Output B

Comments and questions regarding the presentation are listed below; they have been grouped into key themes. The first part of the workshop centred on how local people could become more involved in the consultation process. Participants felt there should be more representation of community interest in the proposed delivery body and/or long term governance structures for the area. Comments included:

- “It’s difficult to get information. Mr Average doesn’t get any information.”
- “The consultation events in the summer were very structured, with lots of tick boxes and categories to choose, the options were tightly categorised. You also need sessions like this where you can talk about wider ideas and issues.”
- “Need to think about how consultation activities are designed and worded.”
- “Local residents have no influence over which partners are linked with the delivery body.”
- “Local residents need representation.”

- “Can we [London Borough of Newham] be considered as an inner London authority? We are currently classified as an outer London authority.”

Housing

Housing was the key topic of the workshop. It was felt to represent the true Legacy of the Games for residents in Newham.

- “What about the housing provision for people on the ground now.”
- “Migration and homelessness are high in the Borough and this needs to be understood.”
- “The Olympics has taken land from the locals. The LDA needs to make sure they put back housing that the locals can afford.”
- “How many homes will be developed for wealthier people when the Borough needs homes for actual people, existing residents?”
- “Need to help people out of temporary accommodation- people become trapped.”
- “There is a cloud hanging over the Borough. People are told they are poor, so they don’t have any expectations or aspirations. Then they fulfil the stereotype.”

Questions and ideas about the type, location and design of housing included:

- “What is the housing range the design team are working on?”
- “When planning the locations of the school what population figures are being used?”
- “Why can’t housing spread out across the site, over the park areas?”
- “Please explore idea of designing out crime.”
- “Shouldn’t ask or design with certain people in mind, should just be Londoners, having a mix of people is essential.”
- “Should focus on living street areas.”

Transport

Participants were interested in exploring ways of connecting the borough to other areas in the surrounding boroughs. Some of the places mentioned as desirable to connect to included:

- “East i.e. Redbridge, Barking.”
- “Connect the A13 with the A12.”
- “Three Mills site.”
- Can capacity be increased in the plans for the Lea Valley line? Can it connect towards Tottenham and Waltham Forest as Stanstead Express currently has priority.”
- “Is there away to use the waterways more?”

Many participants considered that the borough currently has high levels of congestion and solutions that reduce parking and promote cycling as a means of

transport for local residents should be an integral part of the plans. Comments included:

- “What is the current thinking/progress in relation to the ODA’s commitment to the active spectator policy?”
- “Where will the cycle routes be in Legacy? Need to think about safety”
- “Why can’t we remove cars from certain residential areas?”
- “Golf caddies for disable people to allow the area to be car free.”

Lastly, the Greenway was mentioned as needing an upgrade and a longer- term maintenance arrangement to allow cyclists and pedestrian to use it safely. Participants considered that the same principle should apply to the proposed idea of “active pavements”.

Stadium/venues

There were a lot of questions about the Legacy use of the Olympic Stadium: how would people be able to access it for events (transport); other uses and positive and negative impacts on local residents.

- “Where’s the local road connecting to the stadium? What happens after events when people leave?”
- “What about car/ transport access to the stadium?”
- “What will the connections to the stadium be in Legacy?”
- “What benefits will other Londoners get? Everyone is paying for the venues”
- “Integrated? Do you mean like West Ham, Leyton Orient?”
- “Could the stadium link with East London University?”
- “How will the venues work together?”

Participants reiterated the need for all Legacy venues to be affordable for local residents and to ensure there is sufficient demand for its facilities:

- “How will the aquatics centre affect the borough? Will it be affordable to use?”
- “Look at examples from Manchester after the Commonwealth games. Venues are still being used.”
- “If the new uses for the venues are going to work then they need to be affordable. We need to help local people use them – what about the rest of London?”

Discussion focusing on the area brief: Games Quarter

There was interest in how local communities would be able to influence the designs for the new neighbourhoods and the criteria for teams working on the detailed plans in the future:

- “How is what you know about the area shaping the design work? Newham was built around seven villages - the existing areas don’t mix.”
- “It’s a unique opportunity. Need to learn from the past but also work together, and with residents, to make this work.”

- “Examples of good practice are needed in the presentation and design briefs.”
- “Who will be designing the areas, can we be confident that the subsequent developments will serve the local communities?”
- “In principle, areas should be designed/developed by people who have done this type of work before schemes that have been beneficial to the local community.”

Discussion on the Games Quarter and the concept of neighbourhoods how feasible it would be for distinct communities (new and old) to mix in the site, based on how communities operate at the moment:

- “The new communities won’t mix - look at the example of Canning Town.”
- “All areas have their own character, you can’t force people together.”
- “People gravitate to their own- always will.”

Participants considered that the only way to ensure integration would be by new development matching what is in the fringes of the site whilst creating a destination on its own and the right mix of live, work and play elements:

- “The role of the surrounding areas is really important - they are what will help make the new communities work.”
- “The areas need to fit with their surroundings otherwise the locals won’t stay.”
- “Excited by the idea of ‘villages’.”
- “Opportunity to put the area on the map not just for the Olympics but as a place.”
- “Areas will work if there is a reason to be there.”
- “There should be a mix and match of facilities to allow 24hr usage of areas.”
- “A strong life/work balance is really important.”
- “Don’t have too many people in one area.”

Design look and feel

There was consensus in the group that the LMF presented an opportunity to be aspirational and ambitious in design but firmly based on best practice. Suggestions included:

- “Push the boundaries of design, do something innovative. Forward thinking.”
- “Examples of where things have been successful need to be included when explaining ideas.”
- “Could be really clever when designing and building, creating quality, green roofs, exploiting the benefits of having a blank canvass.”

Some participants felt that the initial drawings to represent the character of each neighbourhood didn’t match the aspirations presented:

- “Thought it would be more innovative, for example use of sustainable materials.”
- “Too much glass, the designs look like sterile blocks.”
- “Don’t like the images – they still look like blocks, like Canary Wharf.”

Phasing

The transformation period after the Games was considered important in setting the right first step to achieving the expected benefits for local communities, particularly with regards to safety and provision of community facilities and the plans for temporary venues:

- “There are security issues if places are empty or vacant for long periods.”
- “If areas/buildings are left empty they can become stigmatised.”
- “Could there be cultural/music events during transformation.”
- “When will the Athletes Village be sold off? When will the school be ready?”
- “If the Olympic Village is being reduced what impact does this have on social infrastructure provision for the area in Legacy? In particular health care provision.”

There were many questions about the impact of economic cycles on the quality of the commitments made for Legacy and how budgets would be managed:

- “What about the current economic climate. How will the crash affect the budget?”
- “Don’t want developers just to make money.”
- “The increase in the value of the land should benefit the locals not the LDA. It’s the increase which is the real Legacy.”
- “How will the phasing work with infrastructural developments?”

LMF Local Workshop: Waltham Forest

Date: 9 October 2008

Facilitators: Heike Neurohr, Angela Bryant

LDA lead: Rebecca Haves

Summary of key discussion points

More presence of LB Waltham Forest in the Legacy consultation process: need to involve more actively Waltham Forest council members and staff in the dialogue about local needs

Improved transport connections for Waltham Forest residents: more information needed on options available to link Leyton and the rest of the borough to the site, Stratford and other employment areas. Suggestions to include the Hall Farm curve to operate rail services.

The Olympic Park as a tourist and cultural attraction: suggestions for a creative hub in the middle of the site for multiple uses and also smaller local venues. Waltham Forest doesn't have many arts facilities and would benefit from this offer.

The type and scale of social infrastructure: how they should be managed to ensure access for different parts of the community, how to blend new areas with existing ones and not focused on Newham only. Discussion on faith facilities as enablers of community cohesion but some considered provision was sufficient in the existing neighbourhoods in Waltham Forest and that the focus should be on sports facilities.

Presentation of Output B

Following the presentation on the latest design plans participants commented on two key themes, firstly the consultation process, particularly the need to involve more actively Waltham Forest council members and staff in the dialogue about local needs and secondly, transport connections and how this represents the biggest need for Waltham Forest residents.

With regards to consultation comments included:

- “Will these consultation events actually make any difference?”
- “I thought the game you did at the consultation event was fantastic. It's one of the best things I've seen to get people involved and thinking about things.”
- “This consultation is giving me more of a feeling of ownership, something we haven't had before.”

- “The boroughs always ask people what they want and then ignore it.”
- “I am very disappointed that the officers from Waltham Forest are not here today.”
- “Who is involved from the boroughs? Who is coordinating the work to make sure they all link together?”
- “Maybe the multi-area agreement will help bring people together.”
- “There are obviously lots of high ideals but do they go to grass roots? Grand plans are so often not linked to the real people who use them.”
- “What about the younger generation and the older generation? There are a lot of social problems here, knife crime is big. They [excluded young people] haven’t been consulted but they’re affected too.”
- “We need to create a sense of ownership of the new areas that crosses boundaries and postcodes.”

With regards to transport and connectivity in general participants wanted to know what options were available to improve the links to Leyton and the rest of the borough. Most people consider that:

- “There is a focus on transport to the east, west and south of the site but what about Leyton in the north? Connectivity is disastrous to the north of the site.”

Suggestions to improve the situation included:

- “Reinstating the Chingford curve (aka Hall Farm curve), would make a huge difference to ease of travel. You could open Lea Bridge station again.”
- “In terms of connectivity the Hall Farm curve is key and is the most needed link for Waltham Forest to access the regeneration benefits of the Olympic Park.”
- “The road structure in Waltham Forest doesn’t lend itself to high speed roads, so a high-speed bus route wouldn’t be a good solution.”
- “You could divert the W15 through the site, or make it link to a fast bus route [...] and also the W14.”
- “Will they reinstate Waterdown and Carpenters roads?”
- “There’s currently no river activity. This could increase and be a way of moving around the area.”
- “Recent new Stanstead to Stanton link. Potential link from Chingford to Stanton via Lee Bridge station. Although you’d need to improve facilities at Chingford – there isn’t any parking here and not enough buses to support it.”

Others raised questions on specific links that should be created or improved such as to Stratford, the new media centre and Leyton but recognising that there were some barriers that could present technical challenges (ie: Temple Mills, the Lea River, etc), below are a list of places that were raised as desirable to connect to:

- “The link between new and existing Stratford developments.”
- “The media centre.”
- “Clays Lane,[...] it’s currently a bit out of the way.”
- “Eton Manor.”

- “North east of Cannon Road.”
- “Another bridge across the River Lea would be good.”
- “[...] pedestrian and cycle route that bridges into Hackney Marshes.”
- “a fast bus route from Walthamstow Central – Bakers Arms – Lea Bridge Road – Olympic site.”
- “Leytonstone to Stratford.”
- “During Games time and in Legacy cycle access from northern end of the site could predominately come along the tow path from Lea Valley Park. This tow path is not very wide and if popular could be become too busy.”⁵

One area of concern was the location and amount of parking planned for Legacy and the demand it would have to satisfy:

- “Will some of the area go back to being parking space after the Games? We can’t take all our fishing tackle on the bus!”
- “What parking facilities will be made available for the aquatics centre and stadium in Legacy?”
- “How will people with disabilities get around the site? Will there be car parks for disabled people?”

Street character and uses was also mentioned:

- “Big long wide roads aren’t very friendly to walk through; it would be better to have smaller roads with houses fronting them.”
- “The line could be a really good link to jobs in Stratford/Docklands/Canary Wharf. If Waltham Forest wants to increase the average earnings of residents, it needs to improve access to the higher paying Canary Wharf jobs.”
- “But what happens under the bridges? They need to be secure.”
- “Lea Bridge Road is the main artery of Waltham Forest.”
- “Cycling should be segregated from the towpath – pedestrians/anglers can get run over by cyclists.”
- “Can we have natural speed reduction methods rather than lots of traffic lights?”
- “If you’re looking to reduce car use, you need walkability on site but also around Waltham Forest.”

The following sections summarise some of the questions, concerns and ideas highlighted by participants during the rest of the session.

Retail use in Legacy was a concern for some participants, mainly because of the consented planning application for Stratford City which includes a large scale shopping centre and the impact this facility would have on the existing Stratford Shopping Centre and Leyton:

- “Do we really need a shopping centre bigger than Bluewater? It’s actually destroying communities.”
- “How will you attract the right sort of customers?”

⁵ Comment made during the drop-in session at Walthamstow Library

- “The Tesco’s area in Waltham Forest is really antisocial. The link to the High Road is especially bad. It is third-world style at the moment.”
- “But these shops have the potential to be much more. If it were linked to the site it could be an advantage, making it a hub for the area.”

The protection of habitats on the site, particularly waterways and the use of open green space was also discussed.

- “What are you doing about habitat/ecology?”
- “Will the park be closed off, with railings around the edge?”
- “Use of the Lea Valley/ Waltham Forest is not maximised.”
- “Wouldn’t it be easier to give the Park to the Corporation of London, which already has a lot of experience running green spaces?”

One participant was interested in plans for using waterways for angling and the complementary facilities that would be needed, mainly parking:

- “London Boroughs always ignore the rivers. Anglers fall in a gap; we’ll miss out if we rely on the five boroughs.”
- “I’ve always been told that the river will be returned to the anglers. This can’t happen if we don’t have car parks for all our kit. I feel misled...again.”
- “Will the public have access to waterways in boats? Or will they just be used for construction transport?”

The discussion then went on to consider the different options for hosting cultural activities and facilities in Legacy and participants requested more information on the plans for using the Olympic Park as a tourist attraction and other possible uses such as museums and cinemas:

- “The cultural Olympiad launch was absolutely brilliant. It’s an example of something that didn’t need lots of money thrown at it to get a big turnout. We need more events like this.”
- A creative hub in the middle of the site would be great, a multi-activity centre. Something that all the boroughs feed into.”
- “Waltham Forest has the highest application for grants for film funding but we don’t have any arts facilities. It’s the only borough without its own cinema! Facilities for arts and culture is something that we really lack.”
- “We couldn’t have a culture centre too near Stratford cultural centre. It would need to be further north.”
- “Smaller, more local venues would be good too.”
- “A music venue in Waltham Forest would be good.”

Finally, participants expressed concern about the delivery arrangements for development in Legacy and raised questions about how accessible, future proof and well structured the proposed delivery body would be:

- “After Athens all the facilities were fenced off with barbed wire and army barricades. This mustn’t happen with us. It’s essential that we create a sense of openness amongst the people on the ground.”
- “If a new body is being set up to work on the Legacy, will it be accessible?”

- “Public infrastructure must be managed so that people can maximise the use of it.”
- “It needs a management process that is really effective.”
- “What does the London Development Agency actually do? There is a danger that these overarching bodies won’t actually do anything. They must have a structure and a way to reach down into the population.”
- “Will the government just stop all Legacy plans as the economic climate is so bad? Where will the money come from?”

Discussion on character areas: Stratford Village

The facilitator introduced the concept of neighbourhoods or areas that are being planned in more detail and the initial vision for each area, in particular, for Stratford Village which would be the area nearest to Waltham Forest. It would be situated between the Olympic Village and the Velodrome and Eton Manor. The character for this area is for family housing with associated social infrastructure (ie: school, play areas, etc) and with the parklands area linked to the activities related to cycling.

Participants discussed at length the different uses and facilities that could be provided in this area, keeping within a set of overarching principles that should apply to all neighbourhoods in Legacy. First of all, the provision of affordable housing and its relationship with neighbourhoods:

- “They said 30% would be affordable housing. Why can’t it be 70%? Otherwise people will just get pushed out of the area which entirely defeats the object of improving the area for the local people.”
- “Waltham Forest is a very diverse borough: north is suburban, the south is deprivation. There has been no attempt to make it more cohesive.”
- “Why are the character areas so small?”

Specific character could also be provided, in participants’ view from the industrial and waterways assets present on site, although having a marina as proposed by one participant wasn’t considered appropriate by all group members:

- “Will there be anything to celebrate the fact that the land used to be the Great Eastern Railway? We need something to show how much industrial history there is around this area.”
- “Having a new Springfields marina (not big and posh) would bring life to the area and help security.”
- “We don’t want mile after mile of moored boats polluting and littering the river – this would damage the fishing. More and more people are using boats as first homes, so they leave the area during the day, which is really bad for security.”

The key topic of discussion was the type and scale of social infrastructure that should be provided for this neighbourhood and how they should be managed to ensure access for different parts of the community.

- “At the moment facilities tend to be very Newham-centric. It feels like there’s an order of importance of the boroughs: 1.Newham, 2.Tower Hamlets 3.Hackney, 4.Waltham Forest...In my opinion, Waltham Forest is not good at regeneration.”
- “There is a danger of turning the site into an island; it needs to relate to its environment and surrounding communities. You should not try and set up an ideal community, otherwise you could end up with the Park on one level and the existing fringe communities on a different level. Connectivity is really important especially across the site; this should potentially include cars which should be part of the experience. Visitors that cross the Park through various transport systems should get the feeling of the Park being there and experience it.”

One of the key facilities discussed was faith buildings as some participants considered that this could enable community cohesion by serving as cultural, educational and general community space in Legacy. Others considered that provision was sufficient in the existing neighbourhoods in Waltham Forest and that the focus should be on sports facilities linked with the Olympics theme. Comments included:

- “There should definitely be a Church/multi-faith building.”
- “There are currently lots of single faith buildings in Waltham Forest, particularly fundamental Christian churches. We’d like to break down the barriers a bit more.”
- “You could build a mosque/ synagogue to encourage multi culturalism.”
- “I think you should keep religion out of it. The focus should be sports, arts and culture. Residents can use religious facilities in the surrounding boroughs.”
- “Churches and religious buildings add to the sense of community in a place. You could make it more of a cultural centre.”
- “What about having a church and primary school on the same site?”

Other facilities suggested included:

- “Allotments are a great idea. A close relationship between buildings, places (public squares etc) and allotments would be really good. Having buildings that look over allotments would be mutually beneficial. You could get the kids involved too.”
- “A library/information centre/museum would be good.”
- “Multi-use centres are great as focal centres for a community.”
- “What would be really useful are facilities for voluntary groups to store things and to use for administrative activities. Don’t make it too expensive though, because then clubs can’t afford to use it.”
- “What provision will there be for medical needs in Legacy?”

During the drop-in session at Walthamstow Library, two comments were recorded relating to specific sports facilities:

- “On the issue of the stadium and warm up track for athletics can another venue in the Park be used for the warm up track? Athletic clubs need space to train and allowing community sports to use facilities is important.”
- “It would make sense to have the road cycle circuit lit to ensure maximum usage, the previous Eastway circuit was not lit and visibility was poor.”

At the end of the session the group was asked to share what they considered to be the key messages for the LDA as main body for Legacy and the following comments were put forward:

- “It is essential that formal consultation continues for the initial impact of the Olympics and definitely the Legacy. There is a need to explore and make time available for the voluntary sector.”
- “I have always supported the Olympics. I liked the cultural Olympiad but am now sceptical that it will deliver. Waltham Forest is badly located geographically. There must be a better north/south connection otherwise we’ll have all the disadvantages and none of the advantages. Also, the Legacy shouldn’t take too long to put in place; otherwise we won’t get to see it ourselves.”
- “The divide is very significant; we must find ways to breach it (eg: better transport links). We should bring more tourists into Waltham Forest to help forge links”
- “I have really enjoyed this process. I hope people are brave and courageous and actually do everything they are hoping to do. It shouldn’t be about private, gated communities. Quality is very important. I hope councils can deliver.”
- “Legacy should be aimed at all generations – inclusivity not exclusivity. We need to think of working class people. The regeneration of Waltham Forest is vital. We want to speak to local borough council members.”
- “Areas need to blend in with what is there already. We should be looking at the history and working out how to build on this.”

LMF Local Workshop: Tower Hamlets

Date: 16 October 2008

Facilitators: Heike Neurohr, Melissa Abache
LDA lead: Emma Wheelhouse

Summary of key discussion points

Need to address current socioeconomic issues brought by large scale change: many communities in Tower Hamlets feel resentment towards areas such as Canary Wharf.

Pudding mill area to embrace water as a family and tourist offer: parallels mentioned included Camden Lock but less busy, *“the place for a Sunday afternoon family stroll”* with ideas like an *“ant trail”* of cultural, market or café activity within residential developments and across the whole site.

Types of employment uses in Pudding Mill: ideas included a start up business hub, live-work units, market, and boating activities.

Type of architectural style that should be mirrored in this neighbourhood: the “vernacular” of the Pudding Mill area included brick built houses, a hotchpotch mix of uses along the same road, low and medium rise buildings.

Presentation of Output B

The Tower Hamlets local workshop had a very low attendance (approximately 10 people) and following the presentation on the latest design plans participants commented that the consultation process to date may have excluded certain parts of the community due to logistics (eg: times and location of meetings). It was agreed that the last part of the session would be used to discuss ideas and suggestions on how to improve the consultation process for the borough residents and organisations.

A small group size allowed for rich discussion and greater detail. The group benefitted from participants with a wide experience of regeneration projects in the local area, who brought examples and anecdotal evidence of key principles that should be built into the process for Legacy.

Comments and questions regarding the presentation are shown below; they have been grouped into themes.

Arts and culture:

- “There needs to be a change now in PR and perceptions to focus people's attention to the east. For example the 2008 Olympics medallist parade is going west – why not bring it East where most of the 2012 action will be?.”
- “Use arts and culture to draw in visitors - consider the tourism aspect.”
- “Idea from France called Futuroscope - successful, business and tourism link, to put the area on the map long term.”
- “If there is a draw people will come, but can't forget the Park.”
- “Do we need to add more to the area or just utilise what is already there?”
- “A sense of pride and unity are what will make the area work.”

Employment:

- “Organisations that come in - need to give a percentage of jobs to the locals and the statutory level needs to be raised in relation to this.”

Social infrastructure:

One of the most interesting themes raised by participants was the need to start working in the short and medium term to address current socioeconomic issues that are brought by large scale change in communities and that in Tower Hamlets these have manifested themselves in resentment towards the changes happening in areas such as Canary Wharf. Other principles mentioned included support for the approach of co-location but also including flexibility in management regimes.

- “Need to work with emotional well being as the regeneration will result in drastic changes - especially in relation to youths they will end up feeling cut out.”
- “Working with people about the effects of change in the area includes managing or helping to reduce resentment and current divide between communities (ethnic communities, postcode gangs).”
- “There are problems of resentment from locals directed at new development- they don't see it's for them. This is why it is important to work with schools to involve young people in the process.”
- “Importance of people power in building momentum to help develop a new community.”
- “Importance of co- location of facilities.”
- “Facilities need to have the flexibility to go beyond the provision of a normal working day etc.”
- “Health is not mentioned in the vision/aspirations for the Legacy.”
- “Are the objectives/principles that are set out in the planning application and the development briefs statutory?”

Housing:

- “What do you mean by affordable housing?”
- “What is the thinking or provision in terms of people who are excluded from society, and to consider the idea of linking housing and employment opportunities?”

- “Link between affordable housing and educational services and/or training and how this has a multiplier effect.”

Transport:

- “The importance of having a good working transport system.”
- “Should use the waterways to help bring the area alive but also to link with the Thames to create a chain up the river.”

Discussion on area brief: Pudding Mill

The facilitator introduced the concept of neighbourhoods or areas that are being planned in more detail and the initial vision for each area, in particular, for Pudding Mill which would be the area nearest to Tower Hamlets. It is an “island” framed by waterways on three of its faces and rail lines to the north but partly facing Stratford High Street. The character for this area is for light industrial uses with residential areas in the long term, with activity concentrated along one of the canals with a potential marina linked to Pudding Mill lane centre. It could be an “oasis” of calm within the busy feel of Stratford High Street but also it could be considered the “gateway” to the Olympic Park as it sits near the Main Olympic Stadium.

Participants started off by considering the parallels in London to an area with such characteristics and what area it should try to replicate within the constraints the waterways, railway lines and other barriers allow for. Comments included:

- “Its feel and use will depend on the accommodation in the area.”
- “Creative area - Camden Lock as an example of the idea of using and embracing the water and being active areas.”
- “But if a Camden Lock type area then it would not be an oasis.”
- “This could be the place for a Sunday afternoon family stroll with cafes, mix of people, restaurants, water views, etc”[as opposed to the Media Quarter area which would be more for weekdays].”
- “East meets west” (“Will be modern but more green and more tranquil- less urban than the West End”).
- “Funky, with street parties.”
- “Look at the chain of activity (or ant trail) from the Dome up to the Southbank or the West End (food centred activities with residential development) and this draws people in creating natural routes to the area.” “Along these routes you can see the next thing coming up and it is an incentive to keep the flow up and into the park.”
- “But it also needs to be attractive for the rest of the country - needs a specific draw.”
- “Example of Southbank’s history wall that contains sections of local history populated by people’s histories.”
- “Would be interesting to think about how this place sounds (eg: people, wildlife, movement, times of day).”

Discussion then considered different types of employment uses that would fit the criteria, and the benefits and drawbacks of each type. Comments included:

- “Start up business hub, as it will have links with Stratford and the West End (via Central line). Good access and proximity to the west and east of London and to Europe.”
- “Live/work units.”
- “Market area selling plants, food, a family outing associated with water, an edible landscape (ie: Columbia market type uses).”
- “Activities will have to work on multi-levels.”
- “The area used to have an old fruit market. Need to tell the story either in the buildings or by particular land uses(eg: Southwark Cathedral and Borough Market).”
- “Link with the history of the area - help locate community in its roots, for example creating routes to the Ghandi centre or the Bromley- by- Bow centre located south of this area.”
- “Museum of East London.”
- “Don’t replicate offers that are close by, need a more holistic view. When viewed together the tourism offer is bigger than on its own.”
- “Floating boat, something on water made by the community for the community or visitors.”

Given the proximity of this area to Stratford High Street where a significant amount of high density, high rise buildings are being constructed (or will be in the medium term) participants discussed the relationship between the street level and buildings:

- “It is a mistake to put high-rise buildings too close to the water as it could act as a barrier, people don’t feel welcome and it is seen as an exclusive area. Need to orientate the buildings correctly and make water accessible.”
- “However, some people in the area do like living in high-rise buildings.”
- “It could be something like the Southbank gap between the river and development.”
- “Don’t like the closeness of Gainsborough [to the water] but do like the social mix.”
- “Problem of the area becoming an island.”

The issue of high rise buildings led on its need for open space. Specifically the activities and character that this neighbourhood should have, given its proximity to water:

- “More multiple uses for the park that also provide more employment opportunities for residents.”
- “Forest element - people haven’t been to the countryside, it would be a new experience.”
- “Waterbirds used to live in this area, either need to relocate their habitat or encourage the birds to return to the area.”
- “Garden or allotment project provided by community volunteers and offering qualification element to the scheme.”
- “Children’s activities.”

- “Free fitness area in the landscape, health training, mile marks for runners.”
- “Like Mile End bridges as a form of land bridges that have green character for pedestrians, cyclists and cars and you don’t feel like you’re crossing the Park.”

One area of rich discussion was the type of architectural style that should be mirrored in this neighbourhood given the characteristics of the surrounding areas and the types of style that should be avoided. Participants considered that the following elements could be described as the “vernacular” of the Pudding Mill area:

- “Brick built houses (similar to Stratford).”
- “A hotchpotch mix of uses along the same road, typical of the East End (eg: a factory next to a house, next to a local shop, next to a small park).”
- “Low and medium rise.”
- “Not a pastiche.”
- “Three Mills and Mudchute Farm as an example of what not to replicate as they have the same style all along (eg: Kentish Town).”
- “Considering recent historic features of the industrial uses, eg: Match Factory.”

Discussion on consultation process going forward

Participants offered the following ideas and suggestions on how the LDA could improve its consultation and engagement process going forward:

- [on presentations] “they should be more fun, informative, and allow people to see what it is being proposed using different materials and targeting message to different audiences (eg: disabilities groups) most wouldn’t take on board a long presentation.”
- “Target different groups:
 - Mile End Women’s 3G group”
 - Whitechapel Mosque community
 - Older people who use the Whitechapel Idea Store (on Mondays)
 - Mile End Leisure Centre users
 - Bromley by Bow Centre users
 - Resident’s associations, especially in conservation areas
 - People going to the cinema
 - People using Victoria Park (could have more time to spare and have a dialogue).”
- “Make it attractive to draw people in [materials].”
- “People don’t know where to go for information - need to be more active in the media, with website, etc.”
- “Mobile van.”

LMF Local Workshop: Hackney

Date: 5 November 2008

Facilitators: Melissa Abache, Richard Webb
LDA lead: Rebecca Haves

Summary of key discussion points

Transport and connectivity: opportunities to improve the cycling routes into the site and towards Hackney and to overcome infrastructure barriers presented by the A12, A11 junctions and the existing bridges. The access to water through the canals adds value in creating active frontages for walking.

IBC/MPC area and employment opportunities: concerns over the plans for this venue and impacts on opportunities for Hackney residents

Old Ford area: support for the vision as a new creative and design sector hub but celebrating difference, in buildings, population and land uses by not being too prescriptive in the plans. Debate on the balance between employment and visitor uses, which is it for (local people versus commuters) and how to complement the Stratford City offer. Housing to be eco-friendly, satisfying the needs of the local population for life and based on traditional perimeter blocks.

Cycling issues: aspirations for cycle parking to be provided as individual spaces per dwelling and routes to be permeable and have maximum route choice and minimal diversion.

Presentation of Output B

Following the presentation on the latest design plans participants commented on their concerns for Hackney's Olympic Legacy in terms of connectivity and employment. The group was comprised of representatives from different groups that ranged from disability, cycling, older people, sport, educational organisations and others who brought their perspectives and aspirations to the workshop. Some participants had been able to attend a site tour commented:

- *"I would like to say I'm really happy to pay more council taxes after our visit to the Olympic Park."*

Comments and questions regarding the presentation are shown below; they have been grouped into themes.

Transport and connectivity

- *"Connectivity in Legacy, especially outwards from Hackney is very important, what are the current plans?"*

- *“Transport infrastructure - is there still scope to influence the plans or are they fixed down from what we inherit?”*
- *“I attended the transport workshop; there was lots of talk about cycling and walking. Maybe we could look at other forms of transport like electric buses or golf buggies for people with disabilities. If there are a lot of cycling routes how will that work with young children?”*
- *“The connections shown are mainly out of the site. I agree they do need improving but what about the local connections. Chingford to Stratford is a long/bad journey. There is the defunct railway line - the Lea Farm loop could be used to connect Chingford and Stratford, is that coming back?”*
- *“Transport frequency of services - 24 hour train?”*
- *“Cycle access, will increase - cycle paths safe and secure will encourage cycling, how will they link with main roads.”*
- *“Connections A12, Bow - what can be done?”*
- *“The problem is that cycling has a low status people think they are down graded - safety fear but London is safe. There will be an increase in the status of cycling if, we get the design right. It will help and help stop conflict.”*
- *“How do you handle the dynamics of the existing Victorian routes or are you making it more mixed? Will it be different for character areas?”*

IBC/MPC area and employment opportunities

- *“I am concerned over the downgrading of venues especially the media centre. How can we maximise benefits when 80% of the venue is temporary?”*
- *“Danger of [aspirations] not happening, for Hackney particularly if the media centre is not there in Legacy.”*

Delivery and ownership

- *“How will the development work be organised, who will take over after the Games? How will stakeholders feed into it, who will developers answer to? Need to ensure continuity.”*
- *“The fringe masterplans - are they underway?”*
- *“Are you scenario planning?”*
- *“What is/could be the effect of the LDA owning/holding the land.”*
- *“Need to leave room in the plans and modelling for subsidiary spin off activities that we cannot predict now.”*
- *“Developers need to understand the area, so existing activities do not die.”*
- *“Does not having any developers compromise the plans? Like different areas developing at different paces.”*
- *“What is the timeline for the areas being developed?”*
- *“I assume there has got to be a big area which is inactive.”*

Social infrastructure

- *“I am concerned whether you have done or will build into provision for older people. What Legacy will be provided for older people? Need to be age*

proofed. There are no centres for older people in Hackney, some integrated provision for older people is needed, as we will be working/living longer. I administer a large older people service group; if you are going to consult I am an avenue to access them.

- *“Use the site through its design, to allow alternative lifestyles to become mainstream.”*
- *“Will there be something to commemorate the Games within the Park –eg: Angel of the east?”*
- *“What are the population projections the design team are working on? Is the population going to increase and why?”*

Discussion focusing on area brief: Old Ford

The facilitator introduced the concept of neighbourhoods or areas that are being planned in more detail and the initial vision for each area. In particular, Old Ford which would be the area nearest to Hackney and next to the Media Quarter (which hosts the IBC/MPC facility). It was described as an “island” framed by waterways on three of its faces and a bridge to the north. The character for this area is for light industrial use with small business uses (“the new Farringdon”). Residential areas would be located on top floors of units and would include a primary school and primary care facility.

The group was divided in two and then the key points from each group were shared. The first topic was the vision for the area as a new creative and design sector hub that would emulate the character of the Farringdon area. Comments included:

- *“What does Farringdon style mean?”*
- *“I think of Farringdon road, why would we want that?”*
- *“I think of New York and the Greenwich Village and Soho areas a village feel but in the middle of they city.”*
- *“Have a Spitalfields type feel.”*
- *“Neal’s Yard Covent Garden is a good example - slightly hidden and warren like - but has a lovely quality.”*
- *“Celebrate difference, not uniformity, in terms of the buildings, population and land uses.”*

Some participants made a plea that although it is positive to think about the character of areas, the masterplan shouldn’t try to dictate in too much detail the different uses and styles for each area as it can be unrealistic and counterproductive:

- *“Need to allow people to use the space for a bit and then move on. Be happy to try things out, the area can become a resource.”*
- *“Need to recognise that you can’t plan every detail, leave some bits to people. Allow things to be messy for a while.”*

Land uses were another key topic of debate, particularly the balance between housing, employment and visitor uses: who is the target audience for each of these

uses (local people versus commuters) and how to complement the Stratford City offer:

- *“The area is surrounded by water so if you put too much in the area then there is the potential that it becomes an island. There needs to be a balance with the surrounding areas to create a flow of local people both ways.”*
- *“There need to be points of attraction - if the attractions are diverse enough then it will pull people in. For example Tottenham - the rowing club - people have wedding receptions there because it is a nice venue.”*
- *“What proportion of the land use will be for housing? If there is a focus on employment, then will there be skills or training [opportunities] for locals or will people commute into the area?”*
- *“The creative sector has the ability to extend out to other industries, the skills can interact. It doesn’t have to be in the form of big industry. For example could create a new Bauhaus. Ties to the water, ties with the public realm and ties with media activity.”*
- *“Culture can be important in aiding a transition of uses.”*
- *“A 24 hour culture is not desirable in an activity sense because of noise and security issues. Learn lessons from experiences of Hoxton area residents.”*
- *“Need to balance the business offer at Hackney Wick with that of Stratford City.”*
- *“If there is a university in or near Old Ford/Hackney Wick area what will that do to the population? Especially as students tend to be transient, only there certain times of the year and often require different services.”*
- *“Employment areas shouldn’t feel like the City i.e. dead outside work hours.”*
- *“Build the area up around a main centre.”*
- *“Is there scope to piggy-back on the energy centre to think about spin off industries or institutes?” “Go from dirty manufacturing to clean energy production.”*

One of the key assets for this area was recognised as the access to water through the canals. One of the discussion groups debated ideas on this topic at length. The following are suggestions as to how waterways should be treated in general:

- *“One side of canal is privatised but you could create a better gateway, not convinced about the road connection which could be a rat run, needs to be pedestrainised. Build a new striking bridge and create a leisure hub at the wide junction, with restaurants as you would have views. It would be close to residential and even Victoria Park. Old Ford quarter does have a location plan that has a show piece.”*
- *“Please don’t see the waterfront as a barrier or that it’s value is just about views from houses, it could help to create active frontages or have gardens backing onto the canal this will make it an interesting and nice place to walk and live.”*
- *“Little Venice type idea.”*
- *“Be careful not to allow the marinas/canals just to become weekend places”*
- *“Need living usage of the canals and a commitment to the canals. Kings Land Basin (Birmingham) example, community group have to apply to join,*

currently has 10 boats, active/social environment. Link with land based activities.

- “Canals can be public space for example Camden market.”
- “The back water at Bow has lots of potential.”

The design of housing and other buildings was also considered important to create a unique feel, using the latest eco-friendly technologies and crucially satisfying the needs of the local population for life to avoid transient neighbourhoods. Comments included:

- “The design of the properties is important. The design of the buildings especially those by the water should be unique for example bungalows/housing near Kingston, the design will help pull people in.”
- “Could areas be self build? Will help foster uniqueness and a sense organic development.”
- “Need to think about the architectural style of the buildings.”
- “If too many flats population could become transient.”
- “Design the buildings to encourage existing local residents to remain or move into the site. Please try and make sure that the buildings have a sense of place eg: Victorian terraces.”
- “Consider linkages between the type of housing and the area.”
- “Hackney Wick is currently a horrible hotchpotch area so perhaps shouldn’t replicate this but the buildings should represent east London.”
- “Look at the work on building styles down by the Centre for Alternative Technology- should draw from the widest possible set of building styles/designs.”
- “Buildings could reflect the architecture of the Hackney Wick school or Church.”
- “Bridge Academy - sustainable building, eco friendly, looks nice.”
- “Work with the land to design the buildings - try and design out crime, provision so that people are not excluded.”

The issue of building typologies and densities was raised by some participants who expressed concern at the examples of best practice that the LMF is considering and suggested an approach based on traditional perimeter blocks against single high rise towers:

- “What are the densities you are looking at? What typology?”
- “What’s your approach to perimeter blocks and how people interact? Is there a strategy to create private space?”
- “Will the density and typologies be locked in for the planning application?”
- “I am not comfortable with a range of typologies as I wonder about their cohesion, you don’t want two up two downs, I don’t want housing that doesn’t run with streets. I appreciate that you can’t say things for definite. London is a different context to Netherlands. Look at Gainsborough studios, it’s a terrible development; Hackney had no capacity to deal with it. It is ugly. If plans are for high density I would not like to that see in Old Ford.”

- “Its more about the function of where people feel at home, in London housing is built for transient population. Tradition is about what works on a human scale, large towers are a waste of space. By all means design things with a modern feel, like ground floors with minimum entrances, but they should be larger. And when you are in a block you would get different ceiling heights.”
- “North of the Mill Fields housing association, we are not happy with the design, massing of blocks, permeability, line with streets and the impact on the park. Traditional perimeter blocks give people refuge as they will engage with the surrounding area. Few entrances need more movement and that creates interaction. Old Ford area to me seems like it is tucked away and lost which is a character which could be beneficial. Could be a massive rat run, needs to be public transport only. This area could be best realised if not too excessive, lots of trees.”
- “Green focus, Games being the greenest ever, so should look at the article about new buildings in Sydney on zero carbon footprint.”

Transport

One of the key elements to ensure the success of this neighbourhood would be its transport connections and overall accessibility. Participants discussed the existing constraints and suggested ways to increase the quality of movement in the area. With relation to barriers the following were identified:

- “The existing bridges [over the Hertford Union Canal] are inadequate at the moment.”
- “If the A12 fly over does come down, then all these building are on a scale that will no longer work as they have been built around it.”
- “[...] the Blackwell tunnel.”
- “The A11 (in Newham no one commutes by cycle to central London because of it).”
- “The greenway is too out the way” [despite Sustrans plans to take it to Beckton and the existing Lee Bridge road, alternative route that is parallel].”
- “It is the small interruptions to cycling or pedestrian routes that discourage it. The Old Ford development needs to counteract what has been put there before. They are [recent developments] directly on the waterfront and badly designed for yuppies. One thing to avoid would be a cannon of tall buildings.”

Suggestions were offered that included:

- “The preferred option would be to rebuild the A11 junction which would benefit the area, you wouldn’t be reducing the capacity as it is not well designed at the moment. People miss the flyover.”
- “What is this crossing going to look like at the end of Wallis road, concerned about interface here between the New Hackney Wick, the Old Wick, Old Ford and the Media Centre. This area is crucial to connect them.”
- “Problem of these areas is that there is a lot of car traffic and you don’t want to get that unique connection as it will be a rat run. Motor traffic could ruin it.”

Consider impact location. It is difficult to really critique at this point, due to the stage you are at.”

Cycling issues were an important part of the discussion and comments included:

- “Cycle parking in the Olympic Park shouldn’t be in central storage but individual spaces per dwelling. This makes people closer and brings less fear and weather damage, is there any planning guidance on this?” [“Need cycle storage not as a luxury but as a necessity in each new development.”]
- “Routes need to be permeable and have maximum route choice and minimal diversion.”

There were many questions about specific conditions for walking in the site and between neighbourhoods, specifically routes that were considered important to improve, these included:

- “If I am a pedestrian and I want to get to central London what are my transport hubs?”
- “If you are walking from Old Ford to the Eurostar you would have to walk on the distributor road. How do you distribute lanes across the two bridges to Westfield?”
- “Has there been any thought about pedestrianising part of High Street 2012? Or how we can improve the A12 [for walking]?”
- “You need to make it easier for people to use public transport. As a young woman how do you make it safe?”

Transformation period

Both groups also discussed the issues of what elements should be put in the site during the transformation period. Suggestions included:

- “As a resident until the Games finish it’s a no go area, if a year goes by and you still don’t get in you will lose the public’s support. Immediate access to something is important.”
- “There are tons of things that cities need spaces for [...] the Tour de France, [...] Oxford Cambridge boat race. If the space is managed well, then people are happy to organise lots of events. There has to be a point where it stops being the Olympic Park, the more of those other activities that are not the Olympics will help. You can have sporting events but need other things. It needs an authority with the experience of festivals.”
- “Would be good to think about the green space in the same way as Victoria Park and its edges (and possible extension of those edges).”

Next Steps

The next step for the project will be the submission of a preferred design option (Output C) in December which will be informed by comments and suggestions raised at this round of community consultation workshops and with the LDA and other Legacy partners.

Output C will include detailed proposals for the masterplan and specifically for each area and strategies for socioeconomic aspects, town planning, sustainability and transport and infrastructure. After submission there will be another round of public consultation starting on the 9 Feb 09, to continue the valuable dialogue and help inform the latest design work.

For more information on this next phase of winter consultations on Output C please visit www.legacynow.co.uk or call 020 7549 2184.