

80-84 & 88 WALLIS ROAD

Welcome

Welcome to this public exhibition of our plans for 80-84 and 88 Wallis Road (known as Daro Factors).

Our proposals aim to replace the low grade warehouse buildings and to restore the corner building at No. 88. The transformed premises will contain high quality studio space for the artist community, much-needed new homes as well as new public spaces and improved routes.

We've organised this exhibition to give you an opportunity to:

- Learn more about the site and the wider plans for this part of Hackney Wick
- Find out about our proposals and how they will contribute to a new local centre
- Ask the project team any questions
- Tell us what you think about the plans and any additional features you would like to see which could benefit the local community

Please give us your feedback using the comments card provided.

A planning application will be submitted to the London Legacy Development Corporation, the local planning authority for the Queen Elizabeth Olympic Park and the surrounding area, later this summer.

The information displayed in this exhibition is also available online at www.wallisroad.co.uk



Aerial view of Hackney Wick

Introducing the team

Groverworld and Pollard Thomas Edwards (PTE) architects are working together on the proposals for Wallis Road in collaboration with Daro Factors and Cell Studios.

We have been involved in the area for a number of years and are committed to investing in Hackney Wick for the long term.

We have the right skills and experience to deliver a high quality and thoughtfully-designed development that complements the local area and will benefit the community.

- **Pollard Thomas Edwards** has an excellent track record in London and specialise in the creation of new neighbourhoods and the revitalisation of old ones. We have known this area for many years and recently achieved planning permission on Chobham Farm, on the other side of the Queen Elizabeth Park.
- **Groverworld** is an experienced residential and mixed use developer with a track record in delivering innovative, design and regeneration-led developments within London. It strives hard to ensure its developments are supported by the local authority, the wider community and neighbouring landowners.

Groverworld and PTE have worked together for over 15 years, particularly around our home base at City Road Basin in Islington. Here we have built and restored a number of mixed-use buildings for studio workspace and apartments. These have won numerous design awards and are popular among local people.

Consultants

Planning Consultant
Nathaniel Lichfield & Partners

Community Consultation
London Communications Agency

Structural Engineer
Conisbee

Highways Consultants
Paul Mews Associates

Building Services Engineer
XC02



PTE - Diespeker Wharf, Islington



PTE - Deptford Lounge



PTE - The Granary, Barking



Groverworld & PTE - Angel Waterside, Islington



Groverworld & PTE - Crystal Wharf, Islington



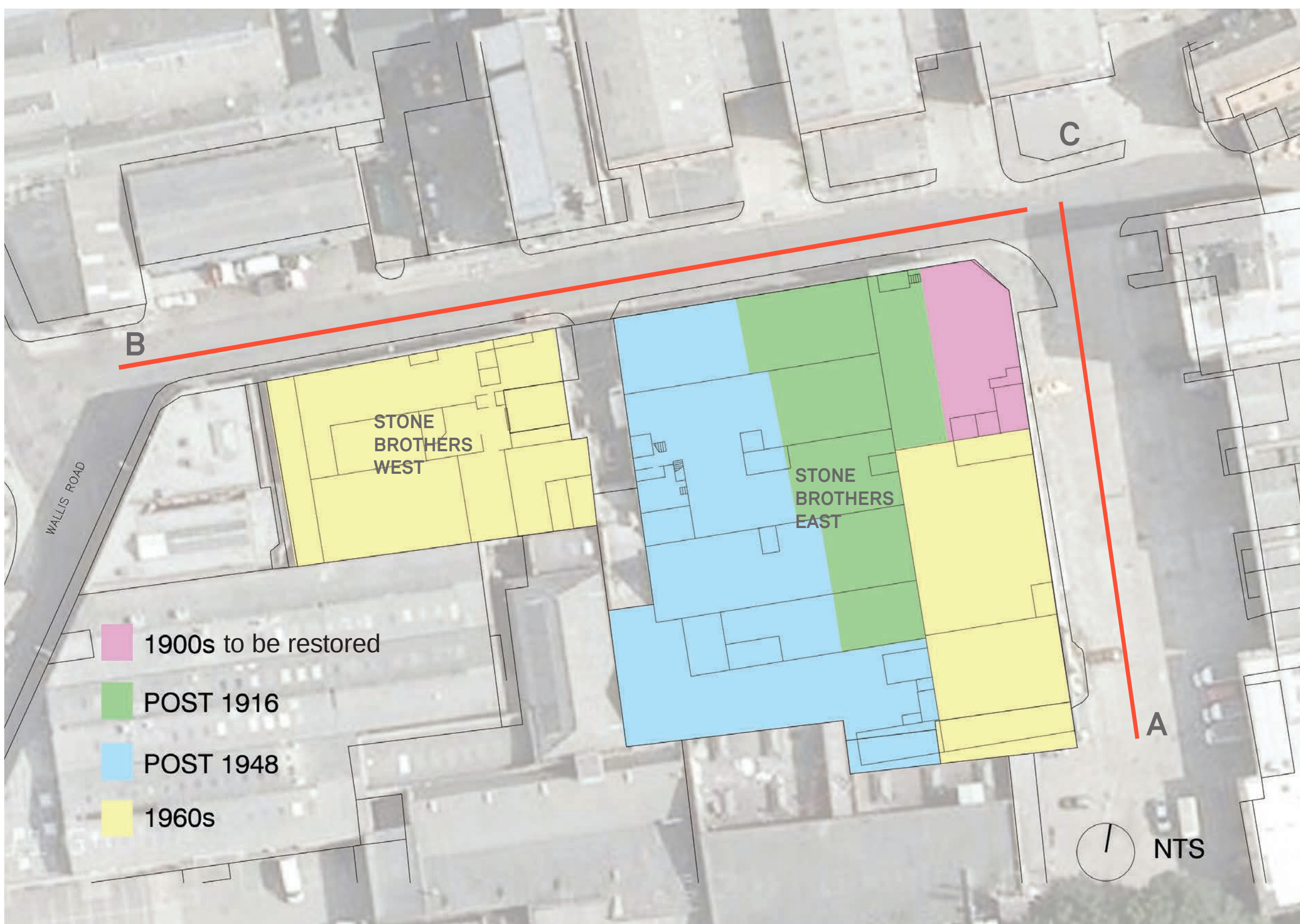
Groverworld & PTE - St Judes & St Pauls CE Primary School, Islington



Groverworld & PTE - Pentonville Road, Islington

Site

- The site fronts Wallis Road and consists of two separate sets of buildings covering approximately one acre. The buildings are arranged over one, two and three storeys, are in poor condition and have a very confusing and inefficient layout.
- The buildings are currently occupied as a showroom, offices and warehousing by Stone Brothers/Daro Factors, a company supplying furniture and fittings that wishes to relocate to modern premises.
- Cell Studios, a not-for-profit company that manages affordable studio spaces for artists across East London, has a sub-lease for some of the unused space in the buildings. The artists' studios are let on short-term tenancy agreements. The existing commercial spaces are of poor quality, are badly arranged and are underused.
- Some of the buildings are identified in the Hackney Wick Conservation Area as being of 'townscape merit'. A number of heritage experts have taken a close look at them and recommended that the oldest building on the north-east corner of Wallis Road and Main Yard should be kept and restored as part of an overall redevelopment of the site.
- Central Books, opposite the site on Wallis Road, is an important local landmark and our development intends to open up direct views to it from the station.
- We intend to replace the existing temporary studios at 80-84 Wallis Road and restore the two-storey building at the north-east corner of Wallis Road, to provide new flexible and permanent studio space for the creative and cultural industries alongside a wide range of new homes.



The site showing estimated dates of construction



A - Photomontage of Main Yard



B - Photomontage of Wallis Road



C - View from Main Yard Wallis Road junction of existing corner building to be restored

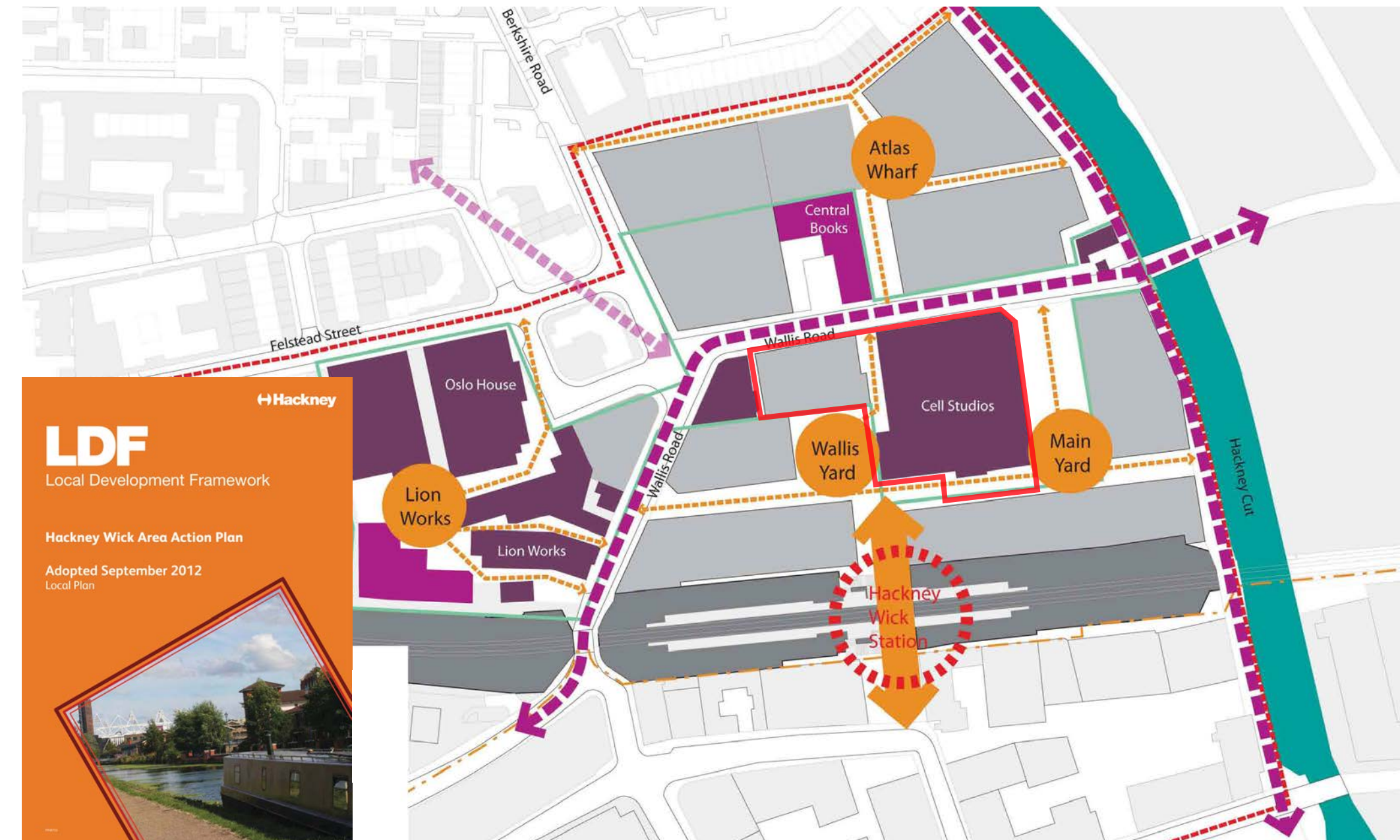


Heritage reports that we have informed our proposal

Context

The vision for a new local centre around Hackney Wick station

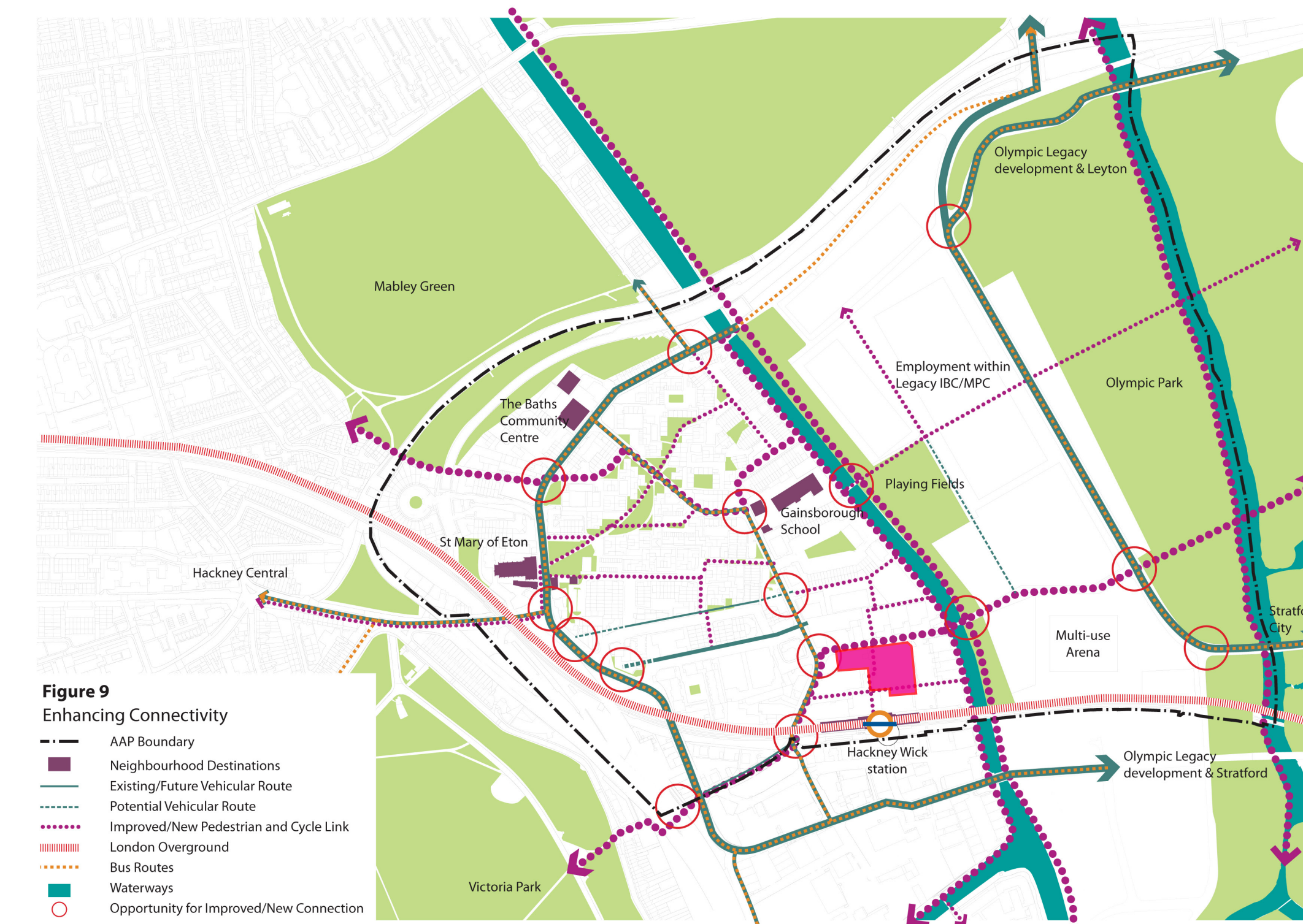
- As you may know, new development in the area is currently assessed against the Hackney Wick Area Action Plan (AAP). Local people were consulted on this in 2010, and it became adopted planning policy in 2012.
- Our proposals for Wallis Road have been prepared to conform with the AAP.
- The AAP sets out a vision for a vibrant neighbourhood around Hackney Wick, containing a blend of new and restored buildings and public spaces. It proposes a mix of new homes and workspace, with a special emphasis on the creative and cultural industries.
- The London Legacy Development Corporation (LLDC), acting in its capacity as a local planning authority, has started to consult on its new Local Plan, which is due to be adopted spring 2015. Formal consultation on this Plan will begin around mid-August.
- In the meantime, the Legacy Corporation's development promoter arm has also started to work on its own masterplan for the delivery of a new Neighbourhood Centre at Hackney Wick, which will serve and support the existing communities and new development in Hackney Wick & Fish Island, East Wick, Sweetwater and Here East. This is intended to maximise the regeneration potential that the proposed reconfigured and more accessible station could unlock, improving permeability and creating a high quality arrival and focal point to the entire area.
- It will improve connectivity between Hackney Wick and Queen Elizabeth Olympic Park and create a place which has a distinctive character that supports and promotes the area's creative businesses and celebrates its industrial heritage.
- The LLDC's masterplan will include proposals for their own Hackney Wick Hub site on both sides of the transformed station. This already has an outline planning permission for new workspace and apartments and the creation of Wallis Yard and connecting streets.
- We are liaising with the LLDC to make sure that our proposals for Wallis Road will fit into their emerging masterplan and by collaborating we can bring about positive changes which will benefit the area.



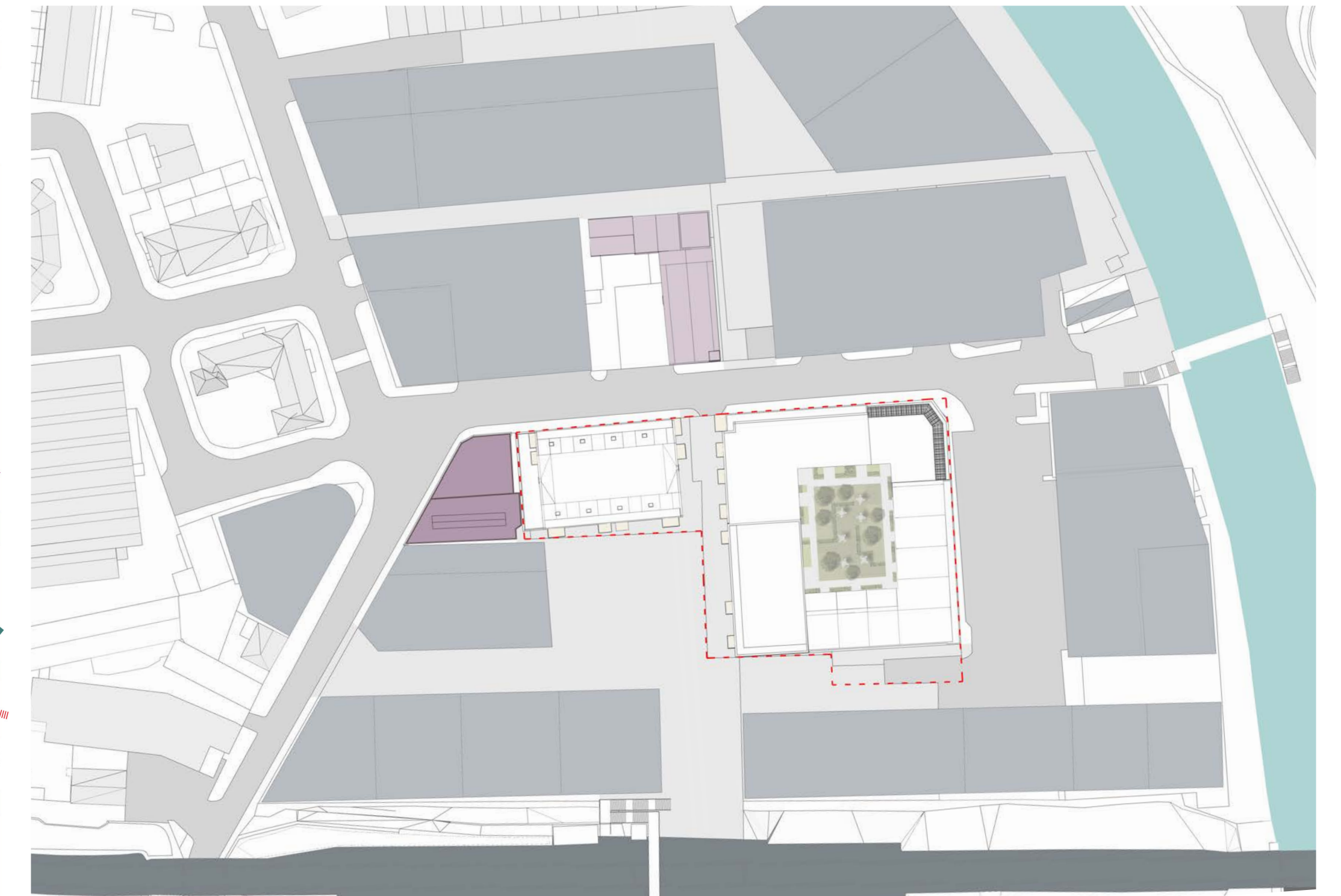
Hackney Wick Area Action Plan



The site within the Local Centre Masterplan Boundary



Enhancing Connectivity - Hackney Wick Area Action Plan



The proposal in the AAP context

Lanes and Yards

- Working with our neighbours, the London Legacy Development Corporation, we will create a network of new streets and public spaces at the heart of Hackney Wick.
- With them we intend to dramatically improve routes through the area and enable the creation of a new public square connecting Hackney Wick Station and the Queen Elizabeth Olympic Park
- Our proposals include part of the new public space, Wallis Yard, which will be an active and lively place next to the station. We will also deliver a major pedestrian and cycle route connecting the station, Wallis Road, the Queen Elizabeth Olympic Park and beyond.
- Working with Cell Studios we are proposing to create a café / restaurant and art gallery, which will animate the public square and new streets. We are also interested in commissioning public artwork in this area, and will explore this further through the planning application process.
- Subject to demand and feedback from the local community, we may also create a number of small shops.

THE MODEL

The model shows our proposals set within the Hackney Wick AAP masterplan. Because the masterplan is a strategic document it shows no details of buildings, and so we have interpreted the AAP guidance to create approximate forms for the future buildings which might be developed in the area. Any such development would depend on future planning applications and further local consultation.



The proposal in the Hackney Wick AAP context showing examples of possible ground floor uses



The proposal in the existing context



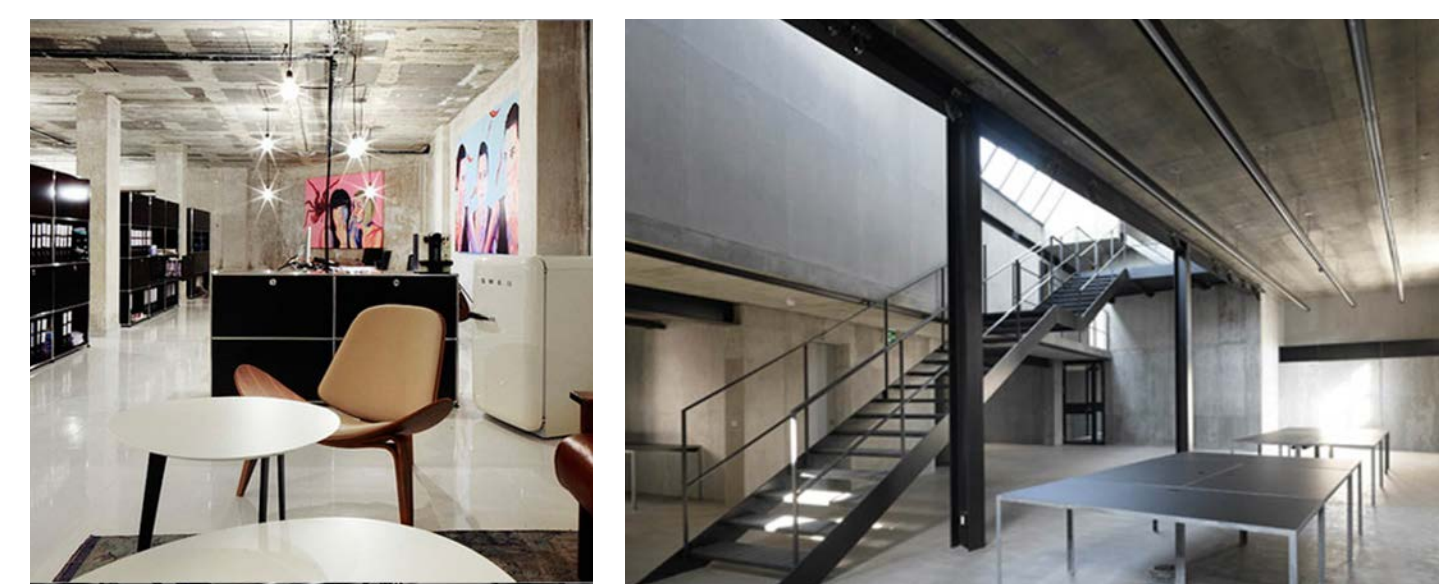
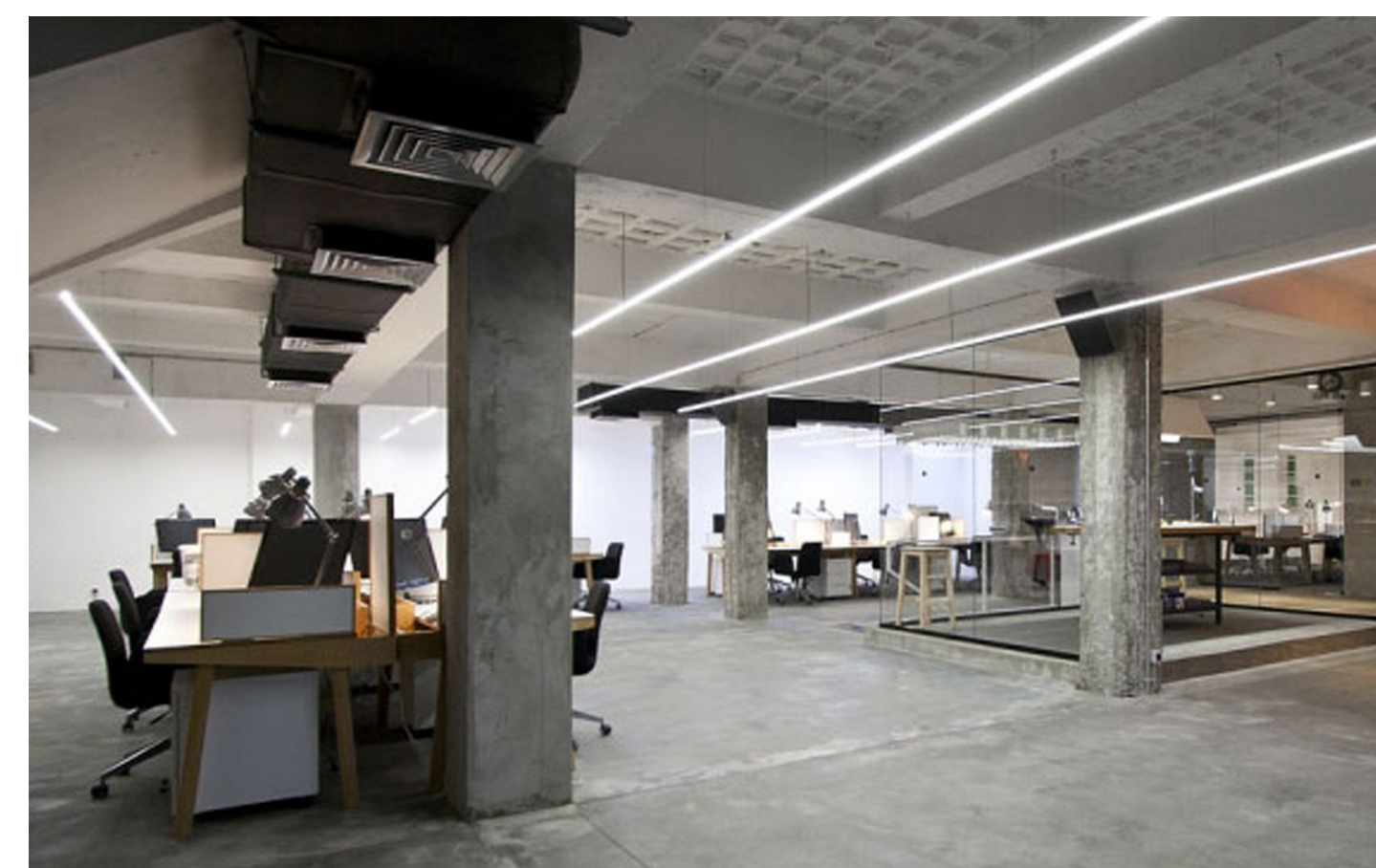
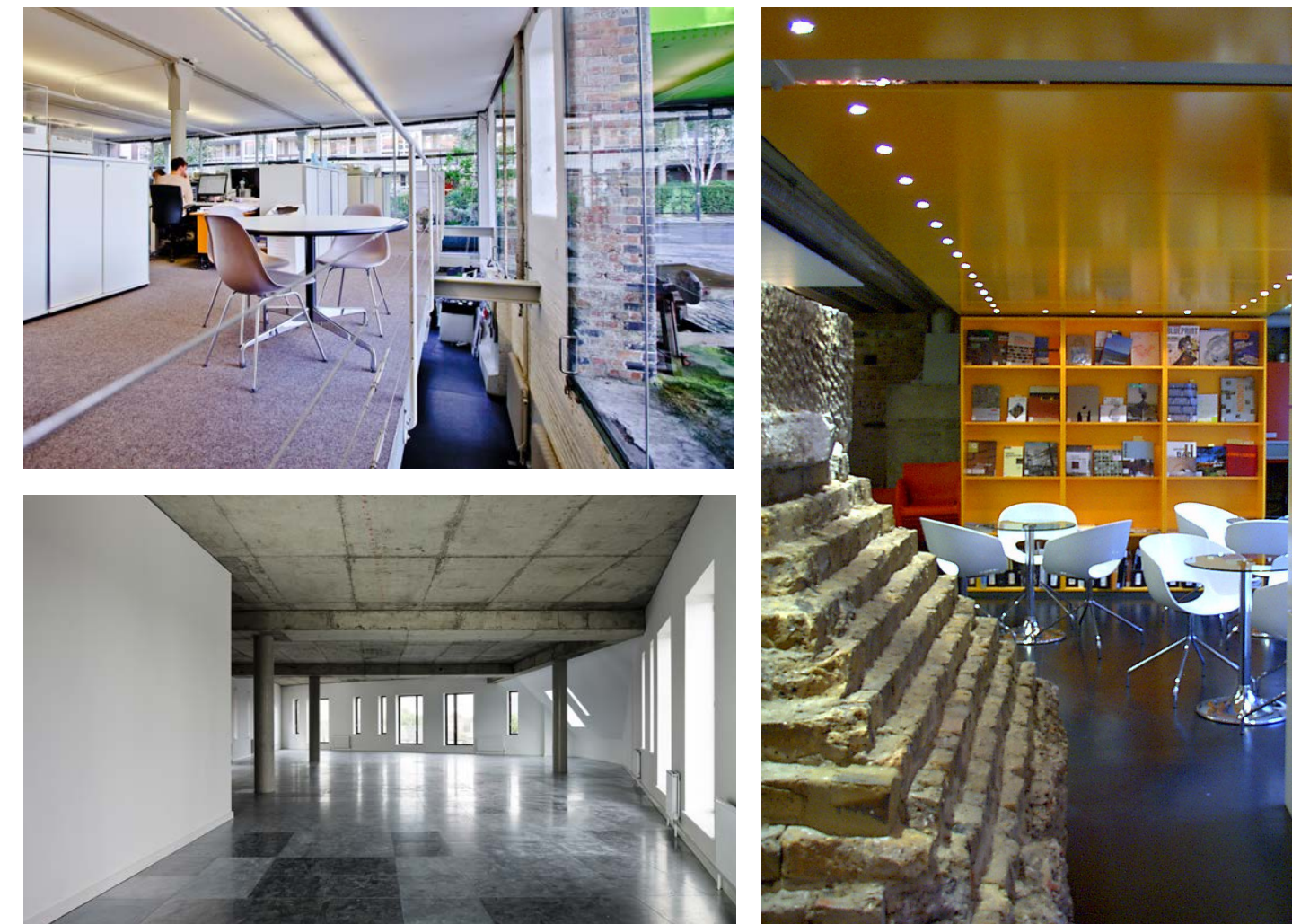
View looking through Wallis Yard to Central Books



Views of the proposal set within a future context of lanes and yards

Creative Workspace

- We intend to replace the existing temporary studios with flexible permanent workspace for the cultural and creative industries.
- To achieve this we plan to redevelop the existing low quality warehouse buildings to create a new mixed-use development containing around 50,000sq ft of employment space.
- We are in advanced discussions with Cell Studios, an established affordable workspace operator, to manage this new studio space, which will be aimed at the creative and cultural industries. This will provide around double the amount of existing studio space.
- Cell Studios, a registered charity, was founded in 2000 and has workspace available across East London. They provide a range of artists' studios, desk spaces, offices and other creative spaces. As well as providing flexible rent terms they are committed to nurturing dynamic and creative communities within their buildings and the wider area.
- The new spaces will be arranged on the ground and lower ground floors of the redeveloped buildings, as well as within the restored corner building at No. 88, beside the bridge across the River Lee to the Queen Elizabeth Olympic Park. The space will help support a range of emerging and established local artists and businesses.
- The proposal is that the commercial space in Blocks B, C, D and E will all be targeted at the creative and cultural industries. The commercial space in Block A is shown with alternative uses as creative workspace or local shops.



Illustrative images of what workspace could look like



Ground Floor Plan



Basement Floor Plan

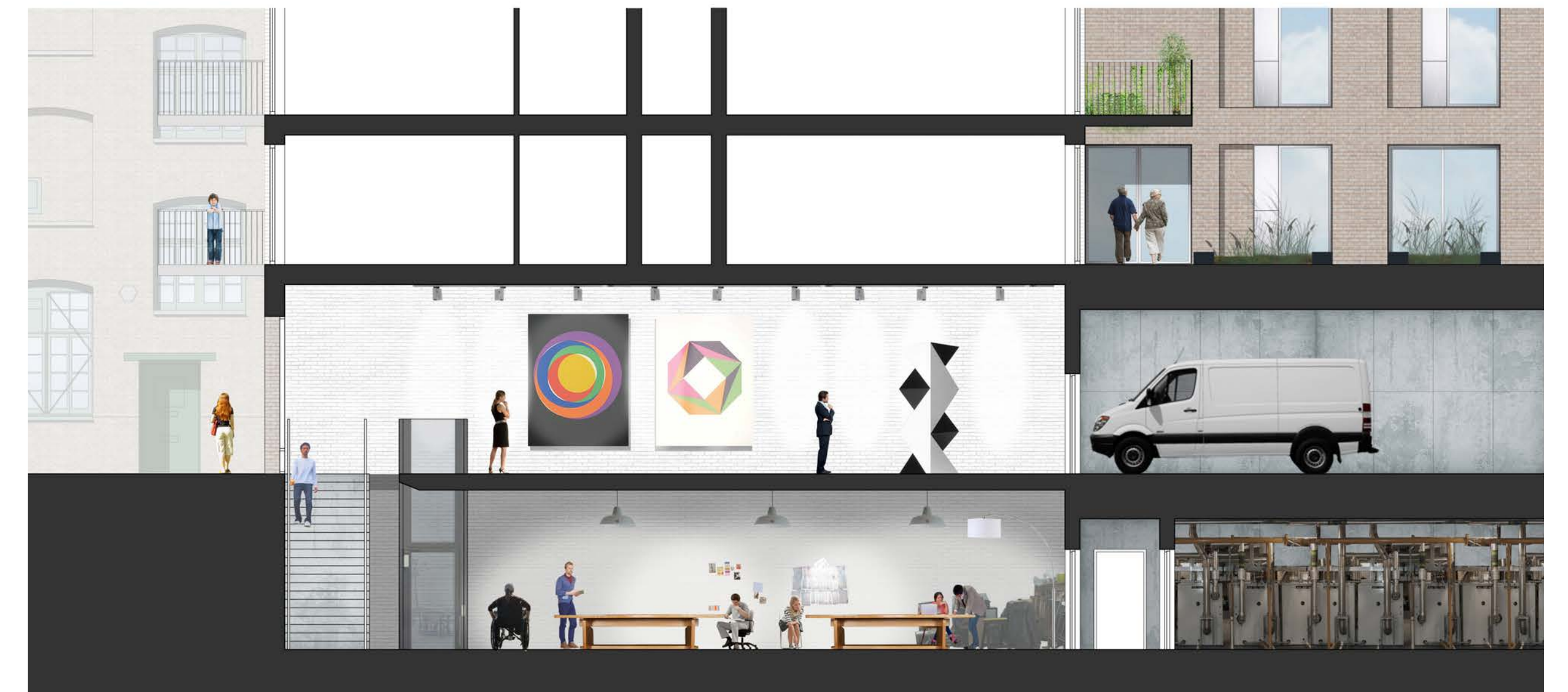
Creative Workspace



Diagram shows how the corner building could be subdivided down into smaller multiple studio units providing flexible spaces



Diagram showing how a commercial unit can be subdivided down into smaller multiple studio units providing flexible spaces



Section through ground floor and lower ground workspace



Illustrative images show what workspace could look like - Cell Studios

We would like to know what you think:

- What do you think of the studio layouts?
- Would you use the gallery space?
- Are there any other facilities you would like to see?
- Would you like to see local shops, and if so what kind of shops?



Section through the proposal

Homes

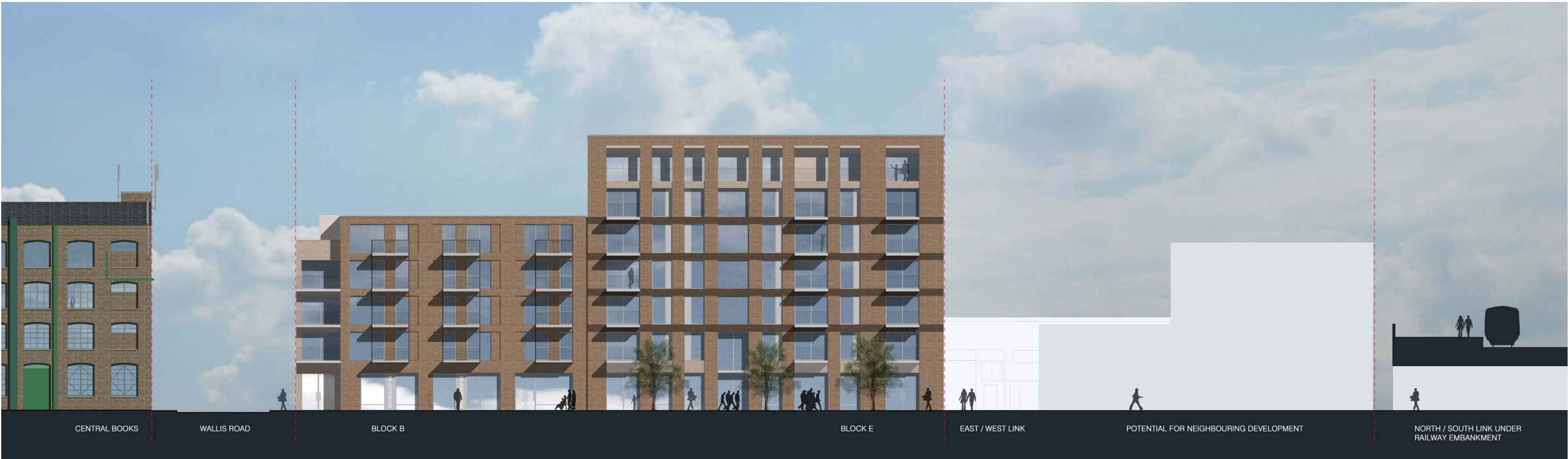
- Our proposals will provide a range of high quality homes to meet the urgent local and London-wide need for more homes.
- We plan to create about 125 homes, of different sizes. Under current targets, the London Legacy Development Corporation must provide around 1,500 new homes per year in order to respond to the pressure on housing.
- All of these new homes will exceed the standards set out in the London Housing Design Guide and will have their own generous balcony or terrace,
- The apartments contain both traditional and more contemporary open plan living spaces offering in-built flexibility. The apartments will be finished to a high standard.
- We show here a selection of typical open-plan apartments. These include bigger lofts with galleries, which could suit families or could be occupied by artists using the upper level as a studio.
- 10% of the proposed units will be wheelchair accessible or adaptable and the remaining homes will be built to Lifetime Homes standards, meeting criteria intended to make the homes more easily adaptable for lifetime use at minimal cost.
- We take sustainability seriously and at this stage we are aiming for the homes to be built to Level 4 under the Code for Sustainable Homes, a high rating reflecting the sustainable design and construction of the building. We are also targeting a BREEAM “Excellent” rating for the commercial accommodation, using a series of green design measures and technologies.
- We will be providing secure on-site cycle facilities and will be encouraging residents to use the excellent public transport nearby.
- There will be disabled parking on site and for deliveries to residents and businesses.



First Floor Plan



Fourth Floor Plan

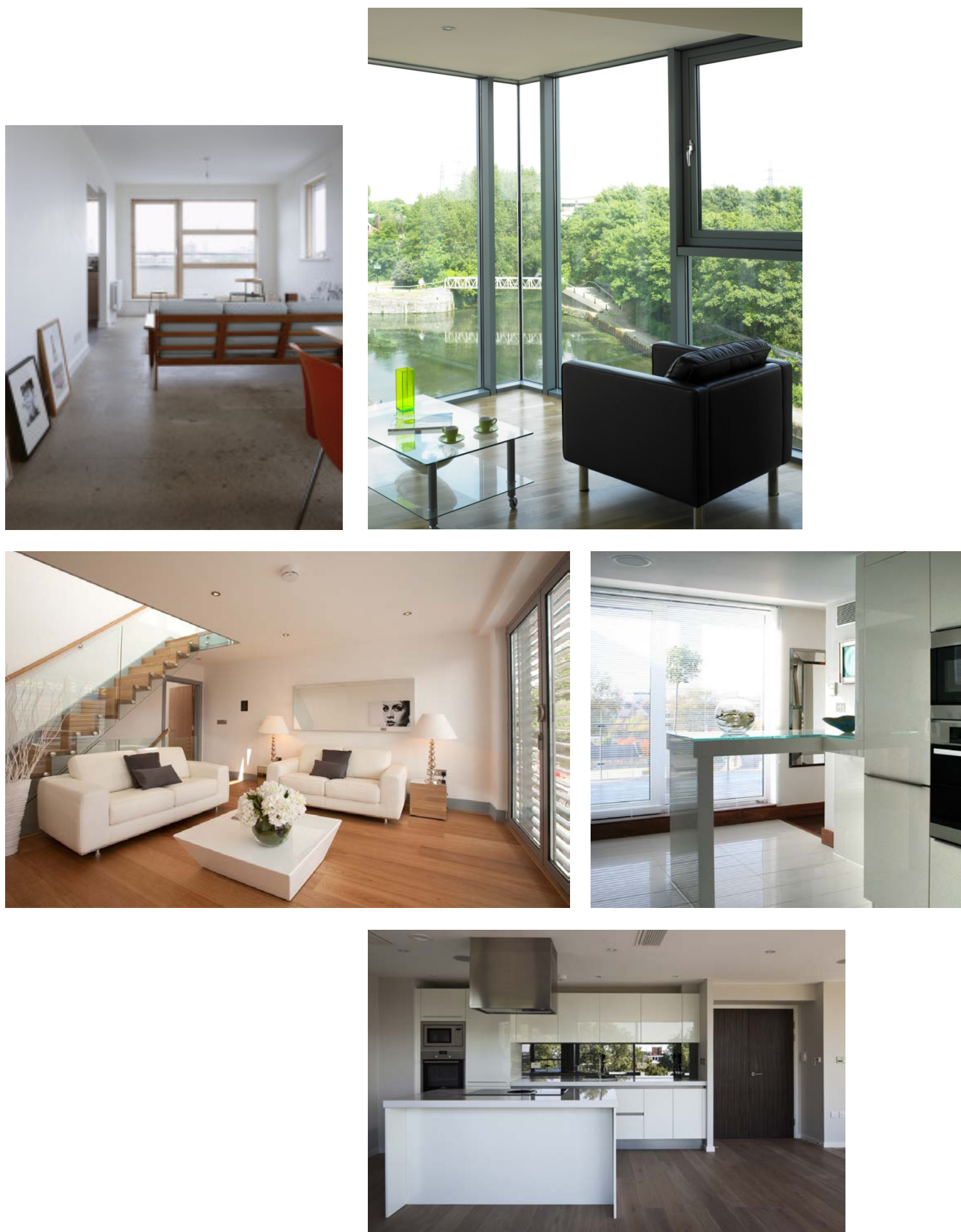


Link between station and Central Books - Wallis Yard Elevation - Block B and E

Homes



Section through main residential entrance (Block E)



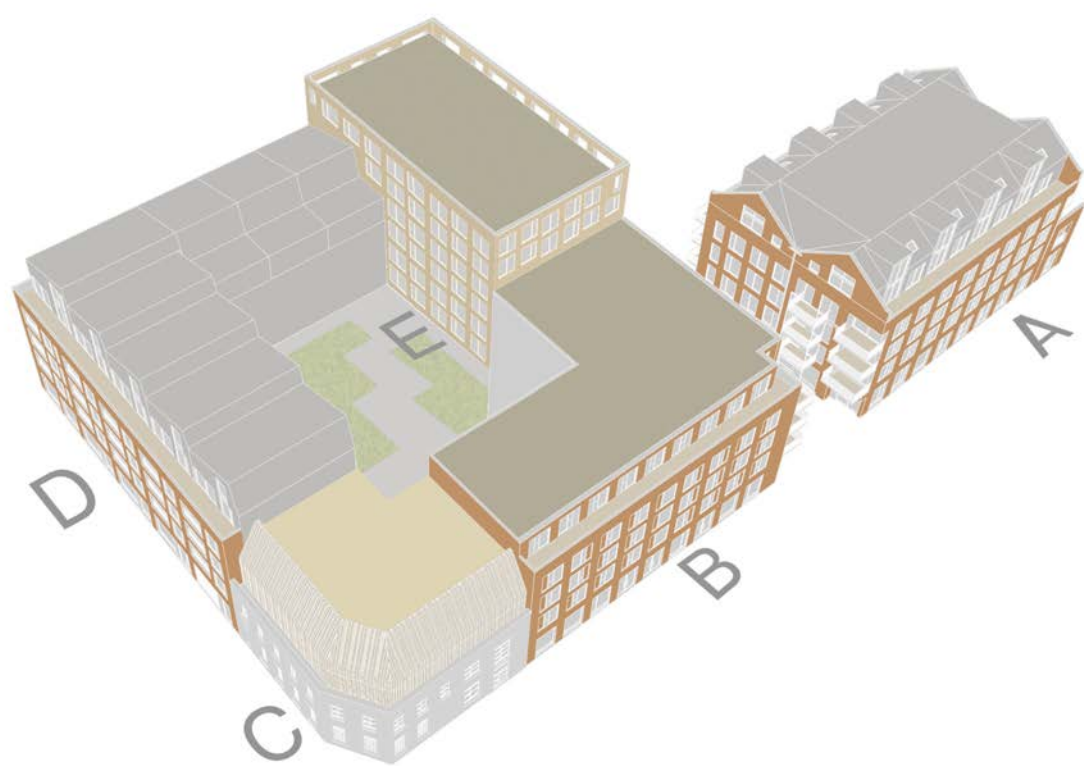
PTE illustrative images that show what the homes could look like



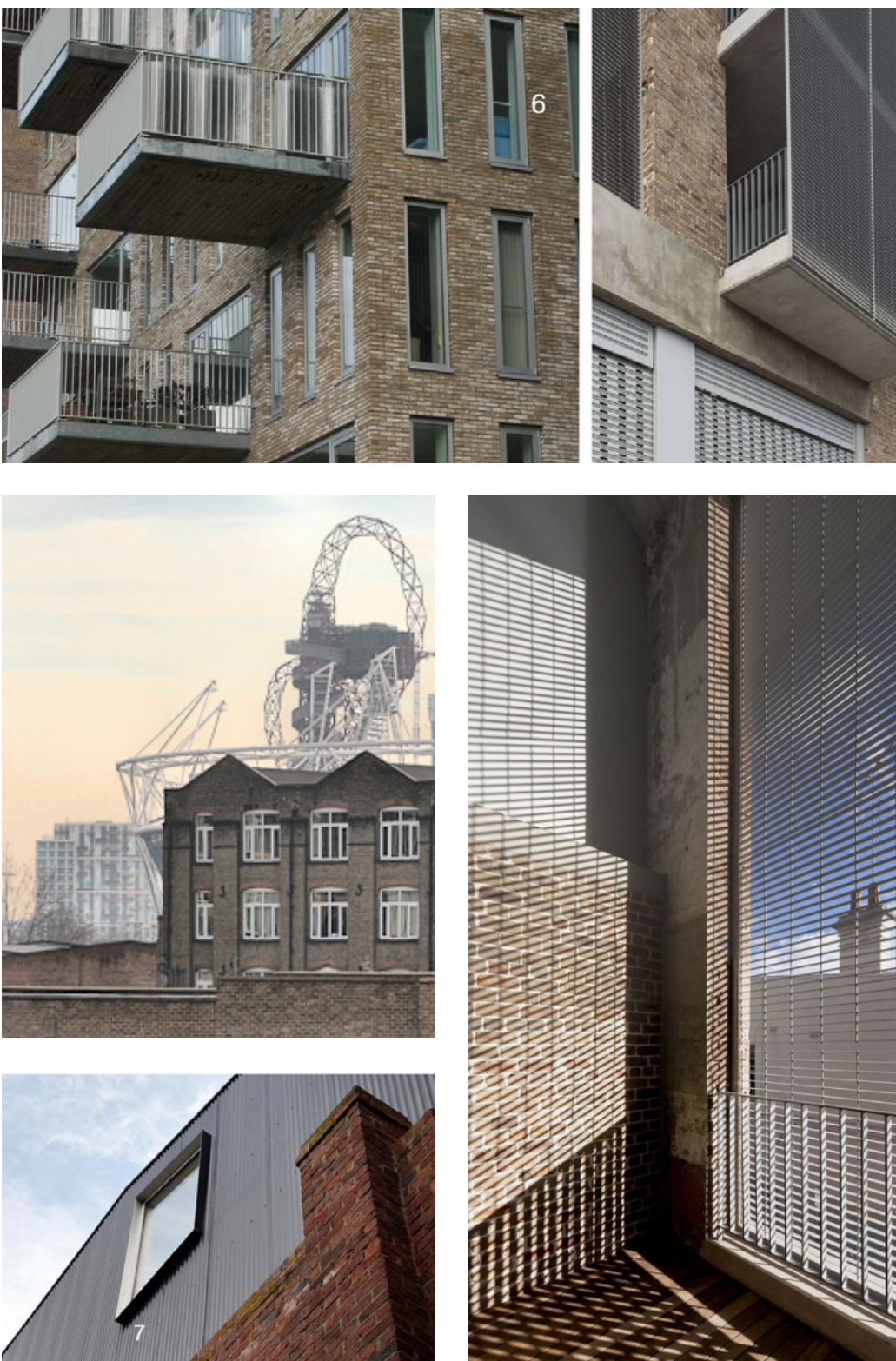
Images of a loft apartment

High Quality Design

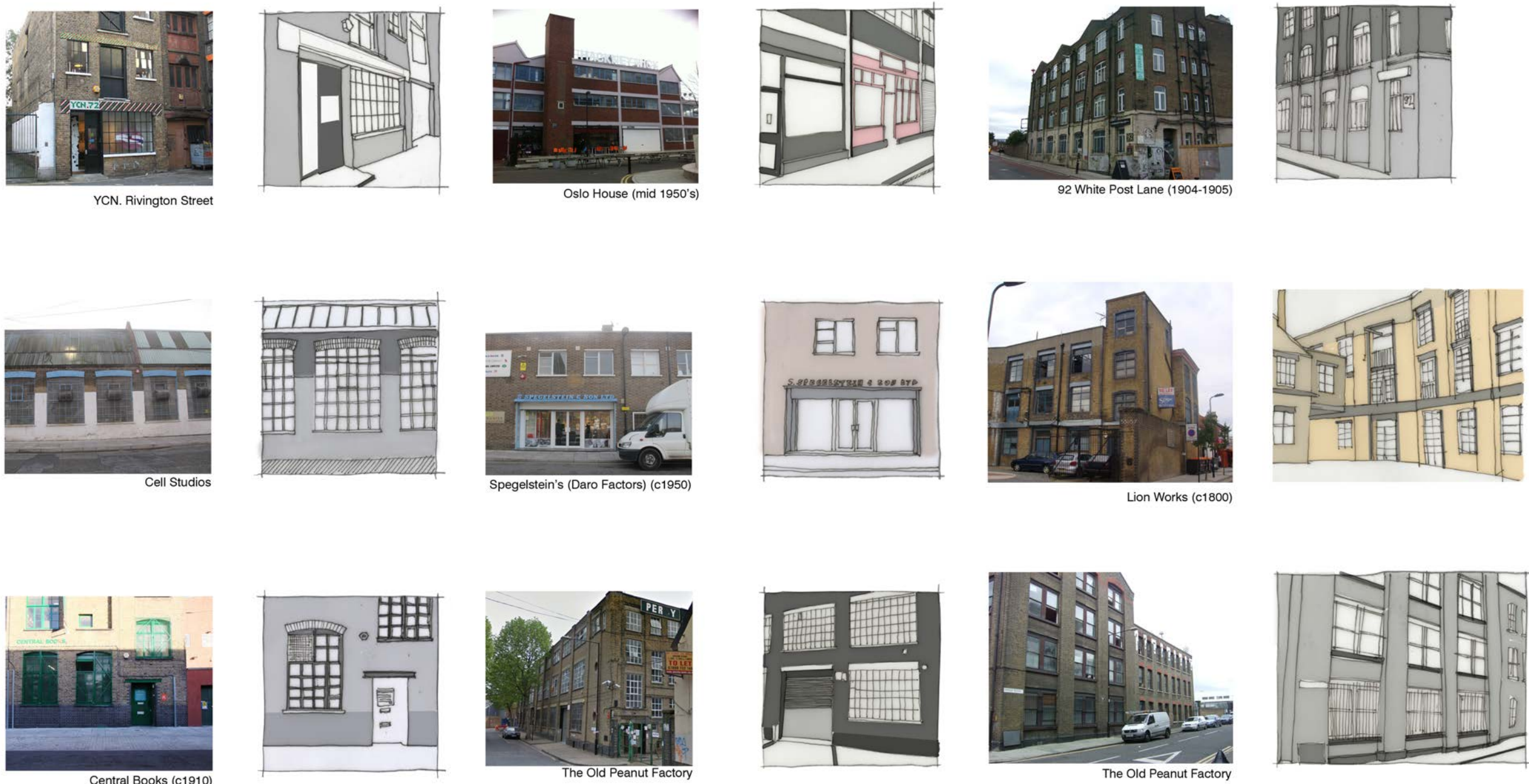
- Most of the existing warehouse buildings are in poor condition and will be replaced by high quality new buildings, constructed of robust, brick-based materials to reflect the surrounding buildings and the historic character of the area.
- Above the brick base, the upper floors will be set back and will again reference the existing buildings in the area, with saw-tooth roof profiles containing double-height loft apartments.
- The existing two-storey brick built building, on the north-east corner of Wallis Road, is of local townscape merit and we will retain and restore this as a historic reference point.
- We are proposing to extend this retained building upwards with a striking new roof structure, which will greet people crossing the new canal bridge to Wallis Road, connecting Hackney Wick and the Queen Elizabeth Olympic Park. We are proposing to use the entire building and upper floor additions for artist studios.



The development is made up of five buildings



Illustrative material images



Study of local buildings which has informed our design



View looking East along Wallis Road



View looking west along Wallis Road



Wallis Road frontage

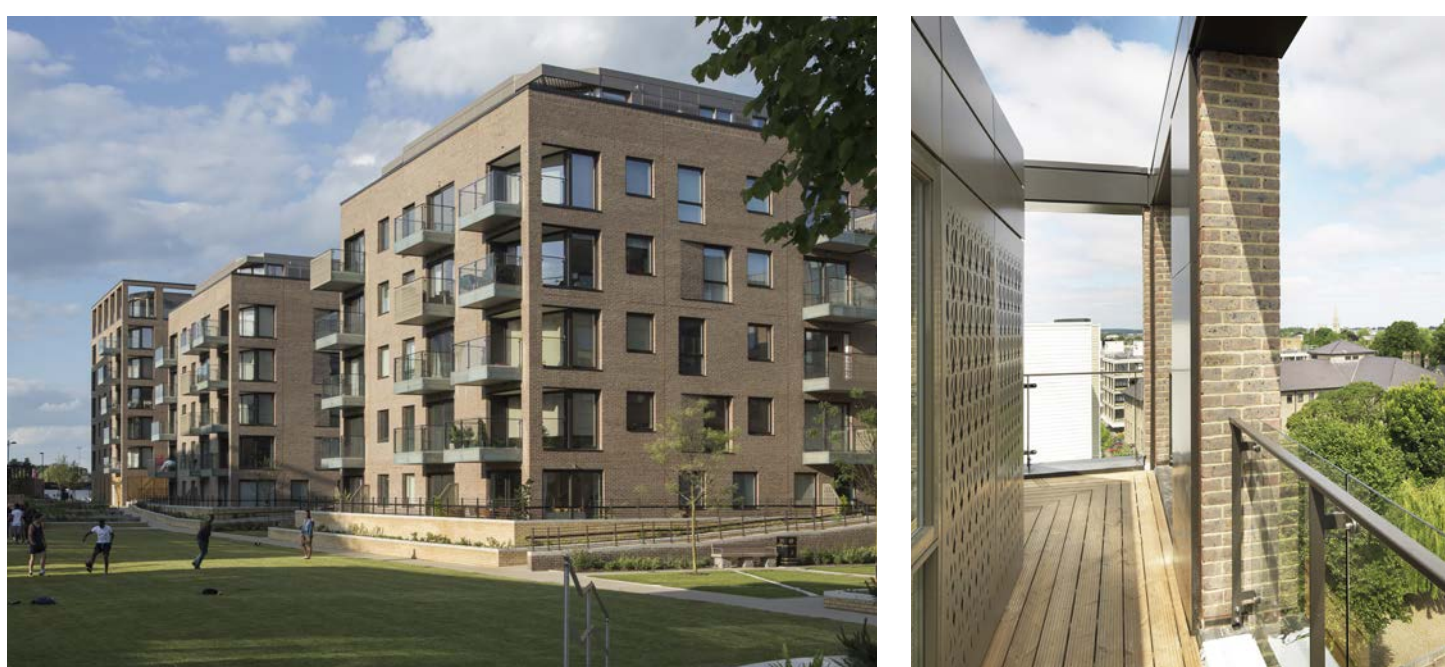
High Quality Design



Illustrative images of brickwork by other architects



Image of timber louvres - PTE studios in Islington



Examples of other buildings by PTE



View from Main Yard Wallis Road junction of existing corner building



View from station platform towards Central Books over Wallis Yard



View from new station entrance through Wallis Yard towards Central Books



View from Main Yard Wallis Road junction of the corner building - Block C



Main Yard Elevation - Block D

Have your say

- We believe our plans for Wallis Road will make a positive contribution to the vibrant neighbourhood around Hackney Wick station, containing a blend of new and restored buildings and public spaces.
- We want to know what you think. We are committed to working with local people and in particular to developing our ideas for new studios with the existing cultural and creative community.
- We will listen to your feedback and take this into account, where possible, as we develop our plans for the site.
- We aim to submit a planning application to the London Legacy Development Corporation, the local planning authority for the Queen Elizabeth Olympic Park and the surrounding area, later this Summer.
- If our planning application is successful, we plan to commence construction around six months after the granting of planning permission. The build programme will take around two years to complete.
- Existing tenants have been offered tenancy agreement extensions at least until Summer of next year, and they will be offered the opportunity to take space in the new development.

You can give us your feedback by:

- Filing out a **comments card** and leaving it in the box available
- Emailing us at **info@wallisroad.co.uk**
- Calling our Freephone number on **0800 014 2437**

The information displayed in this exhibition is also available online at **www.wallisroad.co.uk**



View looking north from Wallis Yard

www.wallisroad.co.uk

LANDSCAPE & OPEN SPACE



Context

The new development will enrich the area with a series of lanes and yards

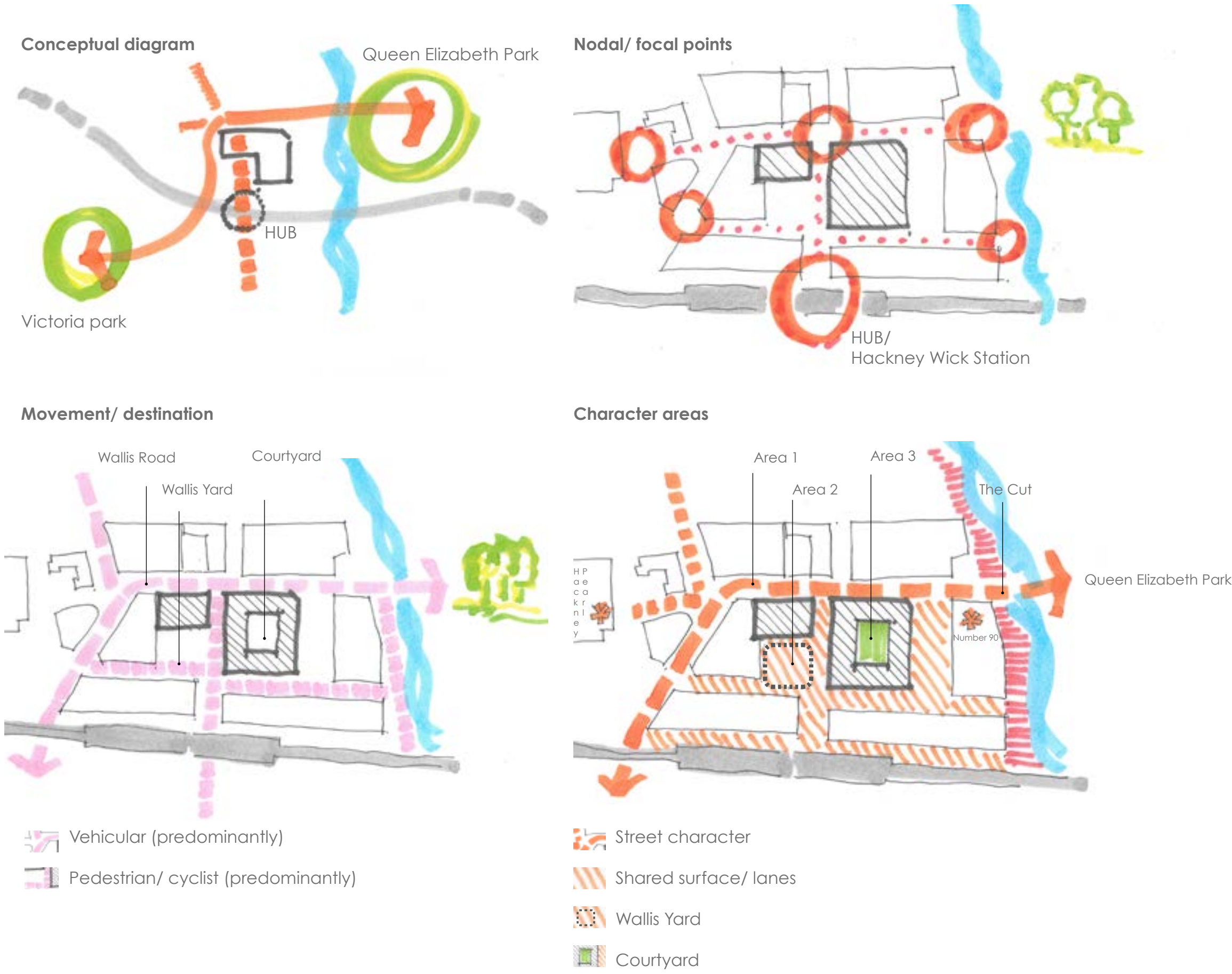
Situated between the Queen Elizabeth Park, Victoria Park, Canal Park and right next to Hackney Wick Station

A network of lanes will create new connections stitching into the existing urban fabric

A mix of robust materials, art work & furniture is proposed to suit the character of Hackney Wick

Informal tree planting to create seasonal interest & areas for seating

Art objects and bespoke furniture to create informal play element and colour



What would you like...?

Area 1

Wallis Road = street character/ public

Green islands to slow traffic and create seating pockets

Spill out space for seating, work and exhibitions

Informal tree planting to soften the road

Art inserts to paving

A playable street



Feature paving?



Planting & seating?



Playable?

Area 2

Wallis Yard & link to Hackney Wick Station = shared surface/ public

A welcoming link to the Cut and Hackney Wick Station

A public square as a meeting and event place

Spill out studio space for materials & work

A feature tree for art, lights and shade

Shared surface with seating



Meeting place?



Feature tree?



Welcoming link?

Area 3

Courtyard = shared by occupiers

A quiet & green oasis for reading and relaxing

Seasonal interest to look at from all levels

Small playstructures for doorstep play

A place to meet your neighbours

A communal food growing area



Visually interesting?



Food growing?



Playing & meeting?