
UNEX

Thames Road



RIVERSCAPE

ROYAL WHARF

**THAMES
BARRIER PARK**

**PONTON DOCK
DLR**

EXCEL LONDON

**LONDON CITY
AIRPORT**

TATE & LYLE

**DEVELOPMENT
SITE**

THAMES WALK





WHAT IS UNEX?

HISTORICALLY

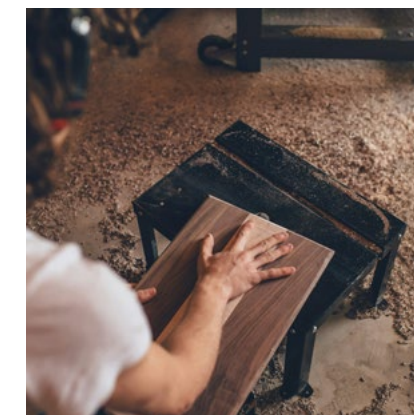
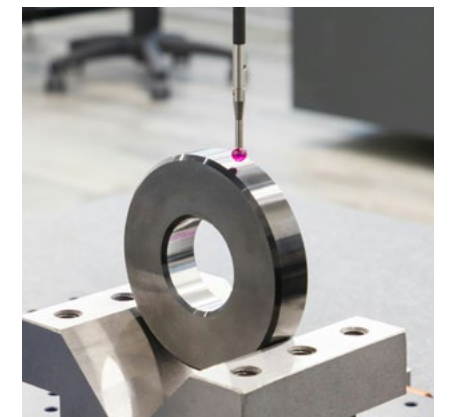
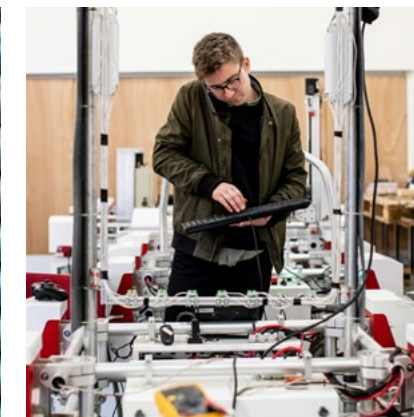
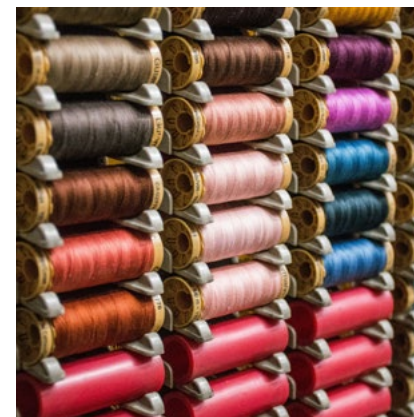
Throughout the 18th and 19th centuries the industrial revolution necessitated land east of the city to be developed into industrial factories and warehousing. This culminated in the development of the Royal Docks, which remained in use as an industrial heartland through to the 1980s. Steady decline from an industrial led centre, has left a legacy of derelict vacant land which is now being positively addressed as part of the Royal Docks Opportunity Area.

UNEX is one of those patches of brownfield land, and its neighbours are undergoing significant change. The former historic industrial land uses are relocating to more appropriate sites and a new mixed use community is emerging. This includes significant residential developments, led by public investment in the DLR and attraction of a riverside setting.

AMBITIONS

UNEX provides the opportunity to connect existing communities with new areas, while creating a diverse and intensely active new urban quarter of London. The creation of new parks and improvements to the existing river walks will also allow a better connection to the surrounding neighbourhood that has been disconnected and isolated for decades.

The scheme also seeks to retain existing industrial uses in the area, providing current occupiers with modern industrial and maker spaces, influenced by the past and existing surrounding architecture.





NEW HOME TO BRICK LANE MUSIC HALL



ST MARK'S CHURCH FULLY RESTORED



PRIMROSE SOAP



KEILLERS MARMALADE



TATE & LYLE

HERITAGE

ST MARK'S CHURCH

Regarded as a masterpiece of Victorian Gothic architecture, the church was one of a few designed by the celebrated architect, Samuel Teulon. It received Grade II listing in 1971, the first listing of any building in the Royal Docks area.

The building was restored after a fire in 1981, but no genuine community use was found until 2003, when it became a new home for Brick Lane Music Hall. It now houses a modern theatrical venue, with up to 180 seats.

St Mark's square in the north eastern corner is a new piece of public realm provided as part of the UNEX development. It provides a new setting for this local landmark so that it can be appreciated by residents and visitors alike.

INDUSTRIAL PAST

Newham's riverside has a rich history as it was a site for the production of desirable commodities such as soaps, jams and marmalade. It was vital for these industries to be located on the riverfront as manufacturers could access raw materials and trade networks. Riverfront factories were often located near areas with a high population density allowing workers to access jobs easily.

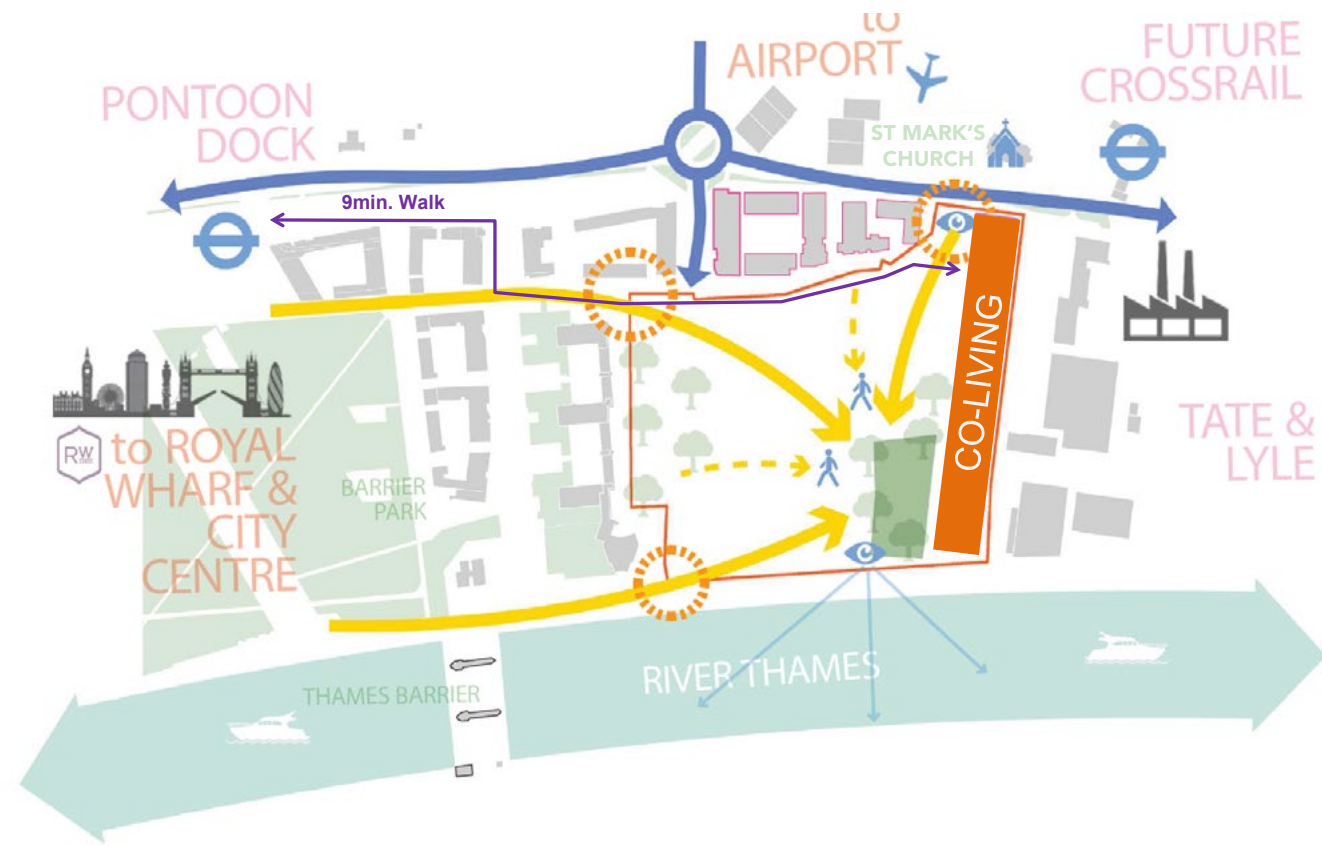
The legacy of these institutions is intended to be acknowledged within the scheme through the naming of public spaces - Marmalade Park, Sugar Mile and branding upon buildings - evocative of the style of branding seen on this page (left) in the golden era of industry.



**A CHARACTERFUL
RIVERSIDE COMMUNITY**

OPPORTUNITIES

UNEX presents a unique opportunity to extend what is already fast becoming a vibrant new residential district of East London. The site itself offers many opportunities both socially and physically, which collectively have shaped and influenced the narrative of the design.



UNEX IS ...

- Well-connected with transport links, 9 minute walk to Pontoon Dock, 10 minutes to London City Airport
- Providing a new school at the heart of the masterplan
- Providing new homes and jobs for the community
- Supporting light industrial and modern workspaces, accessible for current and new local businesses
- Connecting Barrier Park and Royal Wharf via pedestrian links and cycle routes
- Connecting to St Mark's Church via a new public realm
- Delivering Marmalade park - a new public space for the community



WATERSIDE LIVING WITHIN HISTORIC CONTEXT



KEY BENEFITS

UNEX IS...

- Youthful, dynamic and bright
- A place for families and young professionals
- A wonderful riverside location for residents to enjoy life in Newham.

HOW WILL WE DO THIS?

- Celebrate the river front
- Create a scheme that acts as an antidote to the industrial context
- Use the buffer building as an opportunity to create an architectural landmark
- Place the school at the heart of the community

MASTERPLAN

The 6.1 hectare site is located within an industrial estate on the north bank of the River Thames. The Thames Barrier lies to the west, with London City Airport and Royal Docks to the north.

The masterplan proposes 1,685 new homes across the site around a primary school, and space for local businesses. The design celebrates the waterfront and creates public parks that connect to the river, linking up with the successful Thames Walk to the west and with surrounding neighbourhoods.

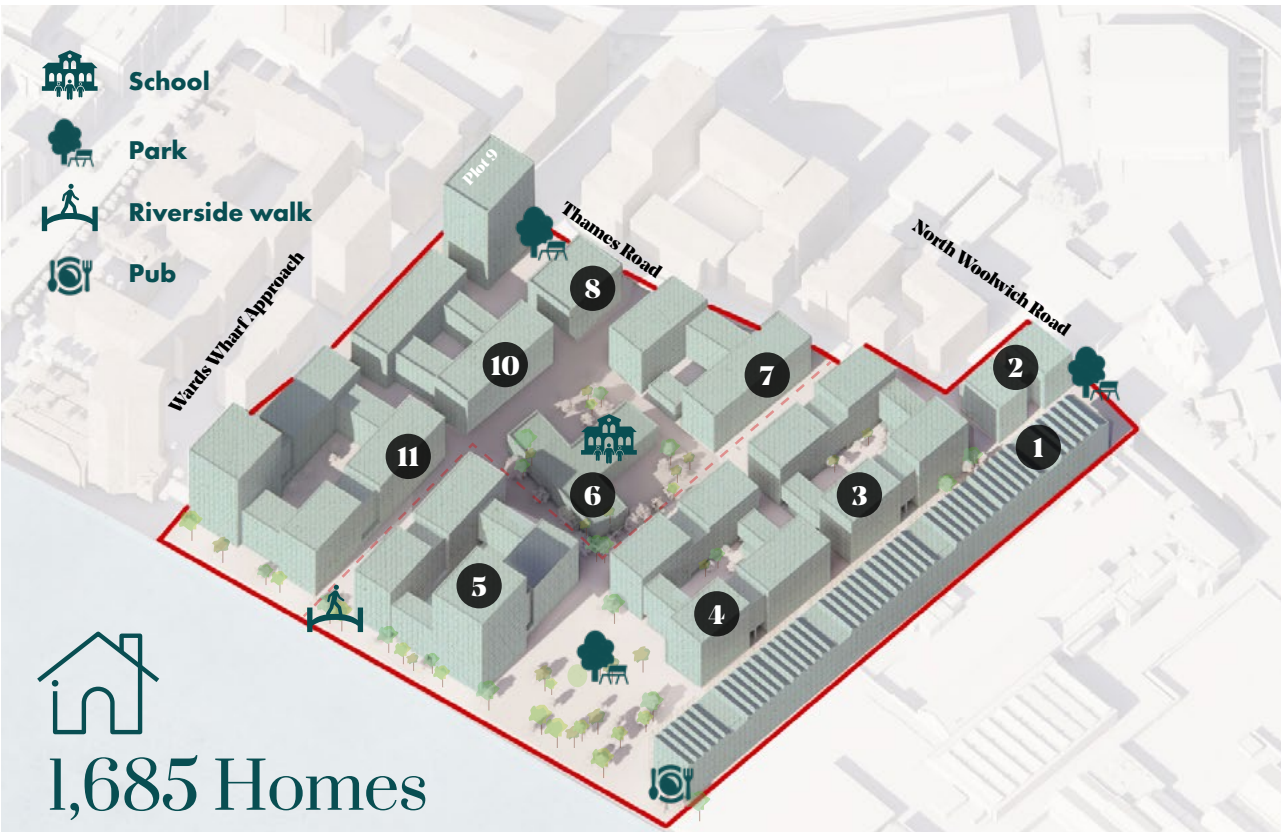
RIVER WALK



NEW SCHOOL



MARMALADE PARK



1,685
homes, including on-site
affordable housing



More family homes than our
previous plans, to meet the
growing local demand



2.5ha
of public space, including
five green parks and squares,
and a riverside park



New and improved connections,
including a Thames Path
riverfront walkway



10,000sq.m+
of light, industrial workspaces



Employment
Creation of jobs & apprenticeships
for local people



A new two-form entry
primary school



Sustainable and low-carbon
intensive designs



Flexible ground-floor
spaces to support local
businesses and SMEs



359
Co-living studios

A MODERN VILLAGE WITH A NEW PRIMARY SCHOOL AT ITS HEART





NEW HOMES FOR NEWHAM



Up to 1,685 Homes
30% of which are family sized.
+ On-site affordable housing.



359 Co-living studios
Spacious apartments with amenity
and co-working spaces



Townhouses
Generous living and bedroom
accommodation



Accessible Homes
Across the detailed and outline
masterplan

MATERIALS

The proposed material palette for UNEX draws inspiration from the simple materials used in neighbouring industrial buildings. Masonry is the primary material of the buildings, chosen for its durability and versatility. In special locations, such as corners and facades onto the park, there are subtle nuances and changes in the materials to denote the buildings status within the public realm, such as the blue pigmented precast concrete 'clocktower' fronting onto Marmalade park.

Precast concrete elements take inspiration from the gridded design of Tate & Lyle's industrial structures. A variety of balcony types will add complementary pastel accents to the brickwork, enhancing the neighbourhood's connection to the seaside concept.



Alexander Pemberton - Tate and Lyle. North Woolwich from Second Floor Studios, near the Thames Barrier - Inspiration for colour palette





CO-LIVING: FLEXIBLE AND AFFORDABLE RENTAL HOMES

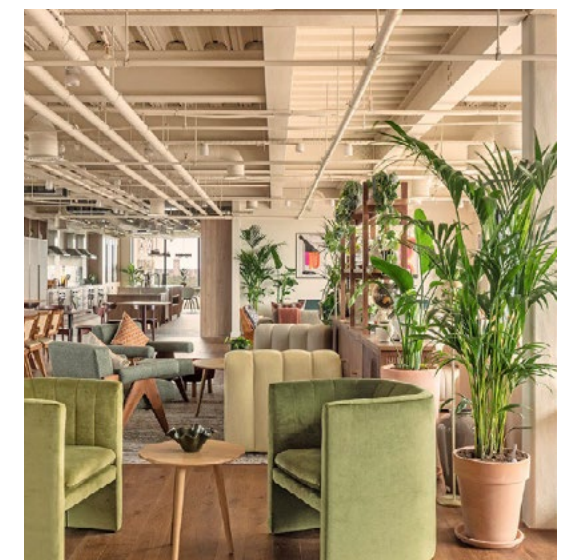
Ballymore have partnered with an experienced co-living provider, Re:shape, to develop a best-in-class product for UNEX. Building upon re:shape extensive knowledge of co-living through their delivery of successful models such as ARK Wembley, the design team have developed a proposal which adds to the depth and diversity of residential offers in Newham.

WHAT IS CO-LIVING?

Co-living is a housing product, specifically built to rent, which provides affordable private studio homes with lots of shared amenities to encourage social interaction between residents. These can include gyms, co-working spaces, resident lounges, laundry rooms, shared kitchens and 24-hour on-site security and concierge.

CO-LIVING AT UNEX

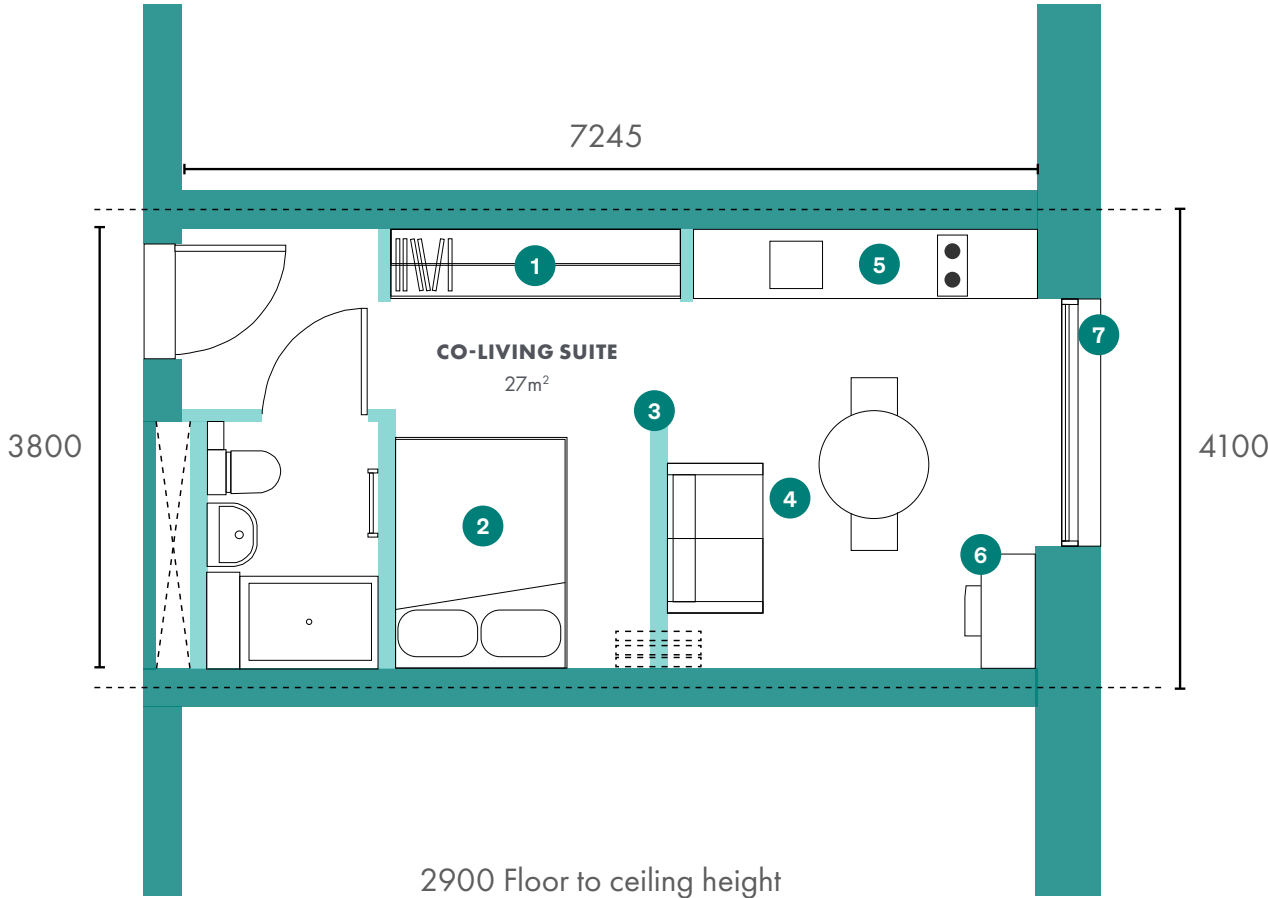
- Flexible tenancies from 3-12 months
- More affordable rent than traditional BTR
- Within a great location with lots of transport links and amenities nearby
- High quality amenities
- Collaboration potential with provision of workspaces
- Ready-made communities, helping to combat loneliness and allowing people to connect
- 359 high quality co-living studios
- 700 sq.m of co-working space at ground floor level
- 2500 sq.m of shared internal amenity space
- Activation of 'innovation way' to greatly enhance pedestrian experience



Savills estimate that 595,000 people are in the target market for co-living in London; around 25,000 of these currently reside in Newham in shared accommodation or Houses of Multiple Occupation in the borough. Co-living offers a higher quality and safer product, than local shared accommodation

CO-LIVING STUDIO

A typical co-living studio in UNEX offers a 27 sq.m bedroom and living space with perfectly placed fixtures and fittings that offer a flexible use of modern living. The bathroom is located to the rear of the studio, the bedroom to the middle, that then creates a large west facing living/ dining room to the front of the studio, taking advantage of great light and brilliant views.



- 1 2.5m long storage area includes space for a wardrobe, 1 large suitcase, 1 small suitcase and MEP equipment
- 2 Double/sofa bed that can be folded away
- 3 Moveable partition
- 4 Dining and social space
- 5 5 unit kitchen
- 6 Homeworking space
- 7 Generous natural daylight



PUBLIC SPACE

The landscape and public realm strategy builds on and extends an existing network of green spaces along the River Thames linking to Royal Wharf and Riverscape, two developments that Ballymore have delivered over the last decade.

By responding to the character, history and setting of UNEX new walking routes, play areas, green space and beach-like exposed river beds will play a vital role in the creation of an attractive new piece of Newham.



RIVER WALK

- River edge transformed into a publicly accessible promenade
- Reminiscent of beach-live exposure of the riverbed at low tide along the River Thames.
- Prioritising pedestrians and cyclists (emergency vehicle access permitted)
- Connecting the Thames Path to future communities



RESIDENTIAL COURTYARDS

- Creating views into the courtyard and door step play at street level
- Shared amenity space for residents



MARMALADE PARK

- Celebrates the riverfront and south facing views
- Natural terminus to riverwalk
- Play environment, opportunities to dwell, play and explore
- Rich in bio-diversity
- Newham's latest piece of green space



COMMUNITY STREET

- Pedestrianised street with soft landscaping and street play
- Introduction of a new typology of townhouses

LANDSCAPE PLAN



**RESIDENTIAL
COURTYARDS**



**COMMUNITY
STREET**



**MARMALADE
PARK**



**RIVER
WALK**

COMMUNITY-BUILDING COMMERCIAL SPACES



CONSULTATION

LOCAL FEEDBACK - STRONG SUPPORT FOR:



School

A new school at the heart of the neighbourhood.



Green Spaces

Investment in new green spaces, walking and cycling connections.



Riverfront

Extending the existing riverfront walk from Marmalade Park in the east to Thames Barrier Park to the west.



Employment

New jobs for local people.

OUTREACH TO THE LOCAL COMMUNITY HAS INCLUDED:

c.4,000

Flyers delivered locally promoting the consultation.

100 +

Visitors to our consultation website.

12

Calls and emails from residents.

7

Meetings held with political and community stakeholders.

Surveys

Completed, online and printed.

79

Members of the public attended our consultation events.

4

Public events held across the year.

18

Advertisements places in the Newham Recorder and posters displayed across the local area, promoting the consultation.





UNEX

DESIGNED FOR THE COMMUNITY

Planning application reference number: 24/02339/OUT



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