



HALLSVILLE QUARTER:

Crafting a new sustainable neighbourhood in East London

Partnership

linkcity Newham London

PHASE 1

Create a destination

PHASE 2

Grow and diversify the offer

PHASE 3

Deliver the beating heart of the new neighbourhood

THE VISION: Creating a new sustainable town centre for Canning Town that is complementary to the existing high street

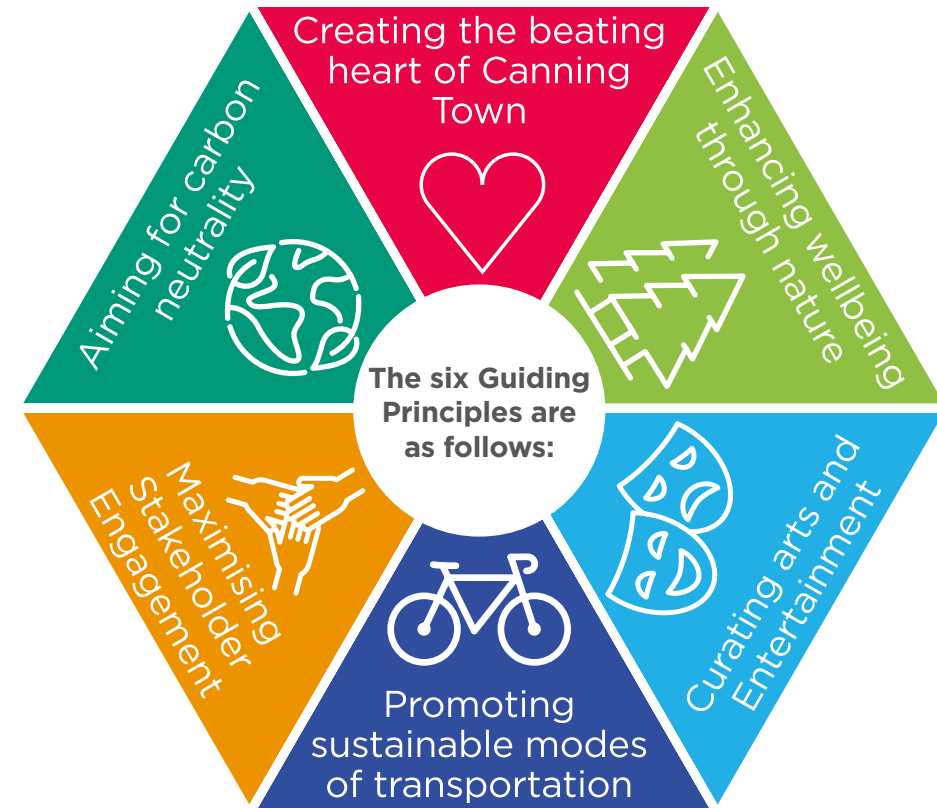
THE PROJECT'S SUSTAINABILITY GUIDING PRINCIPLES

Engaging with the London Borough of Newham from the outset, we decided to involve all the stakeholders to create a shared sustainability vision for the project.

This vision was shaped and delivered through dedicated workshops. The primary objective was to develop a shared strategic vision for the development, underpinned by the Guiding Principles. The second workshop allowed us to develop distinct ideas and strategies for each Guiding Principle that could be implemented in Linkcity's design brief.



For each phase of the development, Linkcity has referred to the same six Guiding Principles to monitor, decide and drive the project forward:



Hover above each segment to read more.

Click on the relevant segment to access the relevant page.





CREATING THE BEATING HEART OF CANNING TOWN



DIVERSE OFFER

Phase 3 delivers a mix of residential units, including extra care housing, retail and restaurant units, a cinema, a new medical centre and a university building.



EVENTS READY

The public realm is equipped with power, water and data infrastructure to enable street events such as Christmas markets, summer fairs and concerts.



EFFECTIVE WAYFINDING

Wayfinding totems installed at strategic locations provide effective signs and directions information to improve visitor and resident experience when navigating the site.



RESIDENT HUB

A large management suite can be found on the ground floor of Phase 3. This management office offers one large meeting room available for residents and local groups to book for meetings, activities, events, talks and classes.



CHILDREN IN MIND

The development includes doorstep play areas for children, as well as a new park square that caters for gatherings of all ages.

FUTURE-PROOF DEVELOPMENT

The retail and leisure areas are loose-fit open plan units designed to allow future tenants to adapt and modify the internal environments to suit future requirements.

The layouts of the office and workspaces support both cellular and open-plan office fitouts to allow for future changes in working culture.

Other design measures to ensure the development can adapt to future conditions include:

- Designing a fabric first approach with a high-performance façade and glazing to ensure that the building envelope U-values exceed those required by the Part L of the Building Regulations;
- The proposed planting including native and drought resistant species to reduce water required for irrigation; and
- A Flood Risk Assessment and Drainage Strategy that mitigates the risk of flooding and integrates the use of Sustainable urban Drainage Systems (SuDS) within the development.





ENHANCING WELLBEING THROUGH NATURE



CAR FREE DEVELOPMENT

We designed the car park footprint so that it is directly located under buildings rather than at street level, thus creating a car free external environment within Hallsville Quarter and allowing trees to be planted in the ground.



MATURE TREES

Linkcity insisted on planting more mature trees that will grow to their full size and provide a healthy and enjoyable place to stay.



PODIUM GARDENS AND SENSORY GARDEN

Podium gardens have been used throughout Hallsville Quarter to create private external amenity spaces for residents of all ages. The Extra Care housing will also have direct access to a sensory garden designed to improve the well-being of residents.



NET BIODIVERSITY GAIN

Biodiverse roof tops (brown and green roofs), native fruit bearing species within planting, nesting boxes, and intensive planting to podiums create new habitats for the local invertebrate and bird species. Hallsville Quarter Phase 3 significantly enhances its immediate biodiversity and provide valuable habitats for Local Biodiversity Action Plan species.

An Ecological Value Assessment conducted by the ecologist confirmed an ecological net gain of 8,355 plant species will be introduced with the new development (using the BREEAM 2014 New Construction Methodology).

Hallsville Quarter won the Construction Phase Award at CIRIA's BIG Biodiversity Challenge. Our BeeOmonitoring on site won us the award as, in partnership with BEEODIVERSITY and Bushwood Bees, we are helping to enhance local biodiversity as well as raising awareness around pollution in the area.

+8.4

Biodiversity
gain

**Over
4,800m²**

of green
space

86

mature
trees





CURATING ARTS & ENTERTAINMENT

Culture and arts as a catalyst for sustainability



PUBLIC ART

At street level, a piece of public art will be curated and created for the centre of the development. With the support of the Newham based Rosetta Arts Centre, Linkcity ran a public consultation in 2019 with 3 artists providing proposals for the new art piece. Residents and neighbours were asked for their feedback and David Bachelor, whose studio is located on the opposite side of the River Lea to Canning Town, was selected as the preferred artist. He will develop the design to deliver the public art piece for Town Square, at the heart of Hallsville Quarter.



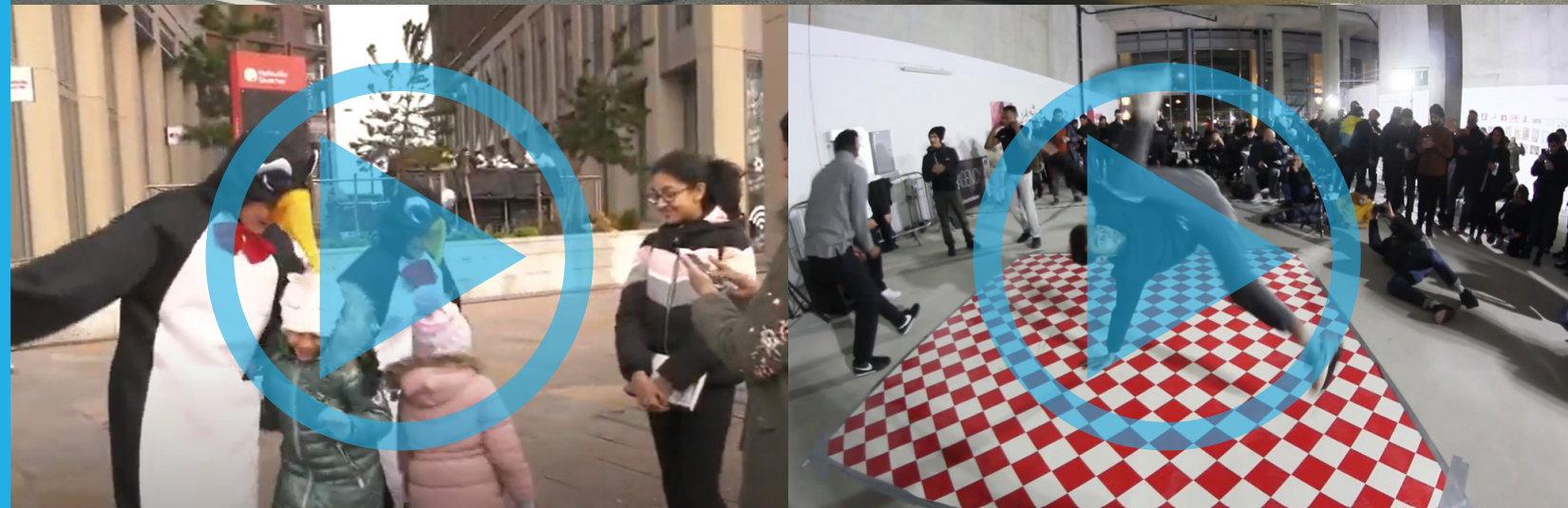
STREET ART AND SCHOOLS

As part of an initiative with Global Art and the London Borough of Newham, Linkcity commissioned a large typographic piece of Street Art for the blank façade of a building in Phase 2. Workshops were held at the local Hallsville Primary School to establish the concept for the piece, which was delivered by Gary Stranger and has subsequently become a vibrant, landmark piece of public art.



A CULTURAL OFFER TAILORED TO OUR RESIDENTS AND NEIGHBOURS

In addition to this, Linkcity has signed a 25-year agreement for lease with Really Local Group, who will operate a brand-new 3 screen cinema in Hallsville Quarter. The cinema will work in partnership with the London Film School located on City Island and provide 2 project rooms for students. This will provide a cultural anchor in the site with opportunities to flourish.





PROMOTING SUSTAINABLE MODES OF TRANSPORTATION



PROMOTING PUBLIC TRANSPORT AND REDUCING CAR RELIANCE

Hallsville Quarter is extremely well connected to the rest of London with Canning Town Station 30 metres from the development. Access to DLR, Tube, Bus networks and Cycleways have meant that we can rely on public transport rather than car for travel. Electric vehicle charge points are provided throughout the car park for future proofing.



PROMOTING CYCLING THROUGH THE EXISTING WIDER NETWORK

The landscape design along Silvertown Way has been coordinated with Newham's Royal Docks Team to enable the extension of the segregated cycleway that already exists along the Northern boundary of Hallsville Quarter. The site also forms part of a wider programme of high-quality public realm running along Silvertown Way and North Woolwich Road.

As part of the Phase 3 plans, 1039 cycle parking spaces will be provided within the development. 989 long stay spaces at lower ground floor/basement level and 50 short stay cycle parking spaces located within the public realm.

30m

From Canning
Town Station

10

Bus stops within
50m

1,039

Cycles Parkings
spaces





MAXIMISING STAKEHOLDERS ENGAGEMENT

Throughout the delivery of Hallsville Quarter, we have organised various workshops, presentations and mentoring programmes with local schools, universities and workplace organisations, to further support our social value measures.

Here's a few examples from Phase 3:

- 'My future career' with London Design & Engineering UTC
- Meet the Buyer event with East London W Business Place
- World of Work and Mentoring with London Works
- Mentoring and Skills for the Big Idea Programme for Solutions for the Planet
- Presentation and Q&A on Engineering and Civil Works for Cleves School
- Train the Trainer presentation for Newham Department of Work and Pensions
- Time-lapse & Drone presentation for Scott Wilkie and Hallsville Primary Schools
- World of Work – Landmark & Architecture for Scott Wilkie Primary School
- Online Interview and Social Media Workshop for Newham Department of Work and Pensions
- Site Safety, Project Introduction and Drone presentation for University of East London
- Year 6 Landmarks for Carpenters Primary School
- BOSS Day for Brampton Manor Academy

Stakeholder engagement with local and existing residents has been initiated and arranged through the Hallsville Quarter Management Company. Quarterly meetings have been organised to discuss the ongoing management of the buildings in Phases 1 and 2, as well as providing updates on the upcoming plans for Phase 3, 4 and 5. A number of events have been organised for the local community and held at Hallsville Quarter, including events with Brick Box at Terry Spinks Place, free art exhibitions with Global Street Art and Christmas fairs.

Now that the works are ongoing, a monthly construction newsletter is sent to residents and neighbours to provide insight and continue stakeholder engagement.



Linkcity's Charity of the Year is the Magpie Project, a local charity to Hallsville Quarter, which supports mums and under-fives in temporary accommodation in Newham and helps them to procure basic necessities, as well as ensuring they still have those essential fun and social moments. Over the last two years, we have donated laptops to support home schooling, and the Linkcity team have held fundraising events to sponsor the purchase of a new e-bike.



For a number of years, Linkcity have been working closely with 15 Billion EBP, an education charity based in the neighbouring borough of Tower Hamlets, who are committed to transforming the futures of young people in East London and promoting social mobility. They run programmes to help young people develop the skills and knowledge they need to make informed choices about work and life.

As part of the "East Potential Project" with 15B EBP, several of our directors participated in a long-term mentoring programme, meeting up regularly with GCSE-level students at Kingsford Community School in Newham to help them navigate careers options and their first steps in the world of work.



At Hallsville Quarter we have also been supporting Street League, a charity whose aim is to provide support and employment advice to local young people not in education or training through sports. Our collaboration started on Phase 1 of the project, where we secured funding from our parent company's charitable foundation, Terre Plurielle, for Street League's East London Academy.



AIMING FOR CARBON NEUTRALITY



CARBON EMISSIONS

The energy strategy for the development includes an energy centre with a CHP system, energy efficient fabrics and building services, which combined are expected to result in a site-wide regulated carbon saving of 474.2 tCO₂ per year. This equates to a 35.7% reduction compared to the Part L 2013 baseline.



EMBODIED CARBON

Actions implemented to reduce embodied carbon on the project included the responsible sourcing of materials and prioritising very high content of recycled steel (98%) for the steel reinforcement. This has reduced the embodied carbon footprint of the development by 3333 tCO₂.



CIRCULAR ECONOMY PRINCIPLES

From demolition all the way to services, we have pushed forward the boundaries for circular economy.



INOVATING FOR SUSTAINABLE CONSTRUCTION

We are striving to reduce waste in the construction process. Through the use of DfMA (Design for Manufacture and Assembly) we have been able to incorporate prefabricated and off-site manufactured elements including bathroom pods and utility cupboards to greatly improve construction efficiency and make a significant contribution to reducing site waste.

474t
of CO₂ saving
each year

3,333t
Reduction
of embodied
CO₂

