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Farrells release new images of proposed river crossings in East London



Farrells have released new images of their proposals for low-level river crossings in East London, to stimulate development and unlock housing capacity.

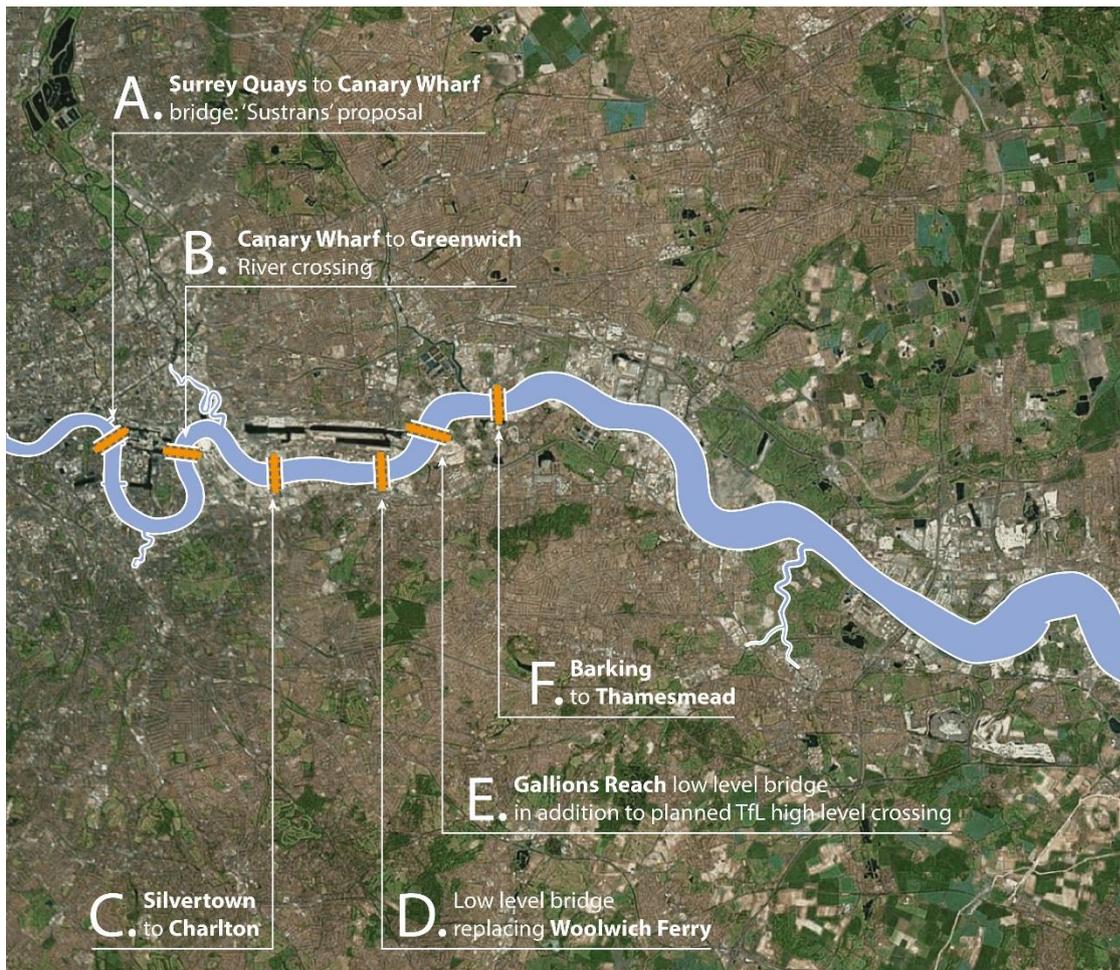
There are 34 bridges across the Thames in London but only one east of Tower Bridge. East London has the city's greatest potential for regeneration, but it also has the lowest levels of accessibility. Farrells have proposed six new low-level crossings between Surrey Quays and Thamesmead to stimulate growth in currently isolated areas along the river.

Pressure for new river crossings in London continues to rise. In December, Mayor of London Boris Johnson called for 13 new river crossings to improve day-to-day travel across the city, as well as create new jobs and homes.

Sir Terry Farrell commented:

“Only high-level bridges or tunnels are currently being planned. Low-level bridges, which lift a few times a day to let tall ships through, are a better alternative. They would act as catalysts for mixed-use development on either side of the river, turbo-charging existing plans for areas such as the Royal Docks and Thamesmead.”

Farrells have studied six potential crossing locations on the Thames, each with differing growth and transport benefits. In Thamesmead, 47,000 housing units could be developed within a 2km radius of the proposed low-level bridge. It would also make 10,000 jobs accessible to people living in the area.



Buro Happold, who worked in partnership with Farrells on the proposal, commented on the economic benefits that new low-level bridges would bring:

“If 7,000 commuters pass the bridge each day, they’ll spend an estimated £7 million a year in shops, bakeries, food stores and pubs within the bridge’s area of influence.”

A conservative estimate by Buro Happold suggests a 10% uplift in land values for properties located within 10 and 15 minutes walking distance from a low level pedestrian bridge. Bridges that include public transport connections will likely have higher land value uplifts.



The current London Plan favours increasing development in areas with the greatest levels of accessibility, but is unable to keep up with the demand for social and affordable housing.

Sir Terry Farrell commented:

“London is a great world city. Its economy continues to thrive, it is a global centre for innovation, creativity and culture, and its population will reach 10 million by 2030 – Europe’s only ‘super metropolis’. As a result of its success, London needs more housing on a bigger scale than ever before. Building low-level bridges in East London – with opening sections to allow river traffic – is one of the most important things we can do to transform housing delivery in London.”

Ends.

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About Farrells:

Farrells are award-winning architect planners with an in-depth knowledge and understanding of London. Our expertise lies in mixed-use urban complexes which can be residential or commercial led and are often centred on transport interchanges. We create high quality architecture which responds to the context and 'place' and bespoke interiors designed for modern lifestyles. The practice has designed award-winning buildings and masterplans throughout the world for over half a century. Architectural design grows organically, tailor-made to specific circumstances and community needs. We have an unrivalled track record in securing planning consents and influencing public policy, including publishing The Farrell Review of Architecture, commissioned by the UK Government and published in 2014.

Visit our website at www.farrells.com.