**Bromley by Bow (BbB) Gasworks Estate : Newham Cyclists (NC) visit Wednesday, 5th of October 2022**

[The *BbB Gasworks* estate](https://www.google.co.uk/maps/@51.5258953,-0.0036012,755m/data=!3m1!1e3) occupies a site between the West Ham *London Underground (LU)/Docklands Light Railway (DLR)/C2C* railway interchange station and the Bromley by Bow LU railway station, south of the *LU/C2C* railway corridor/Channelsea River.

It is also just west of the *Twelve Trees Park Stephenson Street West Ham* *(TTP SSWH)* estate (currently under construction) and the [*Twelvetrees Business Park/Estate*](http://www.twelvetreesbusinesspark.co.uk/) and Twelvetrees Crescent to the immediate south. The river Lea is nearby to west of the estate.

*Newham Cyclists* have already made representations with regards to the potential Active Travel connections for the *TTP SSWH* estate and it’s ***Transport Assessment*** plan .

Potential ‘Active Travel’ connectivity through the BbB Gasworks estate offers the opportunity to unblock the current ‘severance’ challenges that exist between Manor Road in West Ham, the railway corridors (i.e. *LU/C2C & LU/DLR*), the *TTP SSWH* estate and the Twelvetrees Crescent/Bridge over the river Lea.

It also brings the great potential of the closed and disused [Crows Road](https://www.google.co.uk/maps/@51.5258997,-0.0009803,584m/data=!3m1!1e3) into consideration for Active Travel mode connectivity. Crows Road is connected to a currently disused tunnel under the *LU District/Hammersmith&City/C2C* railway corridor which potentially gives access to another estate on the north side of this railway corridor and the Channelsea River which is currently occupied by a mosque.

Opening the disused tunnel ([located northeast of the *TTP SSWH* estate](https://www.google.co.uk/maps/@51.5277782,0.0032196,147m/data=!3m1!1e3)) would increase Active Travel connectivity in all directions, facilitating easier access to the *Greenway* at Canning Road in the north and also provide a potential north-south alternative route to the current Manor Road alignment on it’s western side. It also opens up potential connectivity opportunities to the [*Three Mills* estate via the *Three Mills* lock bridge](https://www.google.co.uk/maps/@51.5268431,-0.0036567,573m/data=!3m1!1e3).

The [estate](https://www.google.co.uk/maps/@51.5255211,-0.001698,681m/data=!3m1!1e3) is large and mostly occupied by #7 disused [gas holders or gasometers](https://en.wikipedia.org/wiki/Gas_holder) and a pond (original site of a WW2 bombed gas holder). The estate owners, *St William/Berkeley Group* are looking at a mixed development plan which will include over 2000 homes. *St William/Berkeley Group* arealso the owners/developers of the *TTP SSWH* estate, next door to the east.

Chris, Arnold and Olawale (NC Infrastructure team) met with Richard Jay from *Iceni Projects* who are acting as community engagement consultants for the developers and Rebecca Ford of *St William/Berkeley Group* on site Wednesday, the 5th of October 2022.

They indicated support for Active Travel modes infrastructure development and appreciated the importance of Crows Road as an Active Travel link opportunity. They suggested early ‘adoption’ of the Twelvetrees Crescent by LB Newham authorities.

This is possibly one way to get LB Newham to ‘actively influence’ Active Travel modes infrastructure and related improvements on the above mentioned highway. Twelvetrees Crescent currently has private ownership status (*Twelvetrees Business Park*).

For our part we:

* Outlined the importance of the estate and in particular Crows Road for Active Travel modes connectivity both east-west in relation to the Twelvetrees Crescent Bridge and the *TTP SSWH* estate and potentially north-south in relation to the mosque site (I.e. north of the Channelsea River estate) and the *Leaway*.
* Advocated a largely car free ethos development in line with the [*London Plan*](https://www.london.gov.uk/sites/default/files/the_london_plan_2021.pdf)*.*
* Raised the possibility of improving Crows Road for Active Travel modes and opening it at the same time as the completion of the *TTP SSWH* estate rather than waiting for the much longer term development of the rest of the *BbB Gasworks* estate.
* Suggested that *Newham Cyclists* advocated leveraging from the estate developers Active Travel mode improvements in the vicinity of new large developments.
* Asked to be updated on progress of the *BbB Gasworks* estate and to be involved in the creation of a ***Transport Assessment*** plan for the development.

*Arnold Ridout*

*October 2022*