



TRANSFORMING ST PAUL'S WAY

FOREWORD

The St. Paul's Way Transformation Project brings together all the work that is being done to improve St. Paul's Way – including the new school, the new health centre, and improvements to the street itself.

The project was set up in 2006 and is a partnership between Tower Hamlets Council, Poplar HARCA, NHS Tower Hamlets, Leaside Regeneration, London Thames Gateway Development Corporation, Diocese of London and Andrew Mawson Partnerships. This brochure sets out successes so far, plans for the future, and ways for you to find out more and get involved in the project.

The Project is already starting to show results. There are the physical changes on the street – like the new school that's starting to rise out of the ground. But there are also new networks and relationships being formed through the Project which are just as important. Relationships will make sure that the different agencies working in the street work together. But more importantly, relationships bring opportunities for local people to drive and shape the work, and get involved not just in saying what's wanted, but in delivering change itself.

This means that your views, energies and enthusiasms are central to the work. We hope this brochure tells you a little about what's happened so far; but far more importantly, we hope it helps you to give us your ideas, and to get involved. Councils can build buildings; but together, we can transform St. Paul's Way into an amazing place.



Cllr Lutfur Rahman
Leader,
London Borough
of Tower Hamlets



Kevan Collins
Chief Executive,
London Borough
of Tower Hamlets



ST. PAUL'S WAY E3





INTRODUCTION

St. Paul's Way is a community experiencing change. It is being transformed into a new place now and in the years ahead. You can already see the signs of this all around you.

Very visible is the rebuilding of St. Paul's Way Community School where £36 million is being spent on rebuilding and equipping this school at the heart of St. Paul's Way. But this is not just about exciting new school buildings. New head teacher Grahame Price and his team are developing new ways of enthusing students for learning and the lifetime opportunities this will create. For example, with investment from the London Thames Gateway Development Corporation, a million pounds is being spent on equipping the school to take part in the Faraday project, a whole new way of learning about science. Stronger links with the world of work are being planned too. The school hopes in time to be able to link students with work experience at the new health centre and this could lead to jobs in health care, one of the largest sources of employment in Tower Hamlets.

It is not just about major investments at the school. Alongside these there are two other major schemes. Poplar HARCA has already begun refurbishing some flats on the Leopold Estate and it plans that more new homes will follow soon. Poplar HARCA is also developing a major new health centre at William Cotton Place where Tower Hamlets PCT is planning a comprehensive primary care health service for all the local community. It's vital that these new developments are set in the context of high quality public realm and the partnership has been successful in obtaining £1 million of funding from

Transport for London to improve the St. Paul's Way streetscape.

Nearly four years ago, taking advantage of these major investments coinciding, Tower Hamlets Council, Tower Hamlets PCT and Poplar HARCA came together to form the St. Paul's Way Transformation Partnership. This partnership has a vision that St. Paul's Way should demonstrate a whole new way of regenerating a community; a new way of working which could in time be a pathfinder in Tower Hamlets and could influence the development of new communities in the Olympic Park and elsewhere.

This transformation is not just about land and new buildings, important as they are. It is about people, aspirations, opportunity, employment and enterprise too.

This is a 10 year journey and there is much to be done. Local residents and school students all have a contribution to make. Some of the foundation stones of this new future have been laid. Now we can work together to build a new St. Paul's Way community.

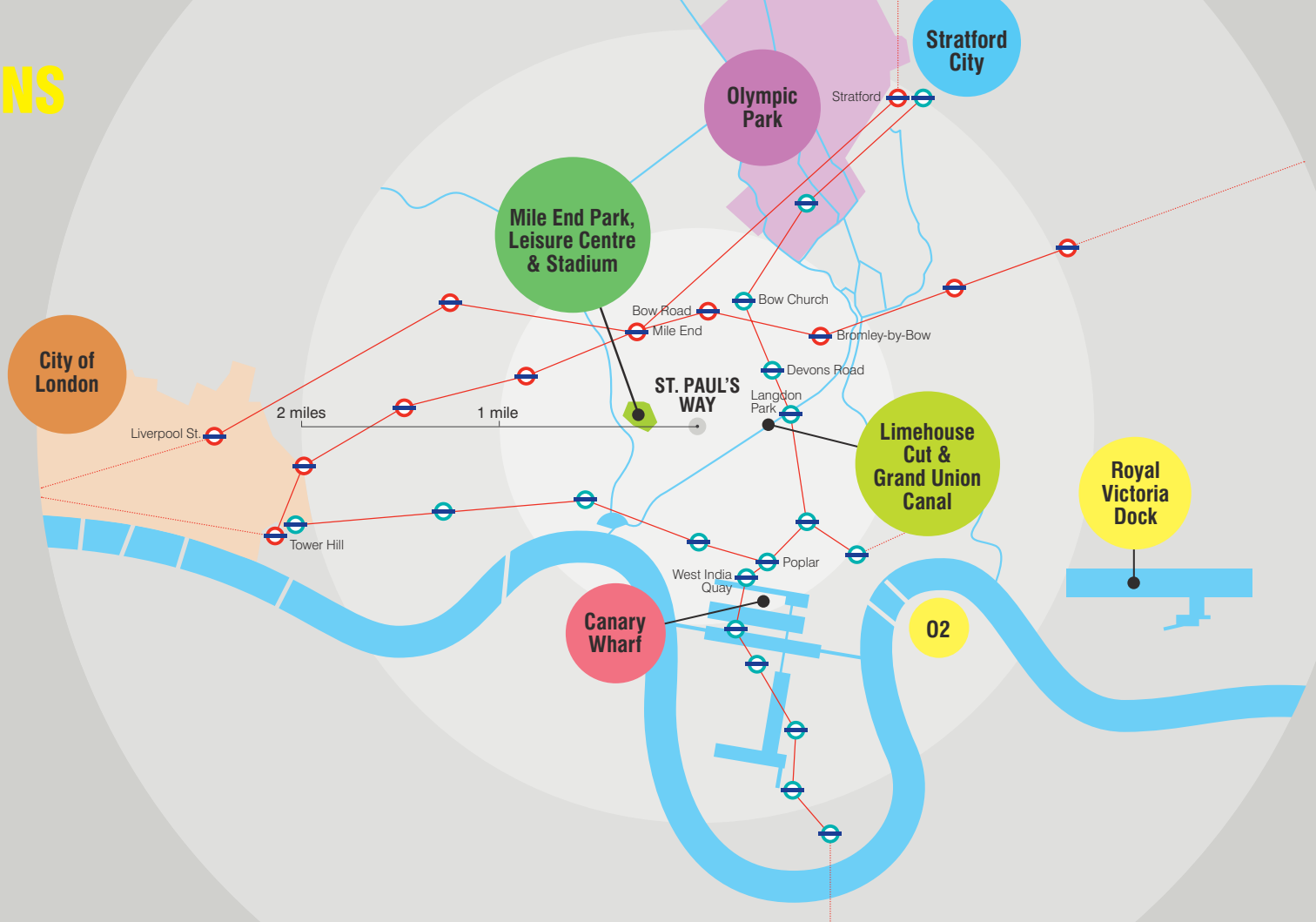


WIDER CONNECTIONS

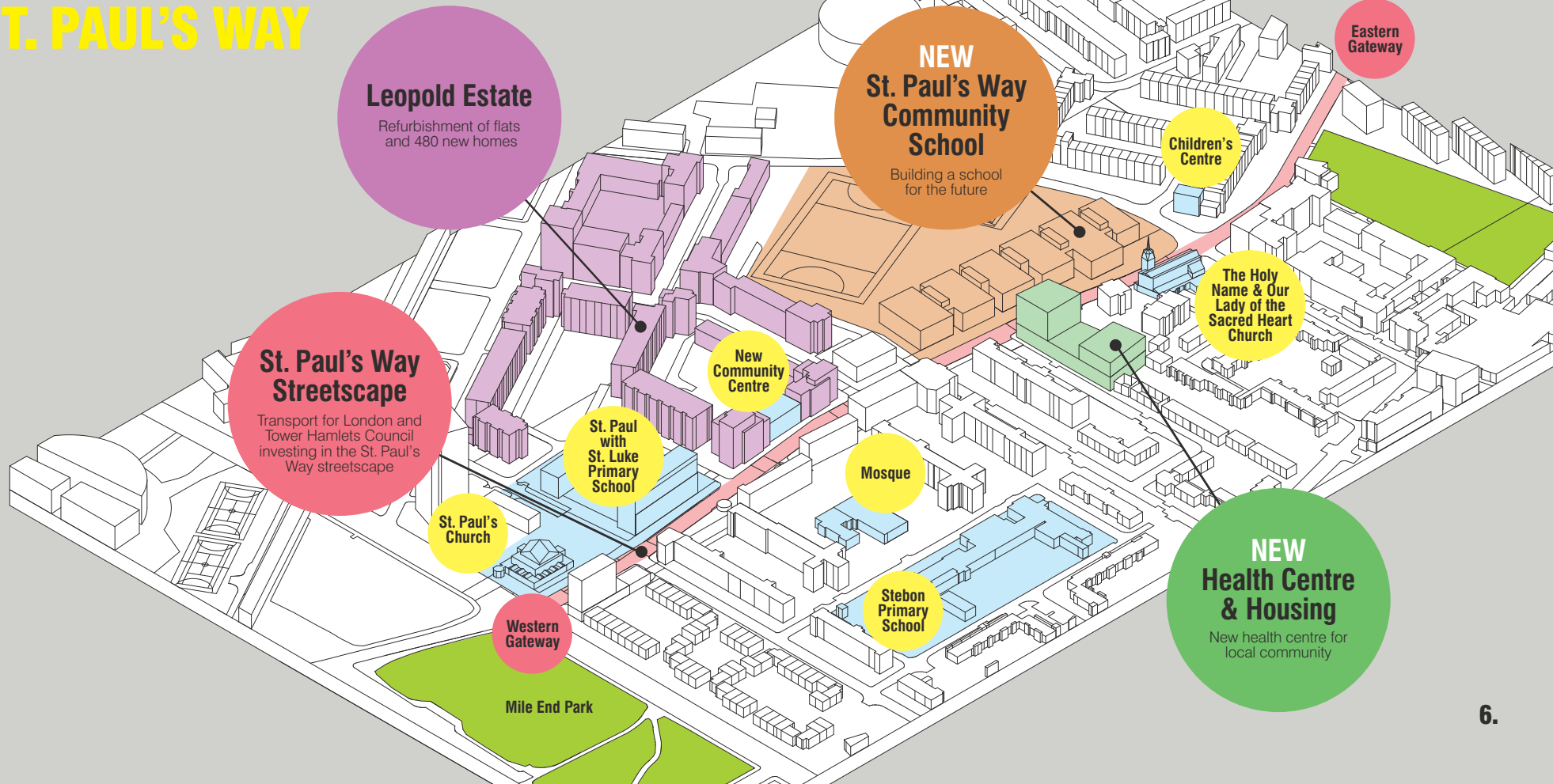
London's Water City

St. Paul's Way lies in the heart of Europe's largest regeneration area with unprecedented public and private investment throughout east London. This offers a unique opportunity for improvement in public services and infrastructure, employment opportunities and inward investment.

The St. Paul's Way Transformation Project provides an excellent opportunity to help make the area become a world class destination and be an important part of East London's Water City.



ST. PAUL'S WAY



Leopold Estate
Refurbishment of flats
and 480 new homes

**NEW
St. Paul's Way
Community
School**
Building a school
for the future

Eastern
Gateway

Children's
Centre

The Holy
Name & Our
Lady of the
Sacred Heart
Church

**St. Paul's Way
Streetscape**
Transport for London and
Tower Hamlets Council
investing in the St. Paul's
Way streetscape

New
Community
Centre

St. Paul
with
St. Luke
Primary
School

Mosque

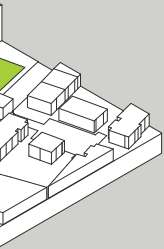
St. Paul's
Church

**NEW
Health Centre
& Housing**
New health centre for
local community

Western
Gateway

Stebon
Primary
School

Mile End Park



THE CORE STRATEGY – DELIVERING PLACE MAKING

The Council's Local Development Framework Core Strategy is one of the key tools in delivering the vision of the Tower Hamlets Community Plan. It provides a 15 year plan which will shape what the borough will look like in the future.

Due for adoption in 2010, it will be the key spatial planning document that will be used to determine future development. The Core Strategy states the importance of a rejuvenated St. Paul's Way in establishing the Bow Common area as a family focussed residential neighbourhood set around the civic spine of St. Paul's Way.

Delivery of key projects in St. Paul's Way will be integral to the realisation of the Core Strategy's vision for this part of Tower Hamlets. This vision will not be just about land and new buildings, important as they are. It is about people, aspirations, opportunity, employment and enterprise too.







OUR MISSION

Our mission is to create a memorable, safe and inspiring St. Paul's Way. A new place where people feel proud to live, learn and worship. A place where entrepreneurial businesses thrive within a community where people are happy to live and work alongside each other.

We aim to work with residents to promote:

- A community culture which stimulates a spirit of enterprise and self-help
- New and refurbished housing of the highest quality
- Outstanding community services for residents
- Landmark buildings constructed to the highest design and environmental standards
- Regeneration of 'gap' sites which will reinforce the transformation of St. Paul's Way
- Safer, clearer and more attractive pedestrian links through the area
- Innovative approaches to the design of a sustainable public realm
- Strong commercial and skills links with local employers of all sizes

OUR AIMS

The project partners have agreed guiding principles for the transformation of St. Paul's Way.

We aim to bring communities together to:

- Promote an enterprise culture where the private and public sector work in partnership
- Empower local people to pursue opportunities to gain employment or run their own business
- Overcome physical barriers and make St. Paul's Way a safer community
- Act in a co-ordinated way to achieve the transformation of St. Paul's Way

FARADAY PROJECT

NEW

THEATRE

ART GALLERY

SPORTS

LIBRARY FACILITIES

INTERNET CAFÉ

CAREERS CENTRE

ST. PAUL'S WAY COMMUNITY SCHOOL

Building a school for the future

St. Paul's Way Community School is being completely rebuilt under the Government's Building Schools for the Future programme – with extra contributions coming from the Council.

Some £36 million is being spent on equipping the school with its own theatre, art gallery and state of the art sports and library facilities. The new school building will also have facilities for the whole community including an internet café and careers centre.

Funding from the London Thames Gateway Development Corporation is also enabling the School to set up and develop the innovative Faraday Project. Named after the chemist and physicist Michael Faraday, who worked in the East End, the project seeks to promote innovative, interactive and exciting ways of teaching science, taking lessons out of the classroom and into the school grounds and beyond.

St. Paul's Way Community School is becoming a National Challenge Trust (NCT) school. This change will result in education partners including: Queen Mary, University of London, The Institute of Education, University of East London and King's College London coming together to form a trust that will play a leading role in governing the school, helping to drive forward the improvements that are already starting under the new headteacher and leadership team and creating pathways for students to engage with some of the most prestigious universities.

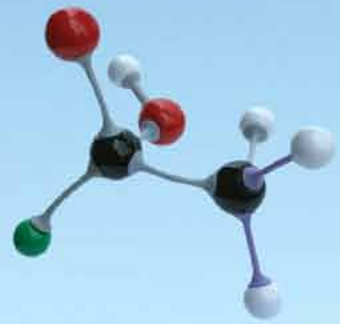
The Faraday Project is already under way. The National Challenge Trust could start in Spring 2010. The new school building will open at the beginning of 2011 – transforming the school, inside and out. NHS Tower Hamlets is also a partner in this new trust.



Michael Faraday.
Scientist, innovator
and entrepreneur



ST PAUL'S WAY COMMUNITY SCHOOL



**Specialist
Science
Status**



Faraday Project
this way



The new
St Paul's Way Commun
opening
Spring 2011

ST. PAUL'S WAY STREETSCAPE

The Transformation Project has secured funding from Transport for London to improve the streetscape in St. Paul's Way. This will help to ensure that new developments along the street are 'knitted' together in a high quality public realm.

Tower Hamlets Council is working in partnership with the people who live, work and study in St. Paul's Way to rethink the current layout of the street and design a streetscape that will start to address traffic problems, crime and anti-social behaviour. The final scheme will feature better street lighting, safer routes to school, improved cycle routes and traffic calming measures.

Works on the ground will need to be phased to complement construction of other developments. Works to deliver the first phase of this project will start in 2010.

STREET LIGHTING BETTER CYCLE ROUTES SLOWER TRAFFIC SAFER SCHOOL ROUTES

ST. PAUL WITH ST. LUKE DESIGN BRIEF

The partnership is also working to develop a sense of a 'gateway' for each end of St. Paul's Way. At the western end the listed St. Paul's Church and surrounding land is a major feature of the 'gateway'. Here we are exploring opportunities for a new building for St. Paul with St. Luke Primary School, shared uses between the school and church and the redevelopment of the garage site on the opposite side of the street.



Vision for St. Paul's Way looking west



Vision for St. Paul's Way looking east



A NEW LEOPOLD ESTATE

Work to re-configure the Leopold Estate has already begun. The new look estate will feature a new tenants' hall and community enterprise centre. Some 335 existing homes are being renovated in the first phase of the works. In later phases, the old grey concrete blocks will be demolished and 480 new homes will be built. Of these 480 homes, 172 will be for affordable rent.

There will also be extensive landscaping and environmental improvements to the Estate.

NEW TENANTS' HALL
480 NEW HOMES
335 HOMES RENOVATED
COMMUNITY ENTERPRISE CENTRE
172 AFFORDABLE HOMES



NEW HEALTH CENTRE AND HOUSING

Poplar HARCA, in partnership with NHS Tower Hamlets, has aspirations to deliver a new primary health care facility at William Cotton Place, which will cater for 11,000 patients. The new polyclinic will have a range of services, from GPs to X-ray, dentistry and a new pharmacy and 34 units of housing built above. Work is due to start on site in 2010.

34 NEW HOMES DOCTORS DENTISTS PHARMACY



IMPLEMENTING THE VISION

Key actions now need to be undertaken to implement our vision for St. Paul's Way.

PREPARE

Development and Design Brief for St. Paul's Church with St. Paul with St. Luke Primary School and adjacent sites.

Lead Organisations

Tower Hamlets Council working in partnership with Poplar HARCA, The School and Diocese of London.

COMPLETE & IMPLEMENT

street and highways improvements.

Lead Organisation

Tower Hamlets Council

DELIVER

new health centre and associated housing at William Cotton Place.

Lead Organisations

Poplar HARCA and Tower Hamlets Primary Care Trust

ENGAGE DIRECTLY

with community leaders, residents and local businesses to promote the vision and galvanise local support.

Lead Organisations

Poplar HARCA working with Tower Hamlets Council, Leaside Regeneration and Andrew Mawson Partnerships

ENSURE

the vision is coordinated with the emerging Core Strategy and fully integrated with the Local Development Framework.

Lead Organisation
Tower Hamlets Council

PROMOTE

redevelopment of remaining sites.

Lead Organisation
Tower Hamlets Council

CONTINUE DIALOGUE

with the Mosque, Catholic Church and other faith groups. Community Coffee Mornings for local community leaders and One Street Group to strengthen relationships with local residents.

Lead Organisations
London Borough of Tower Hamlets in association with Poplar HARCA and Andrew Mawson Partnerships

CONTINUE

arts initiatives which support London's Creative Quarter.

Lead Organisations
Poplar HARCA working with Bow Arts Trust and local residents

IMPROVE

pedestrian and cycle routes to help further integrate the Burdett Estate Masjid into the wider area, and ensure the needs of local children and elderly population are taken into account.

Lead Organisations
Tower Hamlets Council and Poplar HARCA



THANK YOU

We would like to thank all those who have contributed to this document and to the St. Paul's Way Transformation Project. These include:

**TOWER HAMLETS COUNCIL
POPLAR HARCA
NHS TOWER HAMLETS
LONDON THAMES GATEWAY
DEVELOPMENT CORPORATION
DIOCESE OF LONDON
BOW ARTS TRUST
BROMLEY BY BOW CENTRE
LEASIDE REGENERATION
LINCOLN AND BURDETT
CHILDREN'S CENTRE**

**ROMAN CATHOLIC
DIOCESE OF WESTMINSTER
ST. PAUL'S PARISH CHURCH
ST. PAUL'S WAY
COMMUNITY SCHOOL
ST. PAUL WITH ST. LUKE
PRIMARY SCHOOL
STEBON PRIMARY SCHOOL
TRANSPORT FOR LONDON
ANDREW MAWSON
PARTNERSHIPS**

FURTHER INFORMATION

We wish to work closely with our existing project partners, local residents and businesses to promote our vision and encourage broad-based support for the transformation of St. Paul's Way.

To do this we need your ideas and support. If you have any thoughts you would like to discuss with us or questions you would like to ask then please contact us.

We would be very pleased to hear from you.

Lord Mawson OBE

Andrew Mawson
Partnerships

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Colin Harris

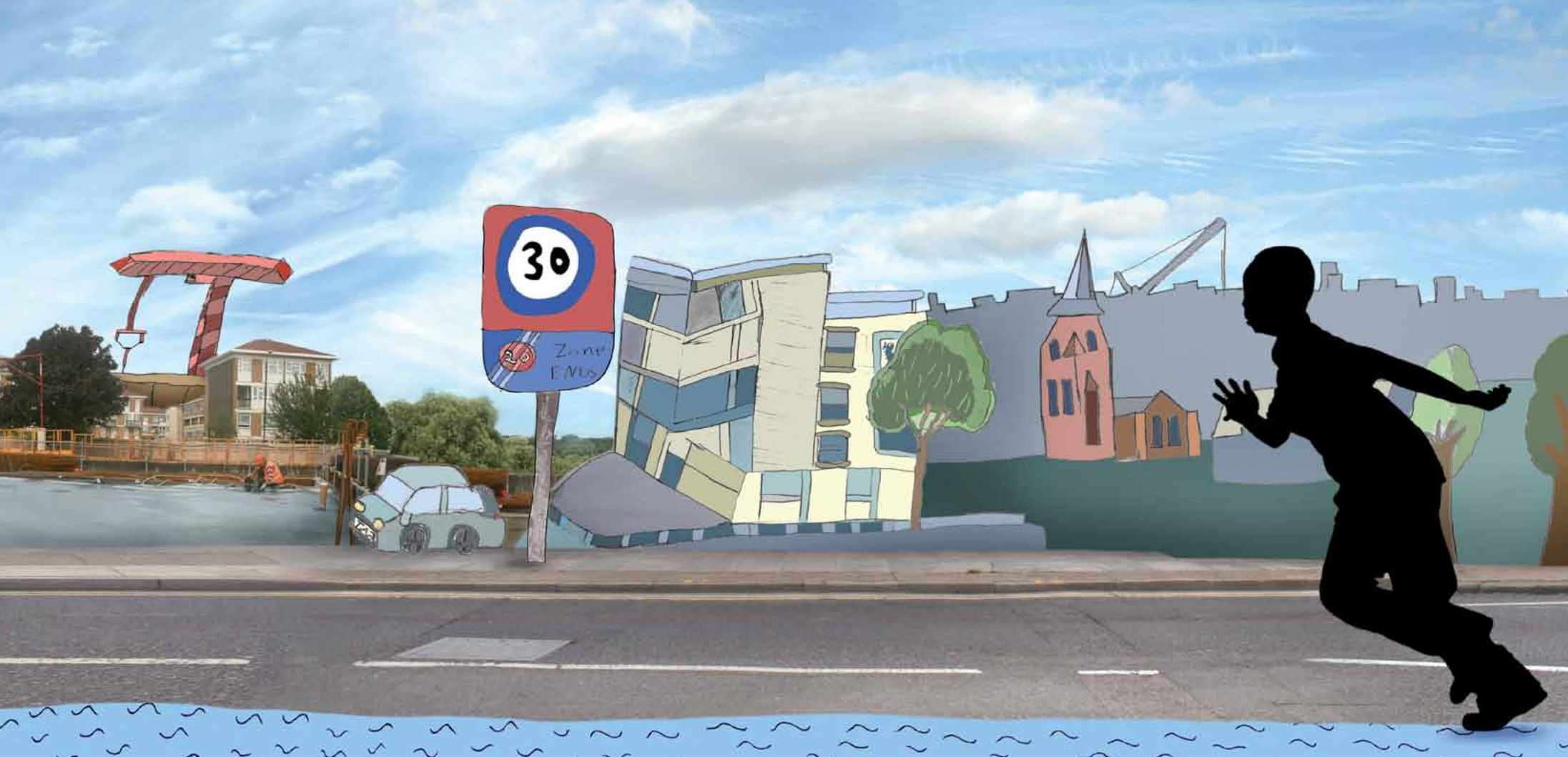
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CREDITS

The hoarding images featured in this publication were produced by Emily Allchurch from Bow Arts Trust working with students from Stebon Primary School, St. Paul with St. Luke Primary School and St. Paul's Way Community School.



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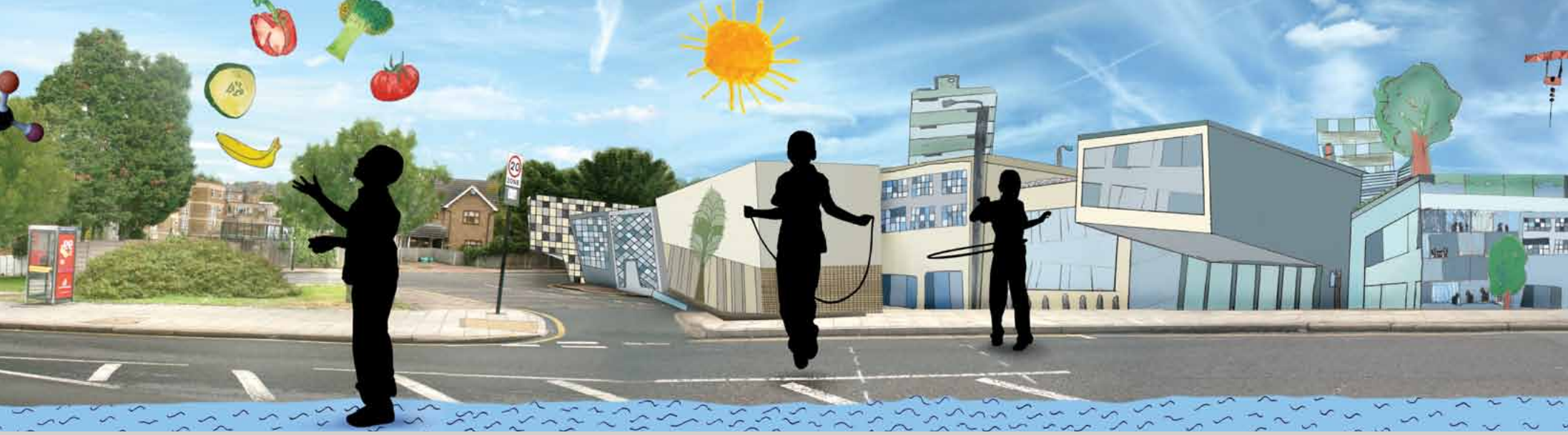
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**ST. PAUL'S WAY
COMMUNITY
SCHOOL**

**NEW HEALTH
CENTRE AND
HOUSING**

**LEOPOLD
ESTATE**

STREETSCAPE