# Howells to lead design of car-free Limmo Peninsula scheme with 40% affordable homes



Howells, the renowned architectural practice, has been appointed lead architect for an ambitious housing development project at the Limmo Peninsula in East London. The plan, spearheaded by development partners Ballymore and Transport for London (TfL), aims to deliver 1,400 new homes on a five-hectare brownfield site that formerly served as a crucial construction hub for the Elizabeth line. This development marks a significant addition to the area's ongoing regeneration, sitting adjacent to other Howells-designed projects such as the 1,706-home London City Island and the proposed Orchard Wharf student accommodation scheme.

The Limmo Peninsula site is strategically positioned near Canning Town and features 600 metres of river frontage along Bow Creek. The development is designed to be well connected, with proposals for a new pedestrian and cycle bridge linking the site directly to Canning Town, alongside a river walkway that connects to the nearby Canning Town Underground station. Public green spaces are also a key component, including a new park and accessible walkways aimed at enhancing community wellbeing and promoting sustainability.

A notable aspect of the development is the commitment to affordability: approximately 40% of the homes will be genuinely affordable housing, aligning with city-wide efforts to address London’s housing crisis. This percentage reflects pledges made by Tom Copley, London’s deputy mayor for housing, who emphasised the importance of truly affordable options in meeting the diverse needs of London residents. The joint venture between Ballymore and TfL’s property arm, Places for London, also opens doors for further development opportunities across East London, potentially transforming additional sites in the area.

TfL and Ballymore envisage the Limmo Peninsula project as more than just a housing development; it is part of the broader Royal Docks and Beckton Riverside Opportunity Area vision, aimed at sustainable urban growth. The project seeks to create a ‘car-free’ or effectively car-free neighbourhood, prioritising pedestrian, cycle, and public transport links over private vehicles. This approach aligns with wider urban planning trends that focus on reducing carbon emissions, enhancing liveability, and improving connectivity within London’s evolving transport infrastructure.

While the official figure of 1,400 homes has been cited for the Limmo Peninsula project, other reports mention that the development could eventually include up to 1,500 homes, complemented by commercial spaces and public open areas. This highlights the scale and versatility intended for the site, which is designed to foster a balanced community with residential, retail, and leisure facilities integrated seamlessly alongside eco-friendly infrastructure.

Overall, the Limmo Peninsula development represents one of the largest regeneration projects in East London, promising to transform a previously industrial, underutilised area into a vibrant new neighbourhood. It builds on Howells’ track record of crafting high-quality, well-connected housing clusters in the Docklands area, while responding innovatively to current demands for affordability, sustainability, and urban renewal.

### 📌 Reference Map:

* Paragraph 1 – [[1]](https://www.bdonline.co.uk/news/howells-named-as-lead-architect-on-1400-home-canning-town-scheme/5136767.article), [[2]](https://www.howells.uk/ideas/transforming-limmo-peninsula), [[3]](https://tfl.gov.uk/info-for/media/press-releases/2024/january/places-for-london-launches-search-for-new-development-partner-in-east-london)
* Paragraph 2 – [[1]](https://www.bdonline.co.uk/news/howells-named-as-lead-architect-on-1400-home-canning-town-scheme/5136767.article), [[2]](https://www.howells.uk/ideas/transforming-limmo-peninsula), [[7]](https://www.newham.gov.uk/news/article/1457/mayor-welcomes-new-dockside-development)
* Paragraph 3 – [[1]](https://www.bdonline.co.uk/news/howells-named-as-lead-architect-on-1400-home-canning-town-scheme/5136767.article), [[7]](https://www.newham.gov.uk/news/article/1457/mayor-welcomes-new-dockside-development)
* Paragraph 4 – [[1]](https://www.bdonline.co.uk/news/howells-named-as-lead-architect-on-1400-home-canning-town-scheme/5136767.article), [[4]](https://www.standard.co.uk/business/transport-for-london-tfl-places-limmo-peninsula-canning-town-newham-east-london-homes-car-free-b1136068.html), [[5]](https://www.mylondon.news/news/east-london-news/huge-new-1500-home-neighbourhood-28564013)
* Paragraph 5 – [[3]](https://tfl.gov.uk/info-for/media/press-releases/2024/january/places-for-london-launches-search-for-new-development-partner-in-east-london), [[4]](https://www.standard.co.uk/business/transport-for-london-tfl-places-limmo-peninsula-canning-town-newham-east-london-homes-car-free-b1136068.html), [[5]](https://www.mylondon.news/news/east-london-news/huge-new-1500-home-neighbourhood-28564013)
* Paragraph 6 – [[1]](https://www.bdonline.co.uk/news/howells-named-as-lead-architect-on-1400-home-canning-town-scheme/5136767.article), [[6]](https://www.pinsentmasons.com/out-law/news/ballymore-submits-plans-for-leamouth-peninsula-south)

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## Bibliography

1. <https://www.bdonline.co.uk/news/howells-named-as-lead-architect-on-1400-home-canning-town-scheme/5136767.article> - Please view link - unable to able to access data
2. <https://www.howells.uk/ideas/transforming-limmo-peninsula> - Howells is collaborating with Ballymore and Places for People to redevelop the Limmo Peninsula into a new neighbourhood in East London. The project aims to deliver 1,400 homes, including affordable, market, and rental options, on a five-hectare brownfield site. Plans include a new bridge connecting to Canning Town, publicly accessible green spaces, and a river walkway linking to Canning Town Underground Station. The development is part of the Royal Docks and Beckton Riverside Opportunity Area, enhancing connectivity and sustainability in the region.
3. <https://tfl.gov.uk/info-for/media/press-releases/2024/january/places-for-london-launches-search-for-new-development-partner-in-east-london> - Transport for London's property arm, Places for London, announced a search for a joint venture partner to develop the Limmo Peninsula in Newham. The site, covering five hectares with 600 metres of river frontage, was previously used for Elizabeth line construction. The proposed development aims to deliver up to 1,500 new homes, including affordable housing, along with commercial spaces, public open areas, and improved connectivity, such as a new cycle and pedestrian bridge and a river walkway.
4. <https://www.standard.co.uk/business/transport-for-london-tfl-places-limmo-peninsula-canning-town-newham-east-london-homes-car-free-b1136068.html> - Transport for London's property development arm, Places for London, is seeking a joint venture partner for a 'car-free' scheme to deliver 1,500 new homes at the Limmo Peninsula near Canning Town. The five-hectare Docklands site, previously used by TfL for Elizabeth Line work, is set to become a new residential development. The scheme is expected to feature affordable housing, commercial space, publicly accessible open areas, and enhancements to local connectivity, including a new cycle and pedestrian bridge and a river walkway.
5. <https://www.mylondon.news/news/east-london-news/huge-new-1500-home-neighbourhood-28564013> - Transport for London (TfL) is planning an 'effectively car-free' development at the Limmo Peninsula in Newham, aiming to deliver up to 1,500 new homes, including affordable housing. The five-hectare site, previously used for Crossrail work, is less than five minutes' walk from Canning Town Underground station. The development may include commercial spaces, publicly accessible open areas, and enhancements to local connectivity, such as a new cycle and pedestrian bridge and a river walkway.
6. <https://www.pinsentmasons.com/out-law/news/ballymore-submits-plans-for-leamouth-peninsula-south> - Developer Ballymore has submitted plans to Tower Hamlets Council for a residential-led mixed-use development with more than 800 homes in east London's Docklands. The proposal includes the demolition of existing buildings and the construction of 16 new blocks, ranging from three to 30 storeys in height. The development aims to reinvigorate an underutilised brownfield industrial site with a well-designed residential-led mixed-use development.
7. <https://www.newham.gov.uk/news/article/1457/mayor-welcomes-new-dockside-development> - Newham's Mayor welcomed the news of a waterfront development at the Limmo Peninsula, which promises to bring 560 new affordable homes to the borough. The five-hectare brownfield land, within the Royal Docks and Beckton Riverside Opportunity Area, will transform the location and provide incredible opportunities. The development includes a new bridge from the Limmo Peninsula to Canning Town, as well as the construction of new publicly accessible green open space and a new river walkway to link Canning Town Underground Station to Thameside West to the south.