# Howells appointed lead architect for 1,400-home Limmo Peninsula regeneration with significant affordable housing



Howells has been appointed as the lead architect for an ambitious new development on the Limmo Peninsula, a 5-hectare former Crossrail site in east London. The project, a joint venture between developer Ballymore and Transport for London’s property arm, Places for London, will see the construction of around 1,400 homes, with approximately 40% designated as genuinely affordable housing, according to London deputy mayor for housing Tom Copley.

Situated near Canning Town, the Limmo Peninsula site was previously used during the construction of the Elizabeth line as a drop-off point for the tunnel-boring machines. It is flanked by train lines and Bow Creek and neighbours Howells’ recent London City Island development, a cluster of over 1,700 homes completed in 2022, as well as a proposed student accommodation project. This proximity showcases Howells’ growing influence on the area’s waterfront regeneration.

The scheme aims to create a new vibrant neighbourhood within the Royal Docks and Beckton Riverside Opportunity Area, incorporating a mix of affordable, market, and rental homes. A key feature will be a new pedestrian and cycle bridge connecting the peninsula to Canning Town, along with a publicly accessible river walkway and a park offering around 600 metres of river frontage. The development is designed to be almost entirely car-free, with only limited blue badge parking, promoting sustainable travel due to its closeness to Canning Town station, which provides access to the Jubilee line, DLR, and Elizabeth line.

This initiative forms part of TfL’s wider strategy to deliver thousands of new homes and workspaces across London by making the most of surplus land it owns. The Limmo Peninsula represents one of the largest such projects and is considered a significant regeneration opportunity due to its strategic location close to a major transport hub and town centre.

Ballymore’s role as development partner was confirmed following a competitive tender process involving four shortlisted firms. The collaboration with Places for London also holds potential for Ballymore to expand its developments within east London further. The masterplan for the site includes not only housing but also ground-floor commercial spaces and new pedestrian and cycle links to improve connectivity and address isolation between existing land parcels, benefiting both new and existing residents in the Canning Town area.

This development is a clear example of the ongoing transformation of London’s Docklands, reflecting a broader commitment to building sustainable, connected communities with a balance of affordable housing and infrastructure improvements that prioritise public spaces and active travel.

### 📌 Reference Map:

* Paragraph 1 – [[1]](https://www.bdonline.co.uk/news/howells-named-as-lead-architect-on-1400-home-canning-town-scheme/5136767.article), [[5]](https://www.london.gov.uk/press-releases/mayoral/mayor-announces-largest-tfl-site-for-housing), [[7]](https://www.london.gov.uk/md3109-dluhc-funding-land-acquisition)
* 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), [[6]](https://www.bdonline.co.uk/tfl-brings-12-acre-docklands-site-to-market/5091949.article)
* Paragraph 3 – [[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://www.ballymoregroup.com/feature/seamount-rise), [[4]](https://tfl.gov.uk/info-for/media/press-releases/2024/january/places-for-london-launches-search-for-new-development-partner-in-east-london), [[5]](https://www.london.gov.uk/press-releases/mayoral/mayor-announces-largest-tfl-site-for-housing), [[7]](https://www.london.gov.uk/md3109-dluhc-funding-land-acquisition)
* Paragraph 4 – [[1]](https://www.bdonline.co.uk/news/howells-named-as-lead-architect-on-1400-home-canning-town-scheme/5136767.article), [[3]](https://www.ballymoregroup.com/feature/seamount-rise), [[4]](https://tfl.gov.uk/info-for/media/press-releases/2024/january/places-for-london-launches-search-for-new-development-partner-in-east-london), [[5]](https://www.london.gov.uk/press-releases/mayoral/mayor-announces-largest-tfl-site-for-housing), [[7]](https://www.london.gov.uk/md3109-dluhc-funding-land-acquisition)

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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 has been appointed as the lead architect for the Limmo Peninsula development, aiming to transform a 5-hectare brownfield site into a new neighbourhood in East London. The project plans to deliver 1,400 new homes, including affordable, market, and rental options, within the Royal Docks and Beckton Riverside Opportunity Area. The development will feature a new bridge connecting Limmo Peninsula to Canning Town, publicly accessible green open spaces, and a river walkway linking Canning Town Underground Station to Thameside West. The scheme is designed to be effectively car-free, with some blue badge parking spaces, and encourages sustainable travel, given its proximity to Canning Town station, which serves the Jubilee line, DLR, and Elizabeth line. The project is a joint venture between Ballymore and Places for People, with the potential to develop additional sites across East London.
3. <https://www.ballymoregroup.com/feature/seamount-rise> - Ballymore has been selected as the joint venture partner for the Limmo Peninsula development by Places for London, TfL's wholly owned property company. The partnership aims to deliver up to 1,500 new homes, including affordable housing, on the 5-hectare site in East London. The development will also include a new bridge from Limmo Peninsula to Canning Town, publicly accessible green open spaces, and a river walkway linking Canning Town Underground Station to Thameside West. The scheme is designed to be effectively car-free, with some blue badge parking spaces, and encourages sustainable travel, given its proximity to Canning Town station, which serves the Jubilee line, DLR, and Elizabeth line. The project is part of Places for London's wider programme to deliver thousands of new homes and workspaces across London.
4. <https://tfl.gov.uk/info-for/media/press-releases/2024/january/places-for-london-launches-search-for-new-development-partner-in-east-london> - Places for London, TfL's wholly owned property company, has announced a search for a new joint venture development partner to work on the Limmo Peninsula site in East London. The partnership aims to deliver up to 1,500 new homes, including affordable housing, on the 5-hectare site. The development will also include a new cycle and pedestrian bridge, a river walkway, and large areas of publicly accessible open space. The scheme is designed to be effectively car-free, with some blue badge parking spaces, and encourages sustainable travel, given its proximity to Canning Town station, which serves the Jubilee line, DLR, and Elizabeth line. The project is part of Places for London's wider programme to deliver thousands of new homes and workspaces across London.
5. <https://www.london.gov.uk/press-releases/mayoral/mayor-announces-largest-tfl-site-for-housing> - The Mayor of London, Sadiq Khan, has announced plans to transform the Limmo Peninsula site in East London into a new neighbourhood with 1,500 homes. Forty per cent of the homes will be genuinely affordable. The development will also include a new cycle and pedestrian bridge, a river walkway, and large areas of publicly accessible open space. The scheme is designed to be effectively car-free, with some blue badge parking spaces, and encourages sustainable travel, given its proximity to Canning Town station, which serves the Jubilee line and DLR. The project is part of TfL's plans to build 10,000 new homes on surplus land by 2021.
6. <https://www.bdonline.co.uk/tfl-brings-12-acre-docklands-site-to-market/5091949.article> - Transport for London (TfL) has launched plans for a new neighbourhood on a 12-acre site at the Limmo Peninsula in London's Docklands. The site is the biggest to come forward as part of TfL’s plans to build 10,000 new homes on surplus land it owns by 2021. TfL is seeking a development partner to transform the site into 1,500 homes, of which 600 (40%) are expected to be 'genuinely affordable'. The site, which has been home to Crossrail’s primary work site for the eastbound tunnel-boring machines, adjoins Canning Town’s underground and DLR station. No architect has yet been appointed. TfL said it had invited companies on its framework to bid for the site and expects to announce a preferred partner later this year with which it will form a joint venture partnership to develop the site.
7. <https://www.london.gov.uk/md3109-dluhc-funding-land-acquisition> - The Limmo Peninsula presents a unique regeneration opportunity. The site sits at a strategically important location within the Royal Docks Opportunity Area, close to a town centre and at a transport hub. The site presents the opportunity to deliver a significant number of homes, new public open space, and strategic pedestrian and cycle links. TfL has developed a masterplan for the Limmo Peninsula site, which delivers approximately 1,500 homes including 40 per cent affordable housing (by habitable room) and ground-floor commercial spaces. Around two hectares of public open space will be provided to benefit existing communities, including a park and riverside path. New pedestrian and cycle links will be provided to address existing severance between land parcels; and improve connectivity to and around the local area, benefiting existing residents of Canning Town.