# Howells to lead design of 1,400-home affordable scheme at former Crossrail site in east London



Howells has been appointed as the lead architect for an ambitious new residential development on the Limmo Peninsula in east London, a former Crossrail construction site near Canning Town. The 5-hectare brownfield site, enclosed by train lines and Bow Creek, previously served as a shaft location for the Elizabeth line’s tunnelling machines. The project, a joint venture between Transport for London’s property arm Places for London and developer Ballymore, aims to deliver around 1,400 homes, of which approximately 40% will be genuinely affordable housing.

This new neighbourhood proposal sits strategically at the mouth of the River Lea and will add to a growing cluster of significant Howells-designed developments nearby. It neighbours the recently completed London City Island scheme, which provides 1,706 homes across ten buildings on a neighbouring peninsula within Bow Creek. It is also close to Orchard Wharf, a proposed student accommodation project designed by Howells for Regal, reflecting a consistent architectural footprint in the area.

Central to the development is improved connectivity, with plans for a new pedestrian and cycle bridge directly linking Limmo Peninsula to Canning Town. This will be complemented by a river walkway connecting the site to Canning Town Underground Station and new publicly accessible green spaces, including a 600-metre stretch of river frontage and a public park. These features form part of broader aspirations to cultivate sustainable travel routes and open communal areas within the Royal Docks and Beckton Riverside Opportunity Area.

The partnership between Ballymore and Places for London is intended not only to realise the Limmo Peninsula scheme but to catalyse further development opportunities across east London. Ballymore’s strategy has been firmly focused on developing vibrant new neighbourhoods, particularly in Newham, which continues to experience rapid growth and regeneration. The developer has previously delivered large-scale projects in the area, including a Docklands development with over 1,700 homes and associated community facilities, reinforcing its commitment to the borough’s transformation.

Transport for London launched a competitive tender process last year to find a development partner for the site, with Ballymore emerging as the preferred partner. The collaboration underscores TfL’s ongoing commitment to using surplus land to deliver new homes, targeting the creation of up to 10,000 homes across London. The Limmo Peninsula site is a flagship example of this strategy and is expected to play a key role in the regeneration ambitions for east London, contributing significant affordable housing in line with the mayor’s priorities.

Newham’s Mayor has welcomed the development, noting its potential to bring hundreds of affordable homes and a revitalised waterfront to the borough. The scheme is anticipated to stimulate not just housing growth but also community opportunities through the integration of commercial spaces, public amenities, and enhanced access to transport connections.

Together, these plans aim to create a fully integrated, sustainable new neighbourhood that leverages its waterside location and transport links while addressing London's acute housing needs. Howells’ architectural leadership and Ballymore’s development expertise are positioned to deliver a landmark project that anchors this part of East London’s evolving urban landscape.

### 📌 Reference Map:

* Paragraph 1 – [[1]](https://www.bdonline.co.uk/news/howells-named-as-lead-architect-on-1400-home-canning-town-scheme/5136767.article), [[4]](https://tfl.gov.uk/info-for/media/press-releases/2024/january/places-for-london-launches-search-for-new-development-partner-in-east-london), [[6]](https://www.bdonline.co.uk/tfl-brings-12-acre-docklands-site-to-market/5091949.article)
* 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), [[5]](https://www.constructionenquirer.com/2011/04/12/go-ahead-for-ballymore-1700-home-docklands-scheme/)
* 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), [[6]](https://www.bdonline.co.uk/tfl-brings-12-acre-docklands-site-to-market/5091949.article)
* 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), [[5]](https://www.constructionenquirer.com/2011/04/12/go-ahead-for-ballymore-1700-home-docklands-scheme/), [[7]](https://www.newham.gov.uk/news/article/1457/mayor-welcomes-new-dockside-development)
* Paragraph 5 – [[1]](https://www.bdonline.co.uk/news/howells-named-as-lead-architect-on-1400-home-canning-town-scheme/5136767.article), [[4]](https://tfl.gov.uk/info-for/media/press-releases/2024/january/places-for-london-launches-search-for-new-development-partner-in-east-london), [[6]](https://www.bdonline.co.uk/tfl-brings-12-acre-docklands-site-to-market/5091949.article)
* Paragraph 6 – [[7]](https://www.newham.gov.uk/news/article/1457/mayor-welcomes-new-dockside-development), [[3]](https://www.ballymoregroup.com/feature/seamount-rise), [[1]](https://www.bdonline.co.uk/news/howells-named-as-lead-architect-on-1400-home-canning-town-scheme/5136767.article)

Source: [Noah Wire Services](https://www.noahwire.com)

## 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 units, on a 5-hectare brownfield site. The development will feature a new bridge connecting to Canning Town, publicly accessible green spaces, and a river walkway linking to Canning Town Underground Station. The scheme is part of the Royal Docks and Beckton Riverside Opportunity Area, enhancing connectivity and sustainability in the region.
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, Transport for London's property arm. The project plans to build approximately 1,400 homes, with 40% designated as affordable housing. Additional features include a new bridge to Canning Town, publicly accessible green spaces, and a river walkway connecting to Canning Town Underground Station. This partnership aligns with Ballymore's strategy to develop new neighbourhoods across London, particularly in the rapidly growing Newham borough.
4. <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 company, Places for London, has initiated a search for a joint venture development partner for the Limmo Peninsula site in East London. The 5-hectare site, previously used for Elizabeth Line construction, has the potential to deliver up to 1,500 new homes, including affordable housing. The development aims to include commercial spaces, publicly accessible open areas, and improved connectivity, such as a new cycle and pedestrian bridge and a river walkway, enhancing sustainable travel options.
5. <https://www.constructionenquirer.com/2011/04/12/go-ahead-for-ballymore-1700-home-docklands-scheme/> - Ballymore has received approval for a 12-acre development in London's Docklands, comprising 1,706 homes and offices across 13 buildings ranging from three to 27 storeys. The project includes a new footbridge linking the peninsula with Canning Town station. Phase one features 537 homes, offices, an art gallery, shops, and community facilities, while phase two adds up to 1,169 homes, business space, shops, and a school. Completion is expected within five years, contributing significantly to the area's regeneration.
6. <https://www.bdonline.co.uk/tfl-brings-12-acre-docklands-site-to-market/5091949.article> - Transport for London has launched plans for a new neighbourhood on a 12-acre site at the Limmo Peninsula in London's Docklands. The site is the largest to come forward as part of TfL’s plans to build 10,000 new homes on surplus land 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 adjoins Canning Town’s underground and DLR station.
7. <https://www.newham.gov.uk/news/article/1457/mayor-welcomes-new-dockside-development> - Newham’s Mayor welcomed the announcement of a new waterfront development at the Limmo Peninsula, which will bring 560 new affordable homes to the borough. The five-hectare brownfield site, within the Royal Docks and Beckton Riverside Opportunity Area, is set to transform the location and provide significant opportunities for the community. The development is a joint venture between Places for London and Ballymore, aiming to regenerate the area and contribute to the borough's growth.