

What lessons for future urban regeneration in East London can be learnt from projects in the past?



Year 11 Geography fieldtrip

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**Royal
Geographical
Society**
with IBG

Advancing geography
and geographical learning



Group	Names

Aim of the day...

East London: Urban regeneration

1. Canary Wharf:

An example of 1980s urban regeneration, focusing on commerce and retail.

2. The Excel Centre:

An example of 1990s urban regeneration, focusing on leisure and residential.

3. Canning Town:

A deprived residential area with plans for regeneration.

4. Stratford:

The heart of the ongoing Olympics regeneration project, with additional Stratford City and transport developments underway too.

Using data collected from each site:

- positive and negative impacts of regeneration: social, economic and environmental evidence
- overall lessons to be learnt from the existing examples of regeneration for future projects.

A visual comparison of Regeneration sites: socially, economically and environmentally

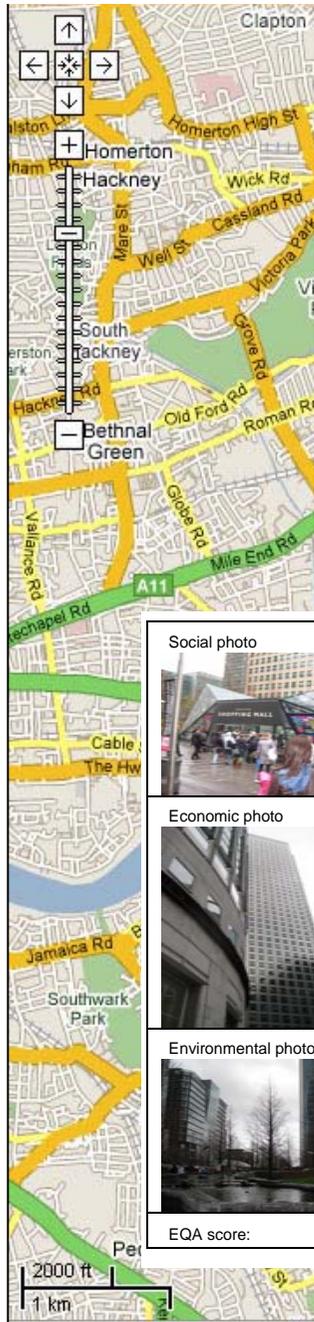
Key:

Site 1: Canary Wharf
An example of 1980s urban regeneration, focusing on commerce and retail.

Site 2: Excel Centre
An example of 1990s urban regeneration, focusing on leisure and residential.

Site 3: Canning Town
A deprived residential area with plans for regeneration.

Site 4: Stratford
The heart of the Olympics regeneration project, with additional Stratford City and transport developments.



Social photo

Economic photo

Environmental photo

EQA (average score) :

Social photo

Economic photo

Environmental photo

EQA score:

Social photo

Economic photo

Environmental photo

EQA score:

Map Satellite Terrain

Site 3: Canning Town

Social photo

Economic photo

Environmental photo

EQA score:

Site 1: Canary Wharf

Site 2: Excel Centre

Social photo

Economic photo

Environmental photo

EQA score:

Site 1: Canary Wharf

An example of 1980s urban regeneration, focusing on commerce and retail.

Positive impacts: (Social, economic and environmental evidence)	Negative impacts: (Social, economic and environmental evidence)
<p>Canary Wharf used to be run down and derelict. However now new transport, businesses and shopping centres have been built.</p> <ul style="list-style-type: none"> ♣ It is well designed and pleasing to the eye. ♣ In good condition. Very clean. ♣ There are many shops, amenities and services near. ♣ Good public transport, DLR, train service, taxis and buses. ♣ The roads are well maintained. ♣ Large finance businesses have moved there, boosting the economy and providing jobs for millions. ♣ Small parks, ponds and trees making it environmentally pleasing to the eye. ♣ Near the city airport, so good for business travelling. ♣ Lots of facilities, underground shopping mall hidden to make more space. Even gym facilities in big businesses. ♣ No vandalism. ♣ Roads have not much traffic congestion as most people come in by train no car. 	<p>However now Canary Wharf is a big business site it has effected the environment and the people who live close by.</p> <ul style="list-style-type: none"> ♣ As there are millions of people travelling to Canary Wharf everyday the main mode of transport is packed. It takes hours to get to work and it is not very nice to travel. ♣ All the greenery is artificial. ♣ The area is very crowded. ♣ All the shops are very expensive. No less expensive services like post offices, WHSmiths and Topshop. ♣ There are no gardens with offices or greenery visible from houses for people who live there. ♣ Housing prices have rapidly increased; therefore local people are unable to afford the new, modern housing. ♣ Un-skilled local people remain unemployed. ♣ Job opportunities are only for the more qualified people. This means that people travel to Canary Wharf from far away, not for local people.
<p>Lessons that can be learnt for the future:</p> <p>More green areas need to be provided along with , better transport more frequent, cheaper housing available for more local people and better employment for locals.</p>	

Site 2: Excel Centre

An example of 1990s urban regeneration, focusing on leisure and residential.

Positive impacts: (Social, economic and environmental evidence)	Negative impacts: (Social, economic and environmental evidence)
<ul style="list-style-type: none">• London City airport is very nearby and so is very accessible area. Because of this many people will be attracted to the area.• The river Thames also runs through the area making it accessible and an easy place to dock boats.• Excel Centre is near to the new Olympic site, and so this should boost the economy a lot and so it is likely that many of the old factories that have not been regenerated yet will be turned into new bars, hotels and flats, further boosting the economy.• The regenerated areas in general were very clean.	<ul style="list-style-type: none">• There is not enough money to regenerate the entire area and so some of the old factories are still derelict and look run down.• There is not much employment available in the area.• Most old buildings are old and graffeted makin the area look dirty and unleasent to look at.• There were no trees or greenary in the area making not a very natural atmosphere.• In large functions, roads may become blocked and cause traffic.• Ugly houses and scenery surrounding some parts of the area.• Noisy airport near by.
<p>Lessons that can be learnt for the future:</p>	

Site 3: Canning Town

A deprived residential area with plans for regeneration.

Positive impacts: (Social, economic and environmental evidence)	Negative impacts: (Social, economic and environmental evidence)
<ul style="list-style-type: none">• Easy transport from the tube station.• Variety of people; different races and different ethnic cultures.• Lots of people so lots of jobs are filled.• Near to the river.• Major urban regeneration area.• Could encourage other deprived areas to regenerate as well if they see the positive impacts that take place in Canning Town.• Good transport links by bus, train, or underground.• With more people coming and living in the area, more money could be made.• Historic points such as “The Bridge” pub, bring tourists and therefore money.	<ul style="list-style-type: none">• Very run down housing making it look unattractive.• Lots of rubbish on the streets.• It is in the top 5% most deprived areas of the UK.• Very little evidence of greenery and entertainment areas.• Local people have poor health.• High poverty rates.• The property prices in the area could rise sharply, making the current local residents unable to pay to live there.• A lot of money is being put into the area, with could cause serious problems in future years due to it not being paid back.• The area could become very overcrowded.
Lessons that can be learnt for the future:	

Site 4: Stratford

The heart of the Olympics regeneration project, with additional Stratford City and transport developments.

Positive impacts: (Social, economic and environmental evidence)	Negative impacts: (Social, economic and environmental evidence)
<ul style="list-style-type: none"> • The Olympic ground will mean that the government will put money into Stratford to improve the town. • It will give the town residents jobs. • There is a lot of space. • There is obvious construction already happening. • People will be buying property in the area. • When the development is complete, parts of the site will be made into football pitches and will be open for use by local football clubs. • Other parts of the site will also be open for the local community so even after the Olympics, the site will be put to great use. • The Olympics will attract a huge amount of tourists. 	<ul style="list-style-type: none"> • Nothing has yet happened or been built • The town will become busier due to the Olympics • London tax has inflated due to the upcoming Olympic ground to be built. • It will mean that the government are spending all their money on Stratford rather than the rest of London. • Transport to the town will become congested. • Some people believe that it is not a national victory but a London victory and do not understand how it will benefit them or their community.
<p>Lessons that can be learnt for the future:</p>	