**Seb Coe:**

At our closing ceremony, we can say that these were games by everyone.

**Narrator:**

That was Seb Coe at the closing ceremony of the London 2012 Olympics and Paralympics. 10 years on, this is my London Legacy, highlighting everyone's role, stories and memories of London 2012.

**Rosanna Lawes, Executive Director of Development, London Legacy Development Corporation:**

London's bid for the Olympic Games wasn't about six weeks of sport, it was about the legacy and about the investment opportunities for fundamentally a regeneration program in East London.

**Clare Hebbes, Director of Development, London Legacy Development Corporation:**

Just on our own land, we are looking to deliver over 5000, so a lot more homes to come.

**Peter Maxwell, Director of Design, London Legacy Development Corporation:**

You were able to come out your door or leave your house or leave your flat and you'd understand which street you lived on, which wasn't the same as any other one.

**Rosanna Lawes:**

Perhaps the most exciting part is still to come.

**Narrator:**

With so much green space and some of the best transport links in the world. Queen Elizabeth Olympic Park has already become one of the most desirable residential locations in London. 10000 homes have already been built in the 10 years since the games, focused in two of the park's new neighborhoods. But in this second episode of my London Legacy, we hear about the properties to come and the new communities planned.

**Rosanna Lawes:**

I'm Rosanna Lawes. I'm the exec director of development at LLLDC. I'm responsible really for all of the development work we do on the park. So, it's not just about the physical buildings. Really, it's about developing a new piece of city and creating a place where people want to live and work and play. I think we've made great strides. I think our focus immediately after the games was to ensure that we had our first neighborhood on site, and we achieved that as Chobham Manor. That's an incredibly successful neighborhood.

**Clare Hebbes:**

I'm Clare Hebbes. I'm director of development for the north of the park. So Chobham Manor actually completes this year. It should be before the summer. So that will be a really momentous point actually in this 10th anniversary year to have completed our first residential development. And it's well loved the people who live there enjoy living there and certainly we have learned an awful lot through delivering that, which we've carried forward into the next developments.

**Rosanna Lawes:**

Yes, so our next neighborhood is East Wick + Sweetwater. And our first phase has completed there to over 300 homes. We're hoping to start our next phase at East Wick + Sweetwater later this summer. Following on from that, then we have East Bank. And East Bank is a culture and education district, which will bring together those institutions. But set alongside that will be around 600 homes, just opposite the aquatics and next to the Victorian Albert Museum.

**Janet Townsend, Director of Development, LLDC:**

I'm Janet Townsend and I'm director of development for the projects in the south of the park. I'm mainly working on the projects that are not yet on site, but we've obviously been doing a lot of planning over considerable years for that. And because there's such a huge quantum of housing then you can't develop all of it at once. You can't bring it all to market at once. But even just construction logistics would be impossible to have everything on site at the same time. But I'm working on Stratford Waterfront and Bridgewater, which is a joint venture. We've been procuring a partner for that over the last few months, and we are just concluding that process now. So, we should be announcing our selected developer for that in the next few months. That will be really exciting because the Stratford Waterfront residential will be the start of residential adjoining the East Bank program. So next to all the cultural buildings right in the center of the park.

**Rosanna Lawes:**

Then we will take our fifth neighborhood forward at putting the lane. Again, that's another 900-unit homes with about 36000 square meters of commercial floor space and employment space. That's incredibly important. It's not just about the homes, it's about the jobs and the opportunities, education and otherwise that is integral to the Parkland. And then finally, we have a site at Rick Roberts Way, and again, we hope to be in the market to identify developer partners for both putting [inaudible] and Rick Roberts Way later this summer. So yes, five neighborhoods.

**Clare Hebbes:**

As part of the original planning for the Legacy, we looked at what the area needed, not just in terms of numbers of homes and indeed affordable homes, but also what types of homes. The area historically has had a very sort of transient population. Wwe are trying to cater for a whole range of residents within the park as well. And we are delivering a significant number of family sized housing within that.

**Janet Townsend:**

I think providing homes on the park is almost like a symbiotic relationship, and the UK desperately needs homes. And so, providing the homes, particularly the high proportion of affordable homes that we have clearly fulfills that need, particularly in an area of London where the need is so severe. But equally providing the homes brings an awful lot to the park itself. And I think we know from other areas that a place that has nobody living there can feel quite empty at times. And so, the character of the park, and actually some of the humanness, if that's a word, comes from having people actually living on the park and being there all the time at different times of day. And it makes it feel a real part of London rather than just something stuck on the outside.

**Peter Maxwell:**

I'm Peter Maxwell, I'm the director of design and I've got a design overview across the whole of the park. Delivering housing that people recognize, London's obviously a very different place to Barcelona or Prague or other ways, and there's certain types of housing we have, terrace housing, muse houses, mansion blocks, which people recognize and I think love and also like kind of public space around it like London squares as well. And we've tried to make sure that the developments that we're bringing forward are actual places and have elements of those places that people can recognize and learn to live in.

As kind of similar points with the inclusion element here, we're really keen that we are providing housing for a variety of different family needs and family sizes. And one example would be within Chobham Manor where we've got what's called a multi-generational home and that's directly responding to the demographic that is within London [inaudible], specifically with larger extended families and providing an opportunity for a type of home, which is really a terrace house with a little annex at the back that you can have, not just the two adults and three kids, but you can have your elderly mother or your teenage son or teenage daughters continuing to live around a little courtyard. And we are trialing things like that here as well that actually... hopefully meet the needs of a modern family and the modern population.

And finally, just one point in terms of sustainability, I think right at the beginning we've been at the vanguard of trying to push environmental sustainability. That's obviously a changing field, but again, our first neighborhood in Chobham Manor looking at zero carbon homes and making them very efficient in terms of how you insulate them to try and reduce their heating bills and things like that. We're trying to deliver housing that is quality, robust and people can learn to live there over a large period of time and don't have to keep on moving out as well.

**Rosanna Lawes:**

We're incredibly focused on design quality of all of our homes, and we have ensured that all of our homes, whether they be houses or apartments, have their own balcony space or garden space. So everybody has access to open space within their accommodation, but also access to this beautiful parkland.

**Peter Maxwell:**

One of the benefits we have as a legacy corporation is that we have kind of a pipeline of housing developments and neighborhoods coming forward, and that's really important because it means that we can set standards at the beginning of what we want to receive. And understanding what the residents think about their homes, but also how it's maintained and managed is really important because you can never design everything and design all of the needs and wants of everybody. So that going back and asking people and seeing how things work in practice is always really good policy and it's really good to understand that as a developer and landlord.

And we've recorded some of these lessons within our own policies. We have a design quality policy that looks at housing standards, for example, but also in terms of some of the design elements within the overall park. And these kind of set a benchmark, which are important to us, but they've actually been picked up and understood by some of the wider developers outside our own developer plots. I think we've helped in that part as a public sector developer.

**Narrator:**

Did any of you think in 2005 when Jacques Rogge said the word London, that by the time 2030 comes along, 96000 people would be living in the Olympic Park?

**Janet Townsend:**

No, I don't think I did. I was actually working at Kings Cross at the time when the Olympics was announced, and so I have to say I was less excited about the park itself and more excited about the northern ticket hall going on.

**Peter Maxwell:**

I think from my perspective, I remember coming here in 2005 and I think we were actually, I was working for the government at the time and we were working in parts of Newham and trying to cross from Hackney Wick along Carpenters Road, Carpenters estate to Stratford High Street, and it was impossible. You kept on getting lost everywhere and amongst the industrial buildings and everything else.

**Rosanna Lawes:**

I think it's fair to say London didn't think we were going to win the bid. We were just behind Paris, and I was there on the day when that announcement came through. I think it was a combination of elation and also a shock of realism. Crickey, we're going to have to deliver this now. But I think where London has been unique in its bid for the games is that the legacy has always been front and center and at the heart of the ambition to host the games.

It was an opportunity to catalyze regeneration and investment in this piece of city. I certainly wouldn't have focused on the numbers, but we were certainly alive to the scale and the opportunity. So yes, I mean it's been an incredible... I think London's legacy has been an incredible story and I know it's a story that we constantly support, host cities both in their bids and in their planning for legacy. I think we are seen as a beacon of good practice, which we are delighted about. But I think what has been important for London is to be really clear about what his vision is, be really clear that it is about legacy, and it is about people. It is about regenerating a piece of city. We knew we had something special on our hands.

**Narrator:**

10 years in, is it all happening soon enough? Is it happening quick enough?

**Clare Hebbes:**

Although we've only really started the housing, we have been putting in a lot of the social infrastructure ahead of that. We've built secondary schools, we've built primary schools, we've removed and reconfigured roads.

**Janet Townsend:**

Homes are part of the story, but it really is about developing or helping a community develop. Nobody can create a community. It has to, I think, have its own life. And our job is to put the pieces there so that people can pick that up and take their own ownership of it. To be totally honest, I think the park is almost at the beginning of that phase. I mean, clearly the venues are 10 years old, but as we've said in terms of people moving in and actually turning the park into somewhere that people live in, and so becomes a real piece of city. We're at the foothills very much. And so I think the next 10 years will be absolutely transformational.

**Peter Maxwell:**

There's a large number of houses being delivered at any one time, so it could be 900, 1000 homes. People remember the times of the 1960s and Soviet style housing blocks where it's a single design, it's repeated again and again. And we've tried to introduce variety based on some well tried and tested housing models. It gives a bit of character to individual streets. And the character doesn't just come from the buildings, it also comes from the trees and the planting and other things. And as kind of mentioned before, it provides the backdrop for community life, we hope.

**Rosanna Lawes:**

Yes. I'm convinced we will. I think we'll be going through a period of transformational change.

**Clare Hebbes:**

Yeah, I would agree that the most exciting part is still to come. And for me, I think obviously working in the south of the park, it’s actually spreading that regeneration for the south, particularly south of the railway and even south of Stratford High Street, so that it's not just the park that is actually physically bounded in a lot of ways by railway infrastructure and large roads, but it's about getting those benefits spreading further into the existing communities that are already there.

**Rosanna Lawes:**

When East Bank opens, we'll have 10000 students on our doorstep come September next year. That was going to bring really, really quite a dynamic buzz to the park. More people will be living on the park, more people will be coming to learn, more businesses will be coming to reside on the park to innovate and work alongside those institutions to bring some of that ambition to life.

**Narrator:**

So much has changed during the journey from the bid in 2005 to the games in 2012 and now 10 years on, it really does feel that it's still just the beginning in so many ways. Thank you to Rosanna, Peter, Clare, and Janet for taking us through their London legacy.

**Rosanna Lawes:**

Homes are incredibly important pieces of infrastructure that make a city tick and work.

**Peter Maxwell:**

The fundamental change from being an industrial, quite hard-working area where the Lee Valley was hidden away to being one of the best urban parks in the last 20 years is just nothing sure of miraculous, I think.

**Clare Hebbes:**

It's just an amazing transformation over that period of time that we've got to now, and obviously more to go up to 2030.

**Janet Townsend:**

It's well loved and the people who live there enjoy living there and certainly we have learned an awful lot through delivering that.

**Narrator:**

This is my London Legacy, the Queen Elizabeth Olympic Park podcast. Don't forget, you can share your memories on social media. Hashtag London 2012, hashtag pass the baton and sign up for the Queen Elizabeth Olympic Park updates, exclusive offers and experiences at 10yearson. queenelizabetholympicpark.co.uk.