

WELCOME!

START HERE!

WELCOME TO THE CHRISP STREET CO-DESIGN REPORT-BACK!

Come see what we've heard from the community so far, find out how the designs are taking shape, and tell us what you think!

So far this year, through hundreds of conversations, workshops and two May Co-Design Days, we have shaped a new vision for Crisp Street. See it today at our Summer Saturday drop-in or on 30 August 2025. View the plans and sketches, add your thoughts and help guide the next stage.

MEET THE TEAM



Telford Living
Developer: Telford Living



HARCA
Housing Association: Poplar HARCA



JTP
Architects, Masterplanners & Placemakers: JTP



AND
Commercial & Ground-floor Placemaking: AND London



Mackerran
Landscape Architects: Mackerran

An application was submitted in 2016 for the redevelopment of the Crisp Street site, providing 643 new homes in blocks ranging from 4-25 storeys, alongside new ground floor uses.

WHY CAN'T THE PREVIOUS SCHEME BE DELIVERED?

A lot has changed in the last ten years since the inception of the consented Masterplan. New legislation has emerged including the introduction of the Building Safety Act, changing design standards to ensure increased means of escape and improved level of safety for users of taller buildings. Construction costs have significantly increased, and the needs of the population have changed.

The scheme is no longer viable or deliverable and there is an opportunity to enhance the masterplan to respond to the evolving needs of the town centre. We believe now is the time for a fresh look at the site and a comprehensive new vision that delivers an active and attractive new masterplan for Crisp Street Market.

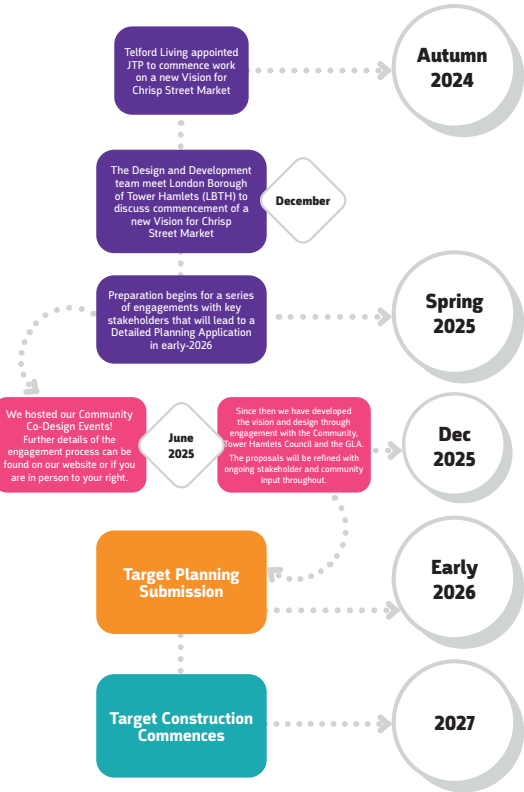
We are excited about the opportunity for this site and for local people and need your input to help build this vision!

Telford Living has appointed architects JTP and place consultants AND London to co-create with the community a new vision for the comprehensive, residential-led, mixed-use redevelopment of Crisp Street. A planning application will be submitted to Tower Hamlets Council early next year.

Subject to obtaining planning permission, Telford Living will be able to embark on the next stage of the redevelopment of the Crisp Street project over the coming years, bringing the vision to life.



HERE'S THE PLAN



SKIP FORWARD TO FIND OUT MORE

GETTING TO KNOW YOU



WE MET OVER 200 PEOPLE

ENGAGING WITH LOCAL BUSINESSES, RESIDENTS, AND COMMUNITIES

TO GET TO KNOW YOU AND AND TO HEAR WHAT YOU THINK ABOUT CHRISP STREET

GETTING TO KNOW YOU
To start the process, in April and May 2025 we spent time regularly **out and about around Crisp Street**. We were there to say hello, introduce ourselves, and start conversations. We listened to what you like about the area, what you feel could be better, and your ideas for the future of Crisp Street.

Over 5 separate dates, we spoke with **more than 200 people**. This included local residents, traders, business owners, and visitors. We also visited **8 local community groups**, including Aberfeldy Big Local, the Feldy Centre, Spotlight Youth Centre, and The Hive, to hear directly from people already involved in the life of the community.

CONVERSATIONS



1:1 MEETINGS



COMMUNITY GROUP VISITS



TRADER INTERVIEWS



PRESENTATIONS



SITE TOURS

CO-DESIGN PROCESS

SUMMARY OF COMMUNITY EVENTS

01 - 22 MAY
CHRISP STREET
WE MET OVER 200 PEOPLE

GETTING TO KNOW YOU
Site walkabouts, trader interviews, 1:1 meetings and conversations on site with local businesses, residents and members of public

13 MAY
LANSBURY ESTATE BOARD
10 ATTENDEES WITH VERBAL FEEDBACK

18 MAY
CHRISP STREET SITE TOUR

SITE TOUR
"GETTING TO KNOW YOU"
INCLUSIVE DESIGN FOCUS
Site tour and conversations with Jackie Kennedy

23 MAY
COMMUNITY GROUP VISITS
VISITED 8 COMMUNITY GROUPS AROUND CHRISP STREET AND POPLAR
Aberfeldy Big Local, Felicity Centre, New City College, Spotlight Centre, St Matthias Church, Tavis Community Centre, The Hive, HARCA, NEW CITY COLLEGE, felicity

29 - 31 MAY
CO - DESIGN DAYS

CO-DESIGN EVENTS AT CHRISP STREET
NEW COMMUNITY SPACE AT FORMER SHOE ZONE
ALMOST 1000 PEOPLE ATTENDED

438 STICKY NOTES ON IDEAS WALL
210 TABLE NOTES
40 PEOPLE INVOLVED IN DESIGN TABLES
OVER 2,000 COMMENTS NOTED

30 JUNE
SPOTLIGHT YOUTH WORKSHOP

SPOTLIGHT COMMUNITY CENTRE
ENGAGED WITH 15 PEOPLE FROM SPOTLIGHT YOUTH EMPOWERMENT BOARD

92 STICKY NOTES AND VERBAL FEEDBACK NOTED
2 LARGE PLAN DRAWINGS PRODUCED
OVER 200 COMMENTS NOTED

ENGAGEMENT SO FAR - NUMBERS AT A GLANCE
10 ENGAGEMENT EVENTS & SESSIONS SO FAR (MARCH - JUNE 2025)
1,000+ COMMUNITY MEMBERS SPOKEN WITH FACE-TO-FACE
OVER 2,000 WRITTEN & VERBAL COMMENTS RECORDED
68,300 INSTAGRAM VIEWS

68.3K VIEWS
on our Co-Design Events videos

HAVE YOU SEEN US ON SOCIAL MEDIA?
19,700 FLYERS DISTRIBUTED



THANK-YOU TO EVERYONE WHO CAME ALONG!

WE TALKED TO ALMOST 1000 PEOPLE

AND LISTENED TO YOUR VISION FOR THE FUTURE OF CHRISP STREET

VENUE
INFORMATION EXHIBITION
IDEAS WALL
AI IMAGE GENERATION
FACE PAINTING
PIZZA AND COFFEE
HANDS-ON DESIGN TABLES
CONVERSATIONS WITH THE DESIGN TEAM
FEEDBACK QUESTIONNAIRE

NUMBERS OF THE DAY

ALMOST 1000 ATTENDEES OVER 2 DAYS!
OVER 2000 COMMENTS
438 WRITTEN STICKY NOTES
210 TABLE NOTES
12 DESIGN TABLES HELD

SKIP FORWARD TO SEE WHAT WE GATHERED FROM YOUR FEEDBACK!

YOUTH WORKSHOP

YOUTH FEEDBACK

WHAT YOU TOLD US

**THANK YOU
FOR SHARING YOUR
HOPE & DREAMS
FOR THE FUTURE OF
CHRISP STREET!**

A vertical photograph showing a group of people, including students and staff, gathered around a display board. The display board has the word "save" written on it in large, colorful letters. The people are looking at the board and talking to each other. The photo is partially covered by a large orange circle on the left side.

SPOTLIGHT - YOUTH EMPOWERMENT

Spotlight, Poplar HARCA's award-winning youth service, offers free, safe spaces for 11-25-year-olds in Tower Hamlets.

Its **Youth Empowerment Board (YEB)** is a group of teenagers who meet monthly to present ideas, challenge plans and feed youth perspectives into the future of Poplar HARCA and the community as a whole, **helping shape decisions and drive change across Poplar and Bow.**

YOUTH FEEDBACK

During a **two hour co-design workshop** with Spotlight's Youth Empowerment Board (YEB), **15 young people (aged 15-21)** contributed **hundreds of comments, sketches and post-its** covering every part of Crisp Street Life.

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**POST-IT
NOTE
WORKSHOP**

Their ideas range from evening entertainment and café culture to safer crossings, greener play spaces and making pods for 'side hustles'. The insights are grouped by theme to your right. Percentages show the share of youth feedback devoted to each topic.

Taken together, these comments paint a clear picture of what matters to young people: an active square after 6 pm, a cleaner and greener public space, healthy and affordable food, places to sit and study, and routes that feel safe on foot or by bike.

These priorities will help guide the next stage of design, ensuring the masterplan meets the needs of Christ Street's younger residents as well as the wider community.

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21% COMMENTS

"I WON'T GET THROUGH HERE AT NIGHT, IT'S CREEPY."

EVENING ACTIVITY AND SAFETY

- Young people say Ching Street turns into "a ghost town" after 6 pm.
- Young women, in particular, feel unsafe, reporting cat-calling and harassment after dark.
- They support bringing more residents and activity to the square, designing buildings with clear sight-lines and no dark corners, adding well-integrated lighting and CCTV.



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MORE THAN RETAIL



18% COMMENTS

"THE IDEAS STORE NEEDS MORE COSY AND QUIET SPACES THAT YOU CAN GO ON YOUR OWN."

- Young people want new places to eat that you can, evening attractions such as Flip Out, Electric Shredder, an arcade or a cinema, street-food stalls, and even an outdoor games area with ping-pong and chess so the square stays busy.
- Many teenagers run 'side hustles' from on-cycled fashion to jewellery and crochet. They propose small shop units for local markets and craft fairs.
- Feedback also calls for a youth cafe-study hub with Wi-Fi, charging points, and cosy quiet corners for study, gaming or relaxing.

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PARKING, TRANSPORT AND TRAFFIC

- Slowing traffic around Chirip Street is important to young people, many like bike near-rides.
- Many say cars are unnecessary here and prefer space for cyclists and scooters.
- They ask for speed bumps on Chirip Street and East India Dock Road, plus oncoming and wider cycle routes.

10% COMMENTS

"MAKE IT SAFER FOR BIKES"



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REFRESH THE MARKET

- More stalls and more variety.
- Make it cleaner and better organised – young people notice litter and untidy stalls and say, ‘Keep it the same but better and cleaner’.
- Space for young creatives – some request pop-up pitches to sell crafts and artwork.

6% COMMENTS

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COMMUNITY IDENTITY AND CHARACTER



- Celebrate Culture. Young people value their parents' "diverse" life and want it celebrated, not replaced.
- Street culture. They support public art murals, live music and pop-up art installations to create platforms for local creativity.
- Create buzz. Ideas include outdoor cinema nights, culture days and art shows along the market edge.

3% COMMENTS
"MIXED COMMUNITY IS IMPORTANT"



COMMUNITY IDENTITY AND CHARACTER

- Celebrate Culture. Young people value their City Street's "diverse vibe" and want it celebrated, not replaced.
- Strengthen culture. They support public art murals, live music, and pop-up art installations to create platforms for local creativity.
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COMMENTS

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PUBLIC REALM, GREEN SPACE & PLAY

- Young people ask for more trees and greenery, shared seating and places to chill with friends, as well as play and sports equipment for older children and teens.
- Specific ideas:
 - climbing walls,
 - an outdoor gym,
 - bell swings,
 - table-tennis and,
 - a water fountain.
- Young people also ask for public drinking water taps.

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**PUT CHRISP STREET
BACK ON THE MAP**

- Young people believe Chrisp Street needs a stronger arrival and outward face.
- Ideas include:
 - a "landmark arch" at East India Dock Road and Cavendish Street,
 - bright banners
 - neon signs opposite the DLR, and
 - public artwork by the bus stops

10% COMMENTS

**"YOU GET LOST TRYING
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All "to welcome you in and show you where to go"

10% COMMENTS

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RETAIL FOR LIFE

- Food first – Many youth comments focus on plans to eat and drink – juice bars, vegan cafes, bubble tea or coffee shops, African food and healthy, low-cost options to sit alongside existing fast food.
- Other key requests include:
 - a good career shop near All Saints DLR,
 - a supermarket and
 - new public toilets.

9% COMMENTS

"WE NEED PLACES THAT SELL HEALTHY STUFF WE CAN AFFORD."



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5% COMMENTS

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PLACES TO MEET, SIT AND CHILL

- **Sociable outdoor seating:** Teams want cafes where tables spill into the square and Cadillac Street, plus clusters of benches where they can sit together without being moved on.
- **Covered hang-outs with power:** Requests for sheltered areas equipped with USB charging so friends can meet in any weather and stay connected.
- **Inclusive design:** Seating that feels welcoming to teenagers but allows the space with parents, shoppers and younger children.



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READY FOR REDEVELOPMENT

- The young people we spoke to were positive and excited about Chicago Street's future.
- Young people support change but say, "Don't let it drag on like before."
- They also ask for a "more modern look" through redevelopment.

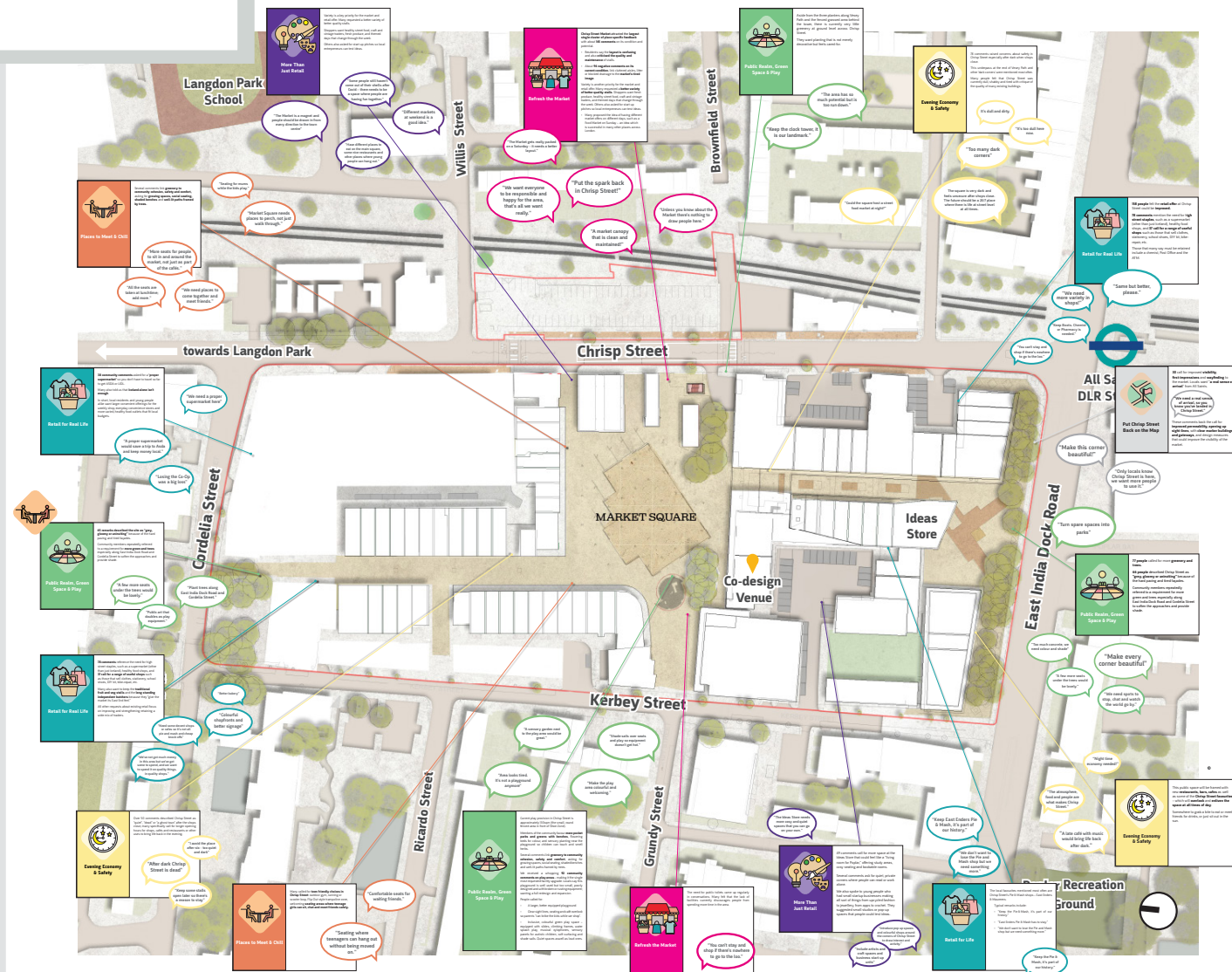
1% COMMENTS



READY FOR REDEVELOPMENT

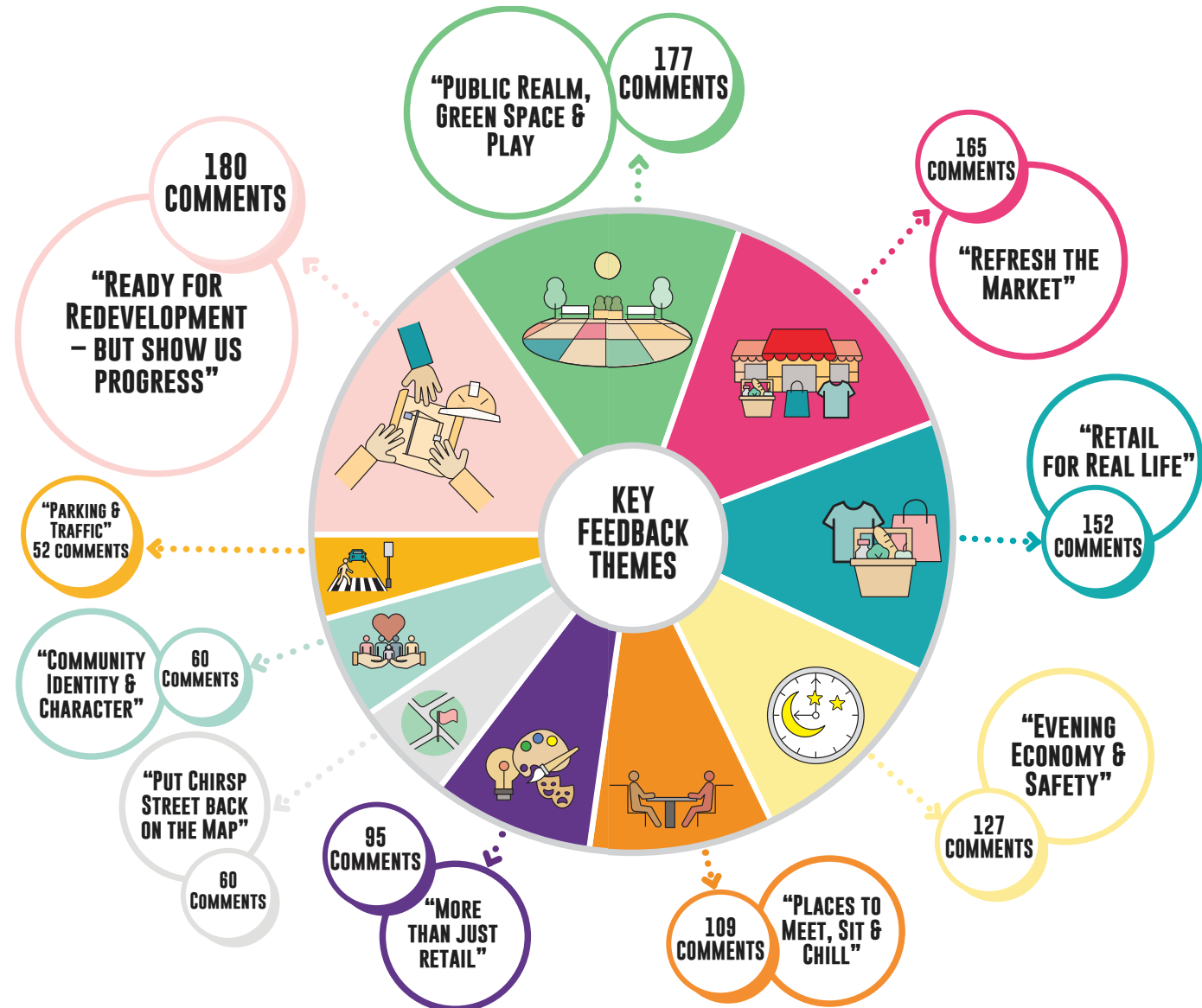
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1% COMMENTS



KEY FEEDBACK THEMES

HERE IS WHAT WE HAVE LEARNED BASED ON YOUR FEEDBACK!



READY FOR DEVELOPMENT - BUT SHOW US PROGRESS

180 COMMENTS
82 ASKED "WHEN WILL WORK START?"

- 57 comments say trust has faded after years of stalled progress.
- 24 people want a permanent information point and regular, plain language updates.
- We have reopened the ShoeZone unit as a project hub and will post clear milestones there and online, keeping the conversation open as the plans move forward.

"We were relieved when this area was going to be redeveloped. It gives Chirsp Street the chance it deserves."

"Put the spark back in Chirsp Street!"

"We have stared at hoardings and rubble for years, give us a date and some trust."

PUBLIC REALM, GREEN SPACE & PLAY

179 COMMENTS
72 PEOPLE SAID GREENERY AND TREES WERE IMPORTANT TO THEM

- 65 call the site currently "grey, gloomy or uninviting", paving and facades feel run-down.
- 94 call for a bigger, better and more inclusive playground.
- More trees, planting, flowers, benches, shade and a large inclusive play area.

"Too much concrete, we need colour and shade"

"Make every corner beautiful!"

"Turn spare spaces into parks!"

REFRESH THE MARKET

170 COMMENTS

- More variety and better quality, cleaner stalls, clearer layout and working public toilets.
- The market offer could vary through the week: fresh produce, healthy food, start-up traders, craft fairs, vintage clothes, crafts, street food.
- We will work with the Council's market team to improve the market and its management.
- Aim to be a vibrant market that reflects local identity and draws new footfall.

"The Market is a magnet and people should be drawn in from every direction to the town centre"

"Sort the market and the rest will follow."

"You can't stay and shop if there's nowhere to go to the loo."

RETAIL FOR LIFE

158 COMMENTS
38 ASKED FOR A SUPERMARKET

- Requests for restaurants, cafes and bars to extend time usage of the main square, bike repair kiosk, DIY and stationery, Primark, and health and go food. Keep longstanding favourites such as Eastenders Pie & Mash.
- A 'local' offer that mixes anchors and independents while keeping the long-standing Chirsp Street favourites.

"We need a supermarket, Iceland just doesn't cut it."

"We need more useful shops, not just phone cases."

"We don't want to lose the Pie and Mash shops but we need something more."

EVENING ECONOMY AND SAFETY

137 COMMENTS
SAFETY IS HIGHLIGHTED AS A KEY ISSUE BY MANY

- Safety, especially in the evenings, is highlighted as a key issue by many.
- Shops close early: 78 link dark corners and poor lighting to feeling unsafe.
- 15 young women reported harassment, and many more reported feeling unsafe after dark.

"The square is very dark and feels unsafe after shops close. The square should be a 24/7 place where there is life at street level at all times."

"Safety is biggest issue and it's getting worse."

"I avoid the place after six, too quiet and too dark, it's like a ghost town."

PLACES TO MEET, SIT & CHILL

115 COMMENTS
59 CALL FOR MORE AND BETTER-QUALITY PUBLIC SEATING FOR ALL

- 59 comments asked for better seating in the public realm, around the market and in sunny spots.
- There were many requests for sociable outdoor benches, small pocket parks and sheltered places to relax, plus an extension to the Ideas Store with quiet bookable rooms and multi-faith spaces.
- Street furniture to suit everyone: benches with backs and arms, movable café chairs, picnic ledgers plus teen-friendly seats with charging points and Wi-Fi.

"Have cosy chairs to rest on."

"We need spots to stop, chat and watch the world go by."

"It would be great to be able to sit out in the sun in the market square."

MORE THAN RETAIL

102 COMMENTS
8 REQUESTS FOR SERVICES (OP, WALK IN CLINIC, MENTAL HEALTH, LADIES HUB, YOUTH PROGRAMMING)

- 49 comments on a new community hub - with multi-faith room, cosy study space, mental health drop-in and "a living room for Poplar".
- 27 want makers space & start-up units - affordable arts studios, makers and crafts spaces, start-up business units, colourful pop-up shops, bike-repair kiosk, affordable stalls for micro-businesses.
- Create a mixed-use heart that offers learning, culture and enterprise to bring the community together as well as shopping.

"Introduce pop-up spaces and colourful shops around the corners of Chirsp Street to draw interest and activity."

"A living room for Poplar would bring people together."

"Include Artists and Craft Spaces and Business Start-up units"

PUT CHIRSP STREET BACK ON THE MAP

68 COMMENTS
IMPROVE VISIBILITY, TOWNSCAPE LEGIBILITY, PERMEABILITY AND WAYFINDING IN AREA TO PULL MORE PEOPLE TO THE DISTRICT CENTRE

- 30 call for improved visibility, first-impressions and wayfinding to the market.
- Locals want "a real sense of arrival" from All Saints and Langdon Park, some even suggest a "landmark arch". Other ideas include extending stalls over Chirsp Street at weekends to showcase the market, remove obstructions to sight lines and opening a second pedestrian route from East India Dock Road to draw visitors straight into the square.
- Strengthen pride in Chirsp Street, boost footfall and spending by making the District Centre unmistakable and welcoming.

"We need a real sense of arrival, so you know you've landed in Chirsp Street."

"Only locals know Chirsp Street is here, we want more people to use it."

"Put a big 'Chirsp Street' sign on us so all people know what's inside."

COMMUNITY IDENTITY & CHARACTER

64 COMMENTS
A MIXED COMMUNITY IS SEEN AS KEY TO KEEPING THE PLACE LIVELY AND PROUD

- Residents want Chirsp Street to keep its East End character while raising standards and staying affordable.
- 60 comments discuss housing, tenure mix and local affordability.
- 38 focus on the cost of renting or buying, asking that "genuinely affordable homes come first."
- 22 raise concerns about gentrification or losing the East End feel, including 6 calls for some town houses.
- A mixed community is seen as key to keeping the place lively and proud.

"Make it better, not posh - keep locals here."

"Don't wipe out the history, make it visible and proud."

"Put the life back into Chirsp Street. This is a great place to live!"

PARKING, TRANSPORT AND TRAFFIC

55 COMMENTS
10 HIGHLIGHTED BUS STOPS COULD BE REVAMPED

- Older locals and traders promote the need for more parking bays, especially for a supermarket. Though 22 youth comments call for fewer car-parks, speed bumps and safer crossings.
- 34 comments mentioned issues with speed or crossings on Chirsp Street and East India Road.

"Cars fly down Chirsp Street, it's dangerous for kids."

"Some parking is needed, but slow the cars down and add better crossings."

VISION PRINCIPLES

0. SHOW PROGRESS AND BUILD TRUST

What we want to see:

- Clear progress and build trust
- Clear progress and build trust
- Clear progress and build trust

1. HERITAGE & CHARACTER

What we want to see:

- Heritage and character
- Heritage and character
- Heritage and character

2. ARRIVAL: "CHRISP STREET, HERE WE ARE"

What we want to see:

- Arrival and welcome
- Arrival and welcome
- Arrival and welcome

3. OPEN CHRISP STREET UP: CLEAR GATEWAYS & DIRECT ROUTES

What we want to see:

- Open and clear
- Open and clear
- Open and clear

4. MARKET SQUARE AT THE HEART

What we want to see:

- Market square
- Market square
- Market square

5. RETAIL FOR REAL LIFE - DIVERSIFY THE OFFER

What we want to see:

- Retail for real life
- Retail for real life
- Retail for real life

6. MORE THAN JUST RETAIL: COMMUNITY LIFE AND INTEREST

What we want to see:

- More than just retail
- More than just retail
- More than just retail

7. EVENING ECONOMY: SAFETY AROUND THE CLOCK

What we want to see:

- Evening economy
- Evening economy
- Evening economy

8. FROM GREY TO GREEN

What we want to see:

- From grey to green
- From grey to green
- From grey to green

9. HOUSING & COMMUNITY CHARACTER

What we want to see:

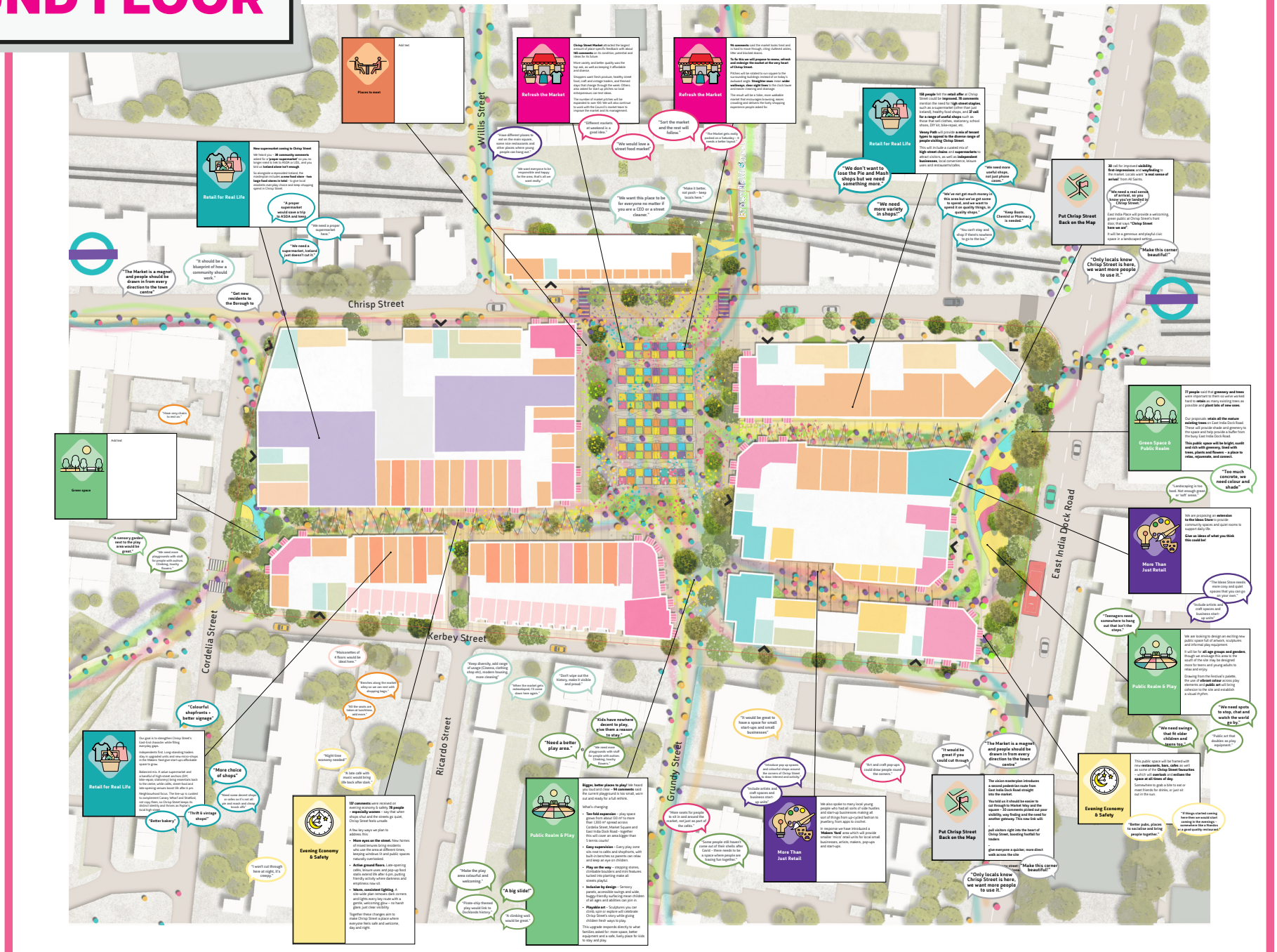
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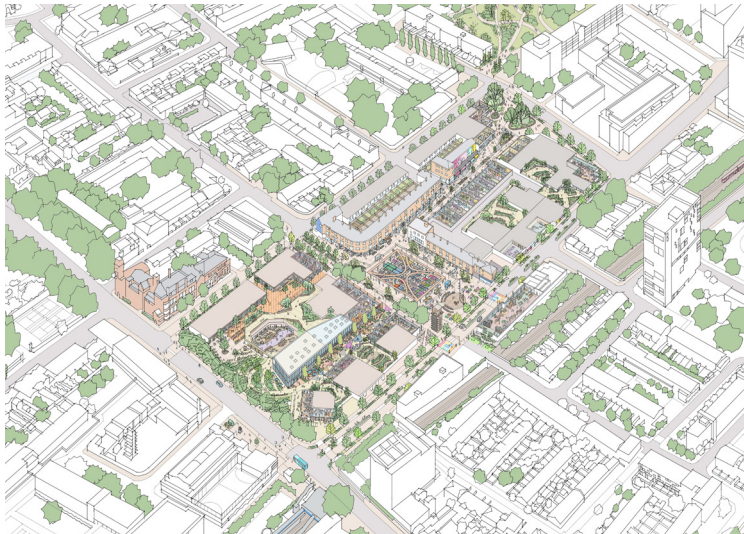
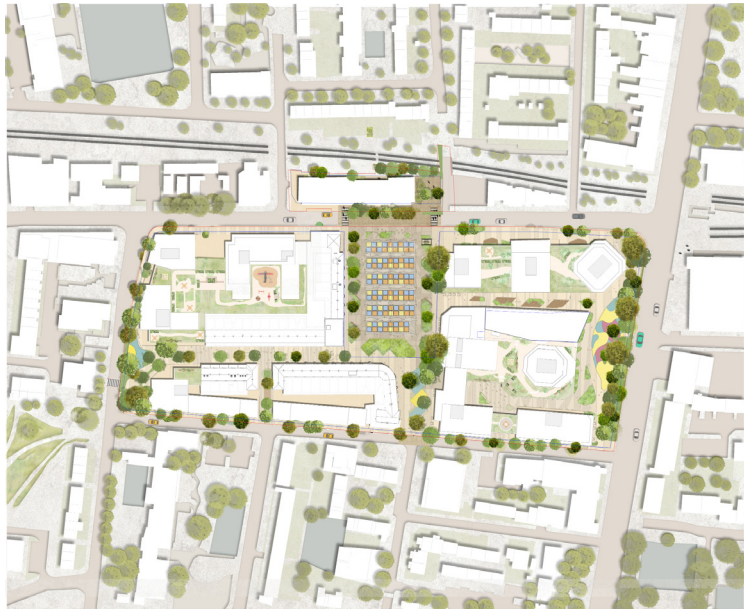
10. WONDER, JOY & PLAY

What we want to see:

- Wonder, joy and play
- Wonder, joy and play
- Wonder, joy and play

THE VISION GROUND FLOOR





WHAT DO YOU THINK?

THE VISION KEY SPACES

BEFORE

AFTER

EAST INDIA DOCK ROAD



ASSETS

- There is a key connecting road in the location.
- It is directly opposite All Saints D&A station.
- The public space is a key asset in the location.

CHALLENGES

- All elements of the currently used site are in need of improvement.
- The site is currently used as a car park and is not a public space.
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68

65

THE VISION

A welcoming, green public space at Chirp Street, a street scene, that says "Chirp Street has us".

Bright, well and rich with greenery, lined with trees, plants and flowers - a place to relax, regenerate, and connect.

Framed with new restaurants, bars, and cafes which will activate the space at all times of day.

to the next stage of the process we look forward to introducing designs for colourful and exciting lighting and public artwork that will weave throughout the space and pull you towards Chirp Street Market.

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VESEY PATH



ASSETS

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THE VISION

A lively shopping street that draws people into the heart of Chirp Street.

The opportunity for larger stores to attract people into the heart of Chirp Street.

Trees and planting along the street make it greener, more inviting, and a place to pause and enjoy.

Public art and lively tree canopies create a welcoming feel and guide you naturally toward the Market Square.

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BEFORE

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THE VISION

The Market Square will extend across Chirp Street, creating a more connected and vibrant public space.

A relaxed crossing with new green traffic, making it safer and easier for people to walk between both sides of the street.

How greenery and wider pavements will make the street feel safer, greener, and more pleasant to spend time in.

New buildings will open up at street level, housing on plants, trees, and connect with others.

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MARKET SQUARE



ASSETS

- Chirp Street is a key connecting road in the location.
- It is directly opposite All Saints D&A station.
- The public space is a key asset in the location.

CHALLENGES

- All elements of the currently used site are in need of improvement.
- The site is currently used as a car park and is not a public space.
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165

30

THE VISION

The Market Square is the heart of Chirp Street - full of life, activity, and community spirit. It's a space to shop, meet, and share ideas and experiences.

A new landmark building along Chirp Street will frame the square, giving the square its heart.

A flexible open area with new planting and planting with a local market canopy will support events, markets, and everyday use.

New green pathways will link the Market Square to nearby residential streets, making it easier and more enjoyable to walk through the area.

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WHAT'S NEXT?

THANK YOU for taking the time today to visit the Report Back of the Vision for Crisp Street.

We'll be back **BACK ON 30 AUGUST** at the **SECOND SUMMER SATURDAY** with another chance to view the proposals and speak with the design team **SPEAK WITH THE DESIGN TEAM**.

The proposals will also be uploaded to the project website: **CHRISPSTREETE14.CO.UK**

and throughout **AUGUST**, a **SUMMARY** of everything on display **TODAY**, will be shown as part of a window display here at the **FORMER SHOEZONE**.

WE'D LOVE TO HEAR YOUR THOUGHTS:



WRITE A POST-IT AND ADD IT TO THE WALL



FILL OUT A QUESTIONNAIRE TODAY



SEND US AN EMAIL TO **HELLO@CHRISPSTREETE14.CO.UK**



WRITE TO US AT **FREEPOST JTP (NO STAMP REQUIRED)**



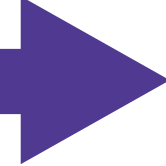
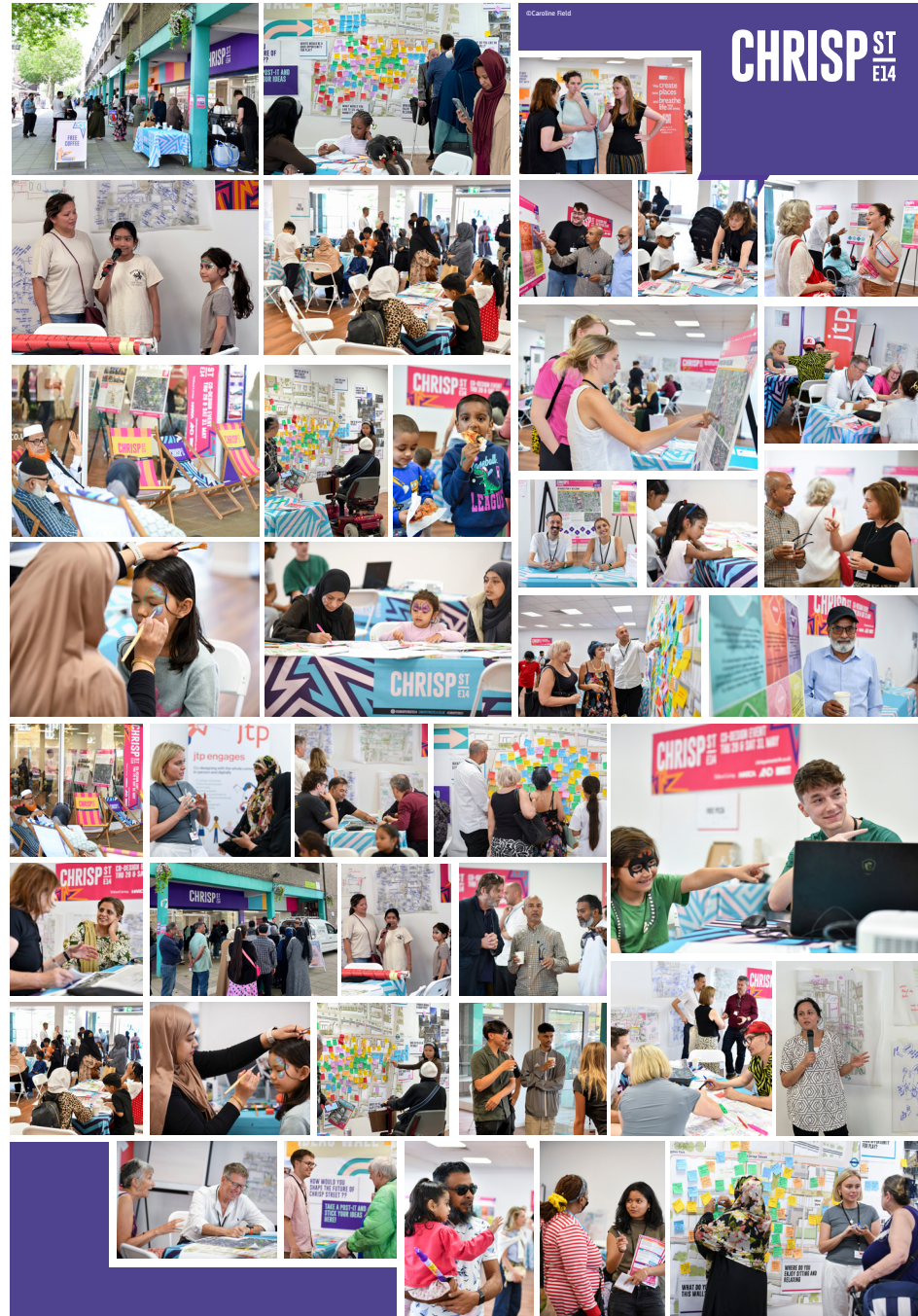
CALL US ON **FREEPHONE 0800 012 6730**



VISIT THE PROJECT WEBSITE FOR UPDATES **CHRISPSTREETE14.CO.UK**



KEEP AN EYE ON SOCIAL MEDIA @**CHRISPSTREETE14**



HERE IS WHAT WE DREW TOGETHER!

