

Transforming the Royal Docks

A guide to our developments



Introduction

Building the future of London in the Royal Docks



The Royal Docks is on its way to being transformed into a dynamic new destination for London. Powered by its diverse communities, pioneering spirit and global links, the Royal Docks is the future of London.

To bring this great ambition to life, we are bringing forward eight major development schemes that will collectively deliver at least 12,000 new homes in the Royal Docks.

This is an area with an extraordinary history and unimaginable scale. As the Mayor of London's largest land-led project, with over 175 hectares of land in GLA ownership, the Royal Docks is uniquely positioned within London for housing and economic growth. 42,500 jobs are forecast over the next 20 years, as well as a total of 30,000 new homes, much of which will be affordable housing.

As the capital's only Enterprise Zone, the Royal Docks must also be at the forefront of driving forward London's and Newham's recovery post-pandemic – marshalling all of the investment into the area to rebuild a better, fairer and more sustainable city.

Five cross-cutting programmes underpin our ambition for the Royal Docks:

1 Place: Creating a major mixed-use destination

A place of immense scale and opportunity; with sustainable and cohesive neighbourhoods; high-quality public spaces; and an active waterscape that provides opportunity and experiences for all.

2 Connectivity: Boosting accessibility and active travel

An area that is resilient, smart and connected; with transport options and infrastructure that support the Royal Docks to be a greener, healthier and more prosperous place, with global reach.

3 Economy: Driving the capital's productivity and growth

An internationally significant hub of enterprise and employment; a pioneering and progressive place, committed to responsible growth and the wellbeing and prosperity of local people.

4 Culture: Powering London's cultural engine

A world-class creative production centre that is internationally renowned for its distinctive and high-quality cultural programme, inspired by the people and places of the Royal Docks; an irresistible place to live, work and visit.

5 Identity: Locally driven and globally positioned

An area that is shaped by the pride and participation of local people; a place that sets new standards for sustainable and responsible growth, and which supports London to be a more open and inclusive global city.

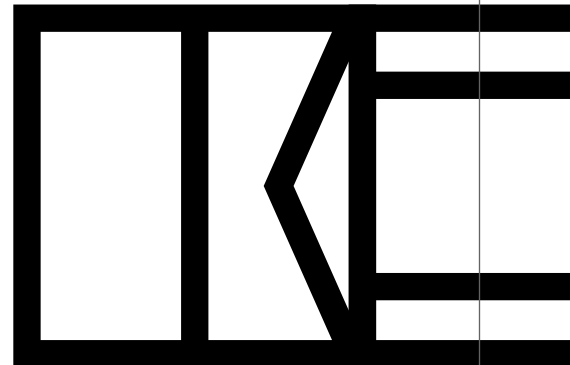
Silvertown Quays

A new town surrounded by water

One of the most distinctive and historic parts of the Royal Docks, Silvertown is on the cusp of revival as a new waterside location for London. The Silvertown Quays regeneration project, led by Lendlease and Starwood Capital, will provide a significant number of offices and workspaces, plus at least 3,000 new homes, a significant proportion being affordable.

This 50-acre site around Pontoon Dock is home to the historic Millennium Mills, an iconic 20th-century flour mill, and the distinctive Grade II-listed Silo D, both of which will be restored as part of the development. These buildings have featured in many films, television shows and music videos. We are bringing new life to this impressive place by creating a high-quality, mixed-use destination across six distinctive areas. Silvertown Quays will have a total of 7 million sq ft of residential and commercial space, public parks and improved access to the water including the new Silvertown Bridge.

Historic flour mill set in 50-acre site



The first phase will start the creation of a new centre for the Royal Docks. It will have shops, cafes and places for the community to meet alongside new homes and workspaces, and provide learning and training opportunities. The development will start at the western edge of the site to create a stronger link with existing communities in Britannia Village, Royal Wharf and the rest of the docks.

- Housing commitment – 950 new homes in Phase 1, with at least 3,000 over time
- Percentage affordable – 20% in Phase 1, rising across the rest of the site
- Workplaces – 500,000 sq ft in Phase 1 including Millennium Mills
- Planning status – Outline consent for the whole masterplan and detailed consent for Phase 1

Royal Albert Dock

A dynamic international business district

4.5 million sq ft
of office space



Royal Albert Dock (RAD) is evolving into a new international business district in East London. The new build aspect of Phase 1 is complete, which includes 21 buildings, but is still a modest part of the large-scale 4.7m sq ft site.

Designed for business innovation, the RAD masterplan creates a variety of workspaces at different sizes, ensuring flexibility for business growth. The developer is Advanced Business Park (ABP), a Chinese company which was chosen to develop the site with a complex of offices, apartments and shops. This business district will bring British and global companies together, especially those in tech, media and telecoms.

Located between three DLR stations and the new Crossrail station at Custom House, RAD has London on its doorstep. Across the dock waters is London City Airport, connecting RAD to over 40 European cities in less than two hours.

RAD will also be home to a waterfront community with a high street, shops, restaurants and bars, as well as eight public squares and other amenities.

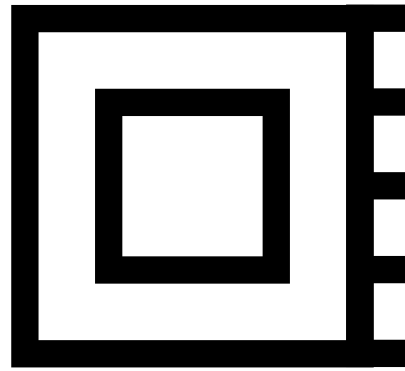
- Floorspace completed – 600,000sqft gross
- Office space – 4.5m sq ft, with 0.5m sq ft for other commercial use
- Planning status – Outline consent for the masterplan, with detailed consent for Phase 1, of which construction is complete



Albert Island

A modern, sustainable maritime centre

First new shipyard on the Thames for over a century



Albert Island takes the Royal Docks' maritime heritage into the future with a new commercial boatyard and marina – this will be the first new shipyard on the Thames for over a century. Life on the water will be central to this new development, built with sustainability at its core. Albert Island will also be a hub for engineering, logistics and infrastructure, bringing this overlooked area of the Royal Docks into the spotlight.

Located at the eastern entrance to the Royal Docks, between the Thames and Royal Albert Basin, Albert Island is close to major rail, river and road networks, and the regeneration of the 25-acre site will maximise the potential of these transport links. Albert Island will also draw on its proximity to the University of East London and the London Design & Engineering University Technical College, in order to promote enterprise and building skills.

Developed by London and Regional, this is an employment-led scheme consisting of a variety of workspaces including a warehouse for light industrial use, to accommodate businesses of all sizes. A small number of residential units will be added on the southern dock edge. The shipyard element will be delivered with the Port of London Authority (PLA).

The development will improve local access to the site, and make it easier for people to enjoy the Thames foreshore. The Thames Path will be continued from the north Royal Albert Basin, running south through the site towards North Woolwich.

- Housing commitment – 16
- Percentage affordable – 50%
- Includes up to 800,000 sq ft of employment space
- Planning status – Approval secured in March 2021, with work expected to start in early 2022



Royal Albert Wharf

A creative, social atmosphere



Royal Albert Wharf is a new creative community and neighbourhood in the Royal Docks. Situated between Gallions Reach DLR, Royal Albert Basin and the Thames, Royal Albert Wharf will be built over six phases. Developed by a joint venture partnership of Notting Hill Genesis, Telford Homes, and Vistry Partnerships, Royal Albert Wharf will provide over 1,800 homes, at least 40% of which will be affordable.

A key element of the development will be new commercial, leisure and community space, in order to create work and social hubs around the Gallions Reach and dockside areas.

The scheme incorporates the Royal Docks Impounding Station, over 100 years old but still running smoothly to provide water to the Royal Docks. Public realm will also be improved, with a new tree-lined square and better pedestrian and cycle routes.

40% of homes to be affordable

Alongside Notting Hill Genesis, arts and education charity Bow Arts has created 40 affordable studios in the area. RAW Studios and RAW Labs are a vibrant injection of creativity in the area, giving artists and other creatives a place to work, collaborate and develop. This is a sign of the creative energy that is already bubbling in the Royal Docks, which is set to become London's cultural engine.

These creative spaces line the ground floor of the first phase of development at the dockside, which has won awards from the Royal Institute of British Architects (RIBA) and was nominated for Residential Project of the Year by the Royal Institution of Chartered Surveyors (RICS).

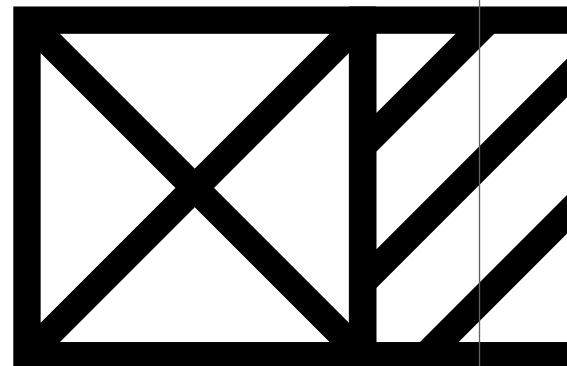
- Housing commitment – 1,856 homes
- Percentage affordable – Circa 40%
- Non-residential space – Up to 100,000 sq ft for workplaces, artist studios, cafe, and community spaces
- Planning status – Early phases completed and phased construction of four of six phases underway, with full completion expected in late 2025



Thameside West

Riverside living with unparalleled connections

Thameside West is a new riverside neighbourhood located at the western end of the Royal Docks. Jointly developed by GLA Land & Property and Silvertown Homes, this site encompasses one of the largest brownfield sites in the capital, now being transformed into a living and breathing neighbourhood. When complete, this area will include 5,000 new mixed-tenure and affordable homes, a new primary school and nursery, shops and spaces for creative industries, and two new riverside parks.



New primary school and nursery

Thameside West is uniquely connected: a new DLR station is being built on the site, and a brand-new river crossing for London – the Silvertown Tunnel – is planned to improve connections between this area of former industrial land and the rest of London.

Part of the development includes the former Carlsberg-Tetley brewing company site. Already there is a cluster of creative business on the site, and phase one includes adding new workspaces. Here are workspaces for fashion designers, local community start-ups, animators and other design-led companies, as well as a community cafe.

- Housing commitment – 5,000 homes
- Percentage affordable – 39%
- Planning status – Outline consent for the masterplan; detailed status for Phase 1 granted in 2020; construction due to start in 2022 with final completion of the whole project expected by 2030



Millet Place

Community life by the park



Directly opposite Pontoon Dock DLR, Millet Place has a range of rental homes, including affordable homes, making this stylish rental development an accessible and diverse place to live. With the Thames Barrier Park on one side and the dockside on the other, this development is right in the heart of the action.

The Pontoon Dock area has sprung to life in recent years, with local cafes and restaurants now lining the streets between parks and water on both sides. Millet Place was completed in 2020 as a joint venture between the London Pension Funds Authority and Grainger plc, one of the UK's leading residential landlords.

Residents at Millet Place can enjoy high quality homes combined with a dedicated onsite Resident Services team as well as a range of resident amenity spaces including rooftop terraces with stunning views of the River Thames and beyond.

240 homes with Thames Barrier Park entrance



The ground and mezzanine floor amenity spaces offer residents co-working spaces, lounge, gym and wellness studio, cinema, and private dining room, providing many opportunities for residents to interact and establish a community.

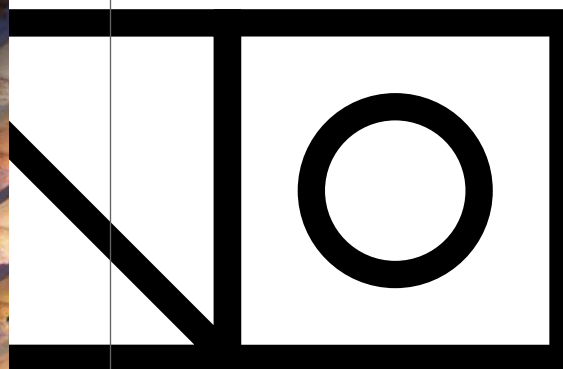
Millet Place also offers a new entrance to the Thames Barrier Park, aligning with the cafe and Pontoon Dock DLR for the benefit of residents and the wider community. When the station is enhanced, this new entrance will also connect with the North Woolwich Road, providing even greater convenience for walkers and cyclists. Thames Barrier Park, which is as innovative in its design now as it was when it was built 20 years ago, is now being refurbished. This means a new lease of life for the cafe, and even more trees for this beloved green lung for the Royal Docks.

- Housing commitment – 154 private rental flats and 82 affordable homes
- Percentage affordable – 35%
- Planning status – Completed in 2020



Brunel Street Works

A lively urban quarter



Dedicated community space included

Brunel Street Works sits on a previously disused site owned by the Greater London Authority. Making this a mixed-tenure development was a key priority to help preserve and further promote the diversity and vibrancy of the area. In addition to 975 mixed-tenure flats, Brunel Street Works will also have 8,000 sq m of mixed-use and community space, including a 110-bedroom hotel.

This development on Silvertown Way is delivered by a joint venture between Vistry Partnerships and Metropolitan Thames Valley Housing. Brunel Street Works is ideally located close to the amenities of Royal Victoria Dock – the new home of the Mayor of London and London Assembly – with cafes and restaurants, the cable car, and the dockside beach with swimming and paddleboarding. Also nearby are two nature reserves, Bow Creek and East India Dock Basin, making this a showcase of the Royal Docks as a meeting place for urban life and nature.

- Housing commitment – 975 mixed-tenure
- Percentage affordable – 35%
- Planning status – The first blocks achieved completion in 2021



Royal Eden Docks

The green heart of a vibrant city



Sitting less than 100 metres from the water's edge, homes are set across two buildings, framing two garden squares. Outdoor living is at the heart of this place. A quarter of the space is dedicated to communal green areas – the equivalent of 20 tennis courts.

At ground level, you'll find landscaped gardens; on the roof, a running track; connecting you to the station, a new street. All is enriched with trees and ornamental shrub planting that would have been native to the area in a bygone era.



17 resident amenities dedicated to health and wellbeing

Royal Eden Docks is a collaboration between Mount Anvil and ExCeL London, which hosts 400 events per year, welcoming four million visitors from every corner of the globe. The development is just a 3-minute walk to the Elizabeth line at Custom House station. When it opens in the first half of 2022, journey times to the City will be just 10 mins, Bond Street 17 mins and Heathrow 52 mins.

- Housing commitment – 854
- Percentage affordable – 35%
- Planning status – Granted for phases two and three

Our developments

 Enterprise Zone

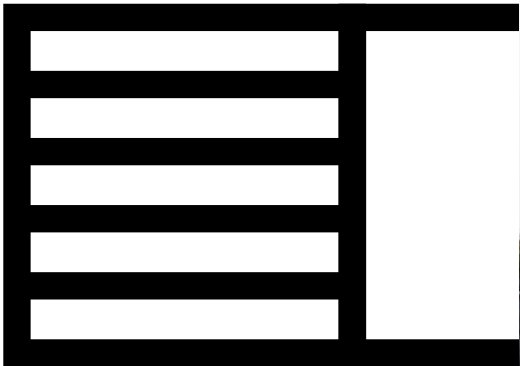


About the Royal Docks Team

The Royal Docks Team is a dedicated and multi-disciplinary team established by the Mayor of London and Mayor of Newham in 2017.

We are working to ensure that the Royal Docks is a regeneration exemplar that delivers long term value for the area and its communities, through delivering a £314m investment programme for the Royal Docks approved by the Mayor of London in 2018.

The Royal Docks Team thinks strategically across the whole area, working to build consensus between developers, landowners, businesses, communities, government and more, and to take co-ordinated decisions and actions. We involve local people in the transformation, ensuring that everyone who lives and works in the area reaps the benefit from the huge changes underway.



For more information or to find out how to get involved, please get in touch.

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