

News Release

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Development Corporation**

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NEW PLAN FOR LONDON'S ROYAL DOCKS

A new master plan has been unveiled for 120 acres on the South side of Royal Victoria Dock which, within the next 10 years, will create a new community of 8000 people in London's Royal Docks.

The proposals, drawn up by a team of consultants led by Tibbalds Colbourne Partnership, are published today by the London Docklands Development Corporation (LDDC) for public consultation and discussion with local people and organisations including the London Borough of Newham.

The plan covers about 120 acres of land from Royal Victoria lock in the west to St Mark's Church in the east; from the south edge of the Royal Victoria Dock in the north to North Woolwich Road in the south and includes the Thames Barrier lands north of the river.

The proposals indicate how the area could be developed over the next 10 years and identify the following mix of uses:

- * Housing - Up to 3000 homes, with a variety of types and tenure, to be located at the western end of the site and on the Thames Barrier lands to the south. Environmental improvements would be carried out to the residential area around Barnwood Court.

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- * Community Facilities including a new watersports centre at the western end of the dock, a multi-purpose community building, a health centre, playgrounds and improvements to West Silvertown Primary School.

- * Shopping - Up to 160,000 sq ft of waterside retail is envisaged around the Pontoon Dock to create a focus of activity for entertainment, tourism and leisure. Small local shops will be built as part of the residential developments.

- * Business Space to Generate Employment - Up to 1.6m sq ft of office space could be developed over 10 years around and to the east of the Pontoon Dock. Light industrial and studio workspace units (250,000 sq ft) are planned in the east of the site near London City Airport. Three sites for hotels with conference facilities have been identified.

- * A 26 acre park, half the size of Central London's Green Park, is proposed for the Thames Barrier lands between North Woolwich Road and the river. A high standard of hard and soft landscaping will be sought throughout the development area with public open spaces around the Pontoon Dock.

- * A number of the existing mill buildings on the Pontoon Dock could be refurbished for modern uses.

A key objective is to meet the aims of the Corporation's Memorandum of Agreement with Newham Council in relation to social housing, community services and employment and training.

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The Corporation proposes to dispose of parcels of land over a period of time commencing next year. Urban design and landscaping guidelines will be provided with site development briefs to ensure that schemes will be both sensitive and appropriate to the overall strategy for development of the south side of Royal Victoria Dock and the Royal Docks as a whole.

LDDC Chief Executive, Michael Honey commented:

"This new master plan creates exciting possibilities for a site strategically located between the City of London and the expanding regions of East Anglia and Kent, as well as Europe itself through London City Airport and the Channel Tunnel. We are looking forward to receiving people's thoughts on our ideas and hope that the local community in particular will take this opportunity to join the debate about the future of their area."

For further information contact:

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Note to Editors

1. The south side of Royal Victoria Dock will benefit from a £195m infrastructure programme on site or planned in the Royal Docks, including a series of strategic highways which are currently under construction. The £240m Beckton Extension of the Docklands Light Railway received Royal Assent on 21 July and construction is due to start in the Autumn.

2. The consultant team for the south side of Royal Victoria Dock comprises:

Tibbalds Colbourne Partnership
- Planners and Urban Designers

Grimley J R Eve
- Chartered Surveyors

Robert MacDonald Associates
- Architects

Frank Graham & Partners
- Chartered Engineers

Gillespies
- Landscape Architects

The MVA Consultancy
- Transport Planners