

# News Release



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## WIMPEY SIGNS FOR WEST SILVERTOWN URBAN VILLAGE

Construction of 917 homes at Britannia Village, the first phase of West Silvertown Urban Village on the south side of Royal Victoria Dock, will start immediately following the signing today (27 July 1995) of a development agreement between Wimpey Homes and the London Docklands Development Corporation (LDDC).

On the 28 acre site Wimpey will build 777 homes for sale including 221 two and three bedroom houses and 556 one, two and three bedroom flats. As part of the agreement Peabody Trust will build 140 social housing units in six locations throughout the development. The homes will be built in a variety of blocks ranging from two to eight storeys and including a number of houses with gardens. Britannia Village, a multi-million pound scheme, will also include at least three shops, a pub and a large flexible-use community centre with children's and health care facilities, meeting rooms and a hall to hold up to 250 people. A number of the houses will be designed to allow home working.

The first residents are expected to move into Britannia Village in Summer 1996. The LDDC, and its successor, will participate in the scheme through the Private Finance Initiative, taking a share of the revenue from sales, reflecting its land ownership and investment in site infrastructure.

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LDDC Chief Executive, Eric Sorensen, comments: "Wimpey and their architects, Tibbalds Monro, have produced a very high quality design encapsulating the character of an urban village and exploiting to the full the site's magnificent waterside setting. West Silvertown Urban Village marks the first major development in the Royal Docks and we believe that it will be a catalyst for future investment including the International Exhibition Centre and the Royals Business Park."

Wimpey Homes' Regional Director, Graeme Dodds, said: "Wimpey Homes is committed to the Urban Village. We have thrown our weight behind this project and are working with the LDDC to provide high quality housing with a great deal of character in an outstanding location. We will be building a mixed development which we believe will be the start of a significant new East London community incorporating a variety of dwellings. This is totally in keeping with the Urban Village concept."

Redevelopment of Barnwood Court: Tibbalds Monro, in conjunction with Wimpey Homes and the LDDC, have produced the West Silvertown Urban Village Design Codes to give coherence to the whole scheme which also includes the redevelopment of Barnwood Court, 264 flats in two adjacent tower blocks owned by Newham Council. Tenants, who voted in September 1994 for the blocks to be demolished, have been given a choice of staying in West Silvertown or being rehoused elsewhere in the borough.

Barnwood Court will be sold to East Thames Housing Group (formerly East London Housing Association) and redeveloped with 95 social housing units and a village common for the whole of the Urban Village. Some tenants have already opted to move to Peabody Trust's new 85-home development at Fort Street, with the first family due to move in next month.

Charitable Trust: A charitable trust, West Silvertown Village Community Foundation, has been set up to support community activities and services in the Urban Village with capital contributions of more than £400,000 over three years, from the LDDC, Peabody Trust, East Thames Housing Group and Wimpey Homes.

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**Phase Two:** The LDDC expects to market the second 40 acre phase of the Urban Village in 1996 for a mix of uses including leisure, retail, offices, studios, workshops and residential which, when added to Phase I, will create homes, employment opportunities and leisure for 5,000 people on the south side of Royal Victoria Dock. The LDDC also has plans for up to 500 homes on 11 acres to the south, along with a 22 acre park, next to the Thames Barrier and has recently held an international competition to select a design for the park.

West Silvertown Urban Village is within walking distance of the Docklands Light Railway Beckton Extension and British Rail's North London Line. To enhance the DLR connection the LDDC has plans to build a footbridge across the dock to connect to Custom House Station and the proposed International Exhibition Centre, and is working up a feasibility study for running a tram through the village, connecting Canning Town and North Woolwich.

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