

N E W S R E L E A S E

West Silvertown Urban Village

6 November 1996

ENVIRONMENT SECRETARY MARKS START OF WORK ON NEW HOMES AT URBAN VILLAGE

Environment Secretary and Minister for London, John Gummer, today marked the start of work on 235 new homes at West Silvertown Urban Village, an 1,100-home development which is bringing new life to 28 acres of a once derelict area of London Docklands.

Joined by Docklands resident and Peabody Trust tenant, David Fallows, John Gummer unveiled a commemorative flagstone on the quayside of Royal Victoria Dock to mark the start of work on new homes for rent at the £80 million Urban Village, the first major development underway in the Royal Docks since London City Airport opened in 1987. The new homes include the 23,500th to be built in London Docklands since 1981.

Britannia Village - Homes for Sale

The 235 homes for rent, under construction by Hunting Gate Group for Peabody Trust and East Thames Housing Group, will join more than 777 houses and quayside apartments in Britannia Village, a development started in 1995 by Wimpey Homes, following an agreement with the London Docklands Development Corporation (LDDC), the promoters of the Urban Village .

Wimpey successfully launched the development in the Spring with the first release of dockside apartments sold out in weeks and reservations already taken for the next phase due in Summer 1997. To date more than 100 homes have been sold and the first residents moved into their new homes this summer. Master planners for the scheme and architects for Wimpey Homes are Tibbalds Monro.

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Wimpey
Homes

Peabody
Trust

Hunting
Gate
4444

EastThames

London Docklands

Homes for Rent

In addition to the LDDC's agreement with Wimpey Homes, the Hunting Gate Group are building for Peabody Trust 140 homes for rent, designed by Tibbalds Monro, in six locations throughout Britannia Village. The homes are being built in a variety of blocks, ranging from two to eight storeys and including a number of homes with gardens. Today's ceremony took place next to the site of a five-storey quayside crescent block of 53 units, including 20 disabled homes, with shops on the ground floor.

The 95 units of low rise flats, maisonettes and houses for East Thames Housing Group, designed by Broadway Malyan Architects, are being built on the Newham Council-owned site of Barnwood Court, two 1960's tower blocks which, following a ballot of the tenants in 1994, will be demolished in 1998. More than half of the tenants have already moved out of the blocks, some choosing to move to Peabody Trust's recently completed 85-home development at Fort Street, E16, an early part of the Urban Village. Other tenants will have the choice of moving to the new homes for rent or to elsewhere in the borough. The LDDC is assisting Newham Council with the cost of moving the tenants. The Council will have nomination rights for the social housing.

The LDDC has made grants of £1.9 million towards the social housing units, with the balance coming from the Housing Corporation and private loans.

Community Benefit

Residents of the first phase of West Silvertown Urban Village will also have the benefit of at least five new shops, a pub, a village common 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.

The LDDC, Wimpey, Peabody Trust and East Thames Housing Group have combined to form and endow a charitable trust, West Silvertown Village Community Foundation, which will support community initiatives in the Urban Village.

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A community of 5000 people

Further new homes, creating a community of up to 5000 people on the south side of Royal Victoria Dock, as well as offices, shops, workshops and leisure facilities are proposed in the second 40 acre phase of West Silvertown Urban Village which the LDDC proposes to market next year. The Zoological Society of London already has plans to build a National Aquarium on the site, subject to the successful outcome of a bid for capital funding from the Millennium Commission.

Regeneration of the Royal Docks

West Silvertown Urban Village is opposite the site of the proposed new international exhibition centre for London, ExCeL, which is scheduled to open in Autumn 1998 following completion of the London Underground Jubilee Line Extension. Construction of a footbridge connecting the two sides of the dock is scheduled to start early next year. To the south side of the village a 22 acre park and up to 500 homes is planned on the Thames Barrier site.

The LDDC has recently reached agreement in principle with Norton Healthcare for the sale of 25 acres at the eastern end of the Royal Albert Dock for construction of a 320,000 sq. ft headquarters building. On an adjacent 25 acre site Government funding has secured the Thames Gateway Technology Centre, the core of the Royals University Campus which will open to students in 1999. The LDDC is marketing a further 50 acres on the north side of the Royal Albert Dock for a Business Park.

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Note to Editors

David Fellows, who lives at Peabody Trust's development in Fort Street, E16, previously lived at Barnwood Court.