
News Release

45 Westminster Bridge Road London SE1 7JB

Direct Line 071 922 5765

Fax 071 261 9187



28 March 1994

**New Urban Village in London launched by John Gummer, MP,
Secretary of State for the Environment**

The first section of a new Urban Village in London Docklands was launched today by John Gummer, MP when he took the controls of a mechanical digger to start work on 85 homes for rent by local people.

The new Urban Village, the first of its kind in London, will eventually contain 1,500 homes for up to 5,000 people on a 78 acre site. Its design is based on HRH Prince Charles' planning concept of developing integrated communities which have a mix of housing, shops, recreational facilities and work places all in one area. It will seek to combine the best qualities of a traditional village - a sense of community, homes, jobs and local facilities in close proximity - with the best urban qualities - the lively bustle of town life.

Peabody Trust is working in partnership with the London Docklands Development Corporation, the London Borough of Newham, Tate & Lyle, commercial developers and the local community to establish the Urban Village. It will be located in West Silvertown, currently an isolated area with 260 council flats, 60 privately owned homes and few job opportunities.

More/.....

Dickon Robinson, Peabody Trust's Director of Development comments: "This new Urban Village is making a break with town planning trends since the 1960s which have tended to segment areas into business parks, residential and leisure areas. It will be a balanced community where people will be able to live, work and enjoy recreational facilities in close proximity.

"Urban Villages could not be more timely as concern mounts over environmental problems, such as traffic pollution; they reduce the need for the motor car as people will have access to homes, jobs, shops and leisure facilities all within easy walking distance."

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For more information please contact:

Bill Eyres	071 922 5765
Charlotte Mittens	071 922 5759

Note for editors:

- 1) Peabody Trust is London's largest charitable housing provider and has been tackling London's social problems since 1862. Peabody manages nearly 13,000 homes on over 70 estates, housing 26,000 Londoners.
- 2) Peabody Trust and the London Docklands Development Corporation have set up a Community Village Development Trust. This will ensure that the local people's needs are met by suitable community facilities. The Trust has commissioned a survey of all 310 households in the area to establish what they want from the development.

28 March 1994

WEST SILVERTOWN URBAN VILLAGE

Background Note

- * The Peabody Trust's development of 85 social housing units at Fort Street, E16, is part of the West Silvertown Urban Village launched today (28 March 1994) at a ground breaking ceremony carried out by the Secretary of State for the Environment, the Rt. Hon. John Gummer, MP.

- * The Urban Village - London's first - is a housing led mixed development on a 78 acre site on the south side of Royal Victoria Dock.

- * A wide range of homes for up to 5,000 people will be built, along with shops, recreational facilities, amenities and workplaces.

- * Development is being carried out by a partnership of public and private sectors, led by landowners including London Docklands Development Corporation, London Borough of Newham, Tate & Lyle and the Peabody Trust. The Urban Village is backed by Government through its Private Finance Initiative.

- * The Urban Village will be built in phases over 8 to 10 years.

- * Developers are currently tendering for the 28 acre housing led phase of the Urban Village on LDDC and Tate & Lyle land, which will see more than 850 houses and flats built.

More/.....

- * Stage one of the two stage selection competition for the development of the site will see proposals for design and master planning submitted by 5 April 1994 by Wimpey Homes, Bellway Homes, a consortium of Barratt, Fairclough and Ideal Homes and the Urban Village Forum.

- * The second stage of competition for the 28 acre site will invite financial tenders from the shortlisted developers. A developer will be selected by the Summer with a start on site expected before the end of the year.

- * The second phase of the scheme will be led by commercial and leisure uses focused on the Pontoon Dock on the eastern side of the site, as well as more new homes.

- * West Silvertown Urban Village will benefit from the new stations to the north on the Beckton Extension of the Docklands Light Railway, which opened for public service today. The new Docklands highways, with direct connections to the motorway network and the City, as well as British Rail's North Woolwich Line, will also serve the area.

For further information contact:

LDDC Press Office
Thames Quay
191 Marsh Wall
London E14 9TJ

071-512 0444 (office hours)
071-512 3000 (after hours)

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071 512 3000

London Docklands
Development Corporation
Thames Quay
191 Marsh Wall
London E14 9TJ
Telex 894041 LDDC G
Fax No. 071 512 0777

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