ROYAL DOCKS

A VISION FOR THE ROYAL DOCKS PREPARED BY THE MAYOR OF LONDON AND THE MAYOR OF NEWHAM
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Foreword

The Royal Docks lies within the stretch of land that runs from Stratford down the River Lea to the Thames, an ‘arc of opportunity’ that has been identified as having £22 billion of development potential. In 2012 the Royal Docks will be the second largest Olympic venue and there is a real impetus to use the London 2012 Olympic and Paralympic Games as a catalyst for long-term regeneration.

In the past, the Royal Docks has stubbornly resisted attempts at comprehensive regeneration. But the area has huge advantages in terms of the success of ExCeL, the proximity of the O2 Centre, London City Airport, the University of East London, Crossrail, DLR and a concentration of land owned by the London Development Agency and the London Borough of Newham which is ready for development. In addition the recent investment in local and rail infrastructure and the advent of Crossrail has achieved the connectivity with the rest of London.

We are keenly aware that the market needs certainty if it is to take advantage of the enormous opportunities the Royal Docks has to offer. Certainty built on long-term political stability and shared visions translated into a robust, economic led development strategy and reflected in the plan-making authority’s policy framework. The regeneration of the Royal Docks is now an absolute priority for the Mayors of London and Newham. We are determined to make this happen and are determined to put our joint efforts into taking quick decisions, streamlining processes and working with private sector partners to enable delivery.

The time is right; the next five years are critical. We pledge to work tirelessly to realise the Royal Docks’ full potential and to unlock regeneration and economic wealth not just for London and the south east but for the UK as a whole.

Boris Johnson  Sir Robin Wales
Mayor of London  Mayor of Newham
FOREWORD
Vision

Historically the Royal Docks has been a gateway between London and its global markets: a centre for transactions and commerce attracting visitors and residents from all over the world. Now it can play a unique role to complement the London business economy and be an exciting new business destination.

The area has much going for it. The waterfront, the airport, ExCeL, the University of East London, the historic presence of Tate and Lyle and the proximity to Canary Wharf and the O2 Centre means that it is ideally placed as a business and leisure destination. This offer has recently been reinforced by Siemens’ decision to invest in their European research and visitor’s centre.

Our aim is simply to redefine the Royal Docks not as somewhere at the edge of the city but as a place with its own centre of gravity and a clear identity of its own. We intend to revive the vitality, entrepreneurship and wealth-creation of the Royal Docks’ trading past with a vibrant urban quarter that fulfils a vital role in the 21st century economy.

We intend to transform the Royal Docks into a world-class business centre: a world-leader in high technology, green enterprise and research and an international forum for the exchange of knowledge and ideas. We envisage the waterfront as a hub of activity once again; a thriving leisure destination for Londoners and visitors alike.

Our vision is dependent on enduring development that draws on the area’s character and heritage and is outstanding in terms of place-making, environmental performance and design. The right response lies in high-quality, imaginative proposals that are financially viable and can be delivered in a range of market conditions. The Royal Docks will offer an urban exemplar for a sustainable world city. It should be an outstanding place to live, work, play and stay.
The Royal Docks is positioned at the intersection of the Thames Gateway and the London-Stansted-Cambridge Growth Corridors.
Right – The Royal Docks Development Framework Wider Study Area & Focus Area
Left – Wider Study Area superimposed on Central London shows the scale of the opportunity
LOCATION
Challenges

When the docks closed in the 1980s, the area lost its economic rationale. The urban landscape became blighted by large chunks of vacant brownfield land, with poor access, dereliction and contamination. Existing communities were isolated, fractured and economically deprived.

There have been repeated attempts to regenerate the area and there have been some phenomenal successes. Sustained investment in transport infrastructure has given the area excellent road and rail connections to London, the UK and Europe as well as air links to the rest of the world. The University of East London now has more than 23,000 students and is positioning itself as an international campus with exciting plans for future expansion. City Airport, which started as a tiny venture, is now London’s premier business airport. ExCeL, which started as an exhibition centre, is now developing into a world-class convention centre feeding a growing hotel and entertainment sector.

However the market response to these initiatives has been limited. The area has yet to attract a five-star hotel or a top restaurant. Housing has been opportunistic, of variable quality and not supported by the range of local centres needed to create sustainable neighbourhoods. Development has been disconnected, ad hoc, and in many cases, has not been high quality or as enduring as would have been hoped. Furthermore the area generally offers little to attract Londoners to what is a stunning location.
CHALLENGES
Opportunities

The Royal Docks offers some exceptional opportunities, including 13 miles of river and dock frontage, creating unparalleled prospects for waterfront development. Activity and investment in the run-up to the London 2012 Olympic and Paralympic Games makes this the ideal time to realise the area’s potential.

The Royal Docks is perfectly positioned to become a centre of vitality and growth. Canary Wharf is a hugely successful business district that continues to grow, creating demand for high-quality housing and business services. Greenwich Peninsula is now accessible and decontaminated: the O2 centre is a successful performance venue, and development of the peninsula continues apace.

The synergy between Canary Wharf, The City, City Airport and Greenwich Peninsula means the Royal Docks is becoming a global meeting place – a centre for the exchange of knowledge and ideas and the natural place for business services, logistics and leisure.

The Royal Docks position will be further boosted by Crossrail which will open in 2017 with a new station at Custom House bringing an opportunity to also factor in the proposed redevelopment of Canning Town and further understand its role in the wider area.

In May 2010 Siemens announced plans to invest £30 million in a landmark exhibition and conference centre at the western end of the Royal Docks. The facility will provide a permanent showcase for sustainable technologies and a forum for the public, customers, engineers and students to meet and explore the technology required to achieve a low-carbon society. Due for completion early in 2012, the Pavilion building will host be base for around 230 Siemens employees and is expected to attract around 100,000 visitors a year. It is anticipated that the Siemens facility will attract other technology and green industry to form a research cluster, further building on recent investment in advanced high speed communication infrastructure across the Royal Docks.

The importance of ExCeL cannot be overstated. The new International Conference Centre extension is a hugely significant development in the area, demonstrating commitment to the Royal Docks. Further developments by ExCeL and on key sites like Silvertown Quays will be central to the future of the area and present important opportunities for investment.
OPPORTUNITIES
Our vision for the future of the Royal Docks is underpinned by a clear ten-point strategy. In order to unlock the area’s full potential we pledge to:

1. Develop the Royal Docks as a world-class business destination within the knowledge economy

2. Promote the Royals Docks as a focus for investment on a world stage building on opportunities presented by the 2012 Games

3. Make the Royal Docks a place of choice to live

4. Champion green enterprise and environmental sustainability

5. Ensure that development positively benefits the local communities
Exploit the potential for a visitor and tourist economy

Create a unique and high quality waterfront urban quarter with a strong sense of place

Improve cross-river and local connectivity

Communicate openly and clearly

Make it happen

OUR TEN-POINT VISION
The Royal Docks is a vital component of East London’s regeneration
Develop the Royal Docks as a world-class business destination within the knowledge economy.

We intend to build on the Royal Docks’ existing assets to create a world-class business destination. With the University of East London, City Airport, ExCeL and strong links to Canary Wharf, the O2 Centre and the City, the Royal Docks is already an attractive location for international business.

The opening of the Siemens Pavilion will consolidate the Royal Docks on the national and international stage as a place for supporting new technology and innovation. We will capitalize on the potential to use its arrival as a catalyst for further high-tech research and manufacturing-based activities and will actively encourage business headquarters, research and manufacturing to locate in the Royals Docks.

We will work closely with Siemens, the University of East London and other research establishments and universities to identify opportunities for innovation and research, develop links between academia and high-tech manufacturing.

Six brave developments have escalated the potential for growth in the Royal Docks Area.

1 2012 Games
2 Canary Wharf
3 O2
4 ExCeL Centre
5 London City Airport
6 University of East London
1

DEVELOP THE ROYAL DOCKS AS A WORLD-CLASS BUSINESS DESTINATION WITHIN THE KNOWLEDGE ECONOMY
Promote the Royal Docks as a focus for investment on a world stage building on opportunities presented by the 2012 Games.

The Mayor of London and the Mayor of Newham will campaign to make the Royal Docks attractive to business and investors through a combination of new funding models and dedicated economic zone business incentives, streamlined bureaucracy, proactive planning policy and on-going advice and support. We will also explore the possibility of implementing an accelerated development zone, predicated on the London Borough of Newham and the London Development Agency’s extensive land ownership in the area.

The world’s attention will be on London in 2012, ExCeL will host a large proportion of events during the London 2012 Olympic and Paralympic Games giving the Royal Docks global media exposure. We will seek to capitalise on the opportunities for investment that the 2012 Games will present and we will work together and build on the strength of existing businesses to target investors and to market and promote the Royal Docks to national and international audiences.

2012 Games venues in East London including ExCeL in the Royal Docks
PROMOTE THE ROYAL DOCKS AS A FOCUS FOR INVESTMENT ON A WORLD STAGE BUILDING ON OPPORTUNITIES PRESENTED BY THE 2012 GAMES
Make the Royal Docks a place of choice to live.

The area’s business offer depends on establishing the Royal Docks as a desirable place to live and work. We will work with government bodies to improve the quality and variety of the local housing stock and to attract new residential development to complement the existing communities of West Silvertown and North Woolwich. The aim is to create a critical mass of sustainable, mixed communities which are able to support prosperous local town centres and the wide range of facilities upon which civic life is based.

New residential development will be high quality, well designed and built to high standards. We will seek to provide a wide choice and variety of tenure including self-build, intermediate and shared ownership.

Historically the docks have attracted people from all over the world. We will develop strategies to enable cosmopolitan, outward-looking neighbourhoods that build on and celebrate the vibrancy and cultural diversity of its existing communities.
3

MAKE THE ROYALS A PLACE OF CHOICE TO LIVE
Champion green enterprise and environmental sustainability.

Our vision for the Royal Docks forms part of a wider strategy to create a Green Enterprise District across East London along the north bank of the Thames.

Within the Green Enterprise District, we will encourage a concentration of new low carbon technologies, manufacturing and research. We will invest in new technologies around waste and energy and we will support this through our land development, infrastructure, business support and training programmes. Furthermore we will want residential and business development to deliver high-standards of environmental performance. We will invest in decentralised energy grids to provide lower-cost heat for domestic and commercial use.

Finally we will actively encourage the Royal Docks as the natural home for alternative transport technologies such as boat services, electric buses and cars, and other innovative solutions, and we will invest in the associated infrastructure.

The Green Enterprise District will create a thriving economic region to lead London’s contribution to developing low carbon goods and services. The Royal Docks is at the centre of this new district.
View of Siemens proposed development on the Landmark Site

4

CHAMPION GREEN ENTERPRISE AND ENVIRONMENTAL SUSTAINABILITY
Ensure that development positively benefits the local communities.

Investment in the Royal Docks offers a real opportunity to fundamentally change the lives of some of the poorest and most deprived communities in London. The area’s long term success is dependent on local communities reaching – and potentially surpassing – the London average in terms of health and life chances, including employment and skills levels.

Economic vitality is key to quality of life and the 5 Olympic host boroughs’ convergence agenda. Business needs access to a skilled workforce in order to thrive. Working through the London Development Agency and other agencies, the Mayor of London will work with the Mayor of Newham and skills and education providers to unlock the wealth of latent talent in the area and position local residents to take full advantage of new opportunities.

Investment in nursery, primary, secondary and college education will be complemented by investment in public realm, recreational and sports facilities, housing, healthcare, training, skills and employment. We will build on the local community assets and local character and ensure that existing residents benefit from development in the area.

Existing education facilities and open spaces in the Royal Docks and surrounding area
ENSURE THAT DEVELOPMENT POSITIVELY BENEFITS THE LOCAL COMMUNITIES
Exploit the potential for a tourist and visitor economy.

Visitors to ExCeL and the Siemens Pavilion will provide a critical mass of custom to support London’s flourishing business-tourism sector including hotels, restaurants, retail, and business-related leisure.

We believe that there is ample scope to develop a complementary tourist offer beyond the business market. We will develop new attractions including a cable car between the Greenwich Peninsula and the Royal Docks and will establish critical links between the O2 Centre, the Cutty Sark at Greenwich and the Olympic Park to create a compelling tourist offer. We will tease out what’s good about the Royal Docks and build on the local offer.

The area’s extensive waterfront and the Thames Barrier Park offer a unique opportunity to create London’s next new waterside leisure destination. We envisage a thriving evening and weekend economy that will establish the Royal Docks as a place that will appeal to Londoners and tourists alike.

Movement around the Royal Docks will be improved by investment in footpaths, cycle routes and assets
EXPLOIT THE POTENTIAL FOR A TOURIST AND VISITOR ECONOMY
Create a unique and high quality waterfront urban quarter with a strong sense of place.

We view the extensive dockside and river frontage as the Royal Docks’ most valuable asset and will particularly welcome proposals that exploit the potential of waterfront sites. It is also essential that the water is animated with appropriate uses.

The Royal Docks’ long-term success depends on the highest standards of planning and design. We will undertake the necessary work to drive a robust development framework with the aim of delivering a vibrant, mixed-use neighbourhoods served by a variety of public spaces, parks and well-defined and attractive pedestrian and cycle links. We will expect high standards of architectural and landscape design and will encourage this through sensitive design review and making this central to the development control process. Our vision for the Royal Docks leaves no space for the execution or the pursuit of novelty or substandard design.

A key defining characteristic of the Royal Docks is its river frontage and its 200 acres of water space. Since the closure of the docks in the 80s the water has not been used as fully and effectively as a place of such staggering scale might expect. The waterside areas offer the opportunities for new land uses and development of an appropriate scale that sites of this potential deserve. We accept the need for water-based freight and believe that, with thought and care, working wharves can be accommodated alongside urban quarters and well designed employment areas.

The challenge however is to strike the right balance. We will be exploring the most efficient and effective ways of rationalising and delivering wharf capacity, improving river services and maximising the waterfront’s aesthetic and amenity value.
CREATE A UNIQUE AND HIGH QUALITY WATERFRONT URBAN QUARTER WITH A STRONG SENSE OF PLACE
Improve cross-river and local connectivity.

The Royal Docks is well served in terms of transport infrastructure with excellent road and rail links to London, the UK and Europe. In 2017 Crossrail will provide a new fast connection with the City and Heathrow. London City Airport serves international destinations further afield. While we welcome the consented development of the airport, we are concerned that further growth beyond this could lead to a very significant shift in the possibilities and potential of the area, primarily through the sterilisation of development land. In addition increased aircraft noise could have a knock-on impact on local amenity and the potential for further residential development.

There has been recent investment in cross river links and river services. Notwithstanding this, the Thames represents a very significant barrier. We are keen to see further improvements in cross-river connectivity, and the Mayor of London has asked Transport for London to bring forward a range of options for early consideration. Finally it is also our intention to promote a new cable car link between the O2 Centre and ExCeL in time for the Olympics that would provide a valuable public transport link as well as an exciting visitor attraction.

We will also invest in bridges, cycle routes, and proper streets to develop new linkages between the Royal Docks and Canning Town, Custom House, Beckton, North Woolwich and the proposed Lower Lea Valley Park. We will commission studies, where necessary, to identify new opportunities for improved connectivity and will allocate resources to ensure that these issues are realised. The railway corridor to the north presents a key challenge to linking existing and new communities. High quality local movement infrastructure will be delivered alongside high quality landscape. Transport for London is also looking at further river crossing improvements in this area, including new and improved ferry crossings.
IMPROVE CROSS-RIVER AND LOCAL CONNECTIVITY
Communicate openly and clearly.

The London Development Agency, Greater London Authority, Transport for London and the London Borough of Newham will communicate and engage with the many different organisations and individuals involved in the development of the Royal Docks.

We will create a clear step-by-step process for this engagement. We will invest in communication in order to reach a broad range of interests. Bulletins, workshops, charettes and developers’ forums will be complemented by an on-going programme of formal consultation, informal dialogue and public events. This document represents the first step in our communications strategy and we welcome comments on its content. You can contact us in the following ways:

London Borough of Newham
Newham Dockside
1000 Dockside Road
London E16 2QU
Contact:
Nick Carter
020 8430 2000
nick.carter@newham.gov.uk
www.newham.gov.uk

London Development Agency
Palestra
197 Blackfriars Road
London SE1 8AA
Contact:
Lali Virdee
020 7593 9000
royaldocks@lda.gov.uk
www.lda.gov.uk
The Royal Docks Visioning Workshop in June 2009

COMMUNICATE OPENLY AND CLEARLY
Make it happen.

The Mayor of London and the Mayor of Newham are committed to achieving this vision for the Royal Docks. This jointly signed document is underpinned by a steering group, jointly chaired by the Mayor of London and the Mayor of Newham, which meets regularly to assess and drive progress. A joint development team has been put together by the London Development Agency and the London Borough of Newham to ensure we achieve high-quality development within the context of this overall strategy for the Royal Docks.

The Royal Docks is now ready for high-value, high-quality, enduring development and we are prepared to hold out for the right proposals and the right results. We will also actively encourage temporary and short-term interim uses where these are commensurate with this vision and can help bring vitality and prosperity to the area. We envisage these as lasting from six months to five years and will be part of a clearly orchestrated development strategy stepping towards our long-term vision for the future.

We will work tirelessly to realise an ambitious programme for the area’s transformation as set out in the timeline set out overleaf.
MAKE IT HAPPEN
December 2010
Planning application for cable car determined

July 2010
Publication of the Vision for the Royal Docks
Royal Albert Basin sites marketed by London Development Agency for high quality and sustainable housing
Planning application for Siemens Pavilion submitted

September 2010
Planning application for cable car submitted
Launch of draft borough-wide planning policy

October 2010
Planning application for Siemens Pavilion determined

September – October 2010
Consultation on draft borough-wide planning policy

July – September 2010
Consultation with key landowners/stakeholders
March 2011
London borough of Newham Core Strategy submitted to the secretary of state

The London Development Agency and London Borough of Newham launch The Royal Docks Investment Prospectus at MIPIM international property fair

Silvertown Quays marketed by the London Development Agency at MIPIM international property fair

January 2011
The London Development Agency and London Borough of Newham publish draft development parameters for the Royal Docks
Siemens Pavilion starts on site (subject to consent)

January – March 2011
Consultation on draft development parameters

May 2011
Cable car starts on site (subject to consent)

May 2012
Siemens Pavilion completed

July 2012
Cable car operational (subject to consent)
Completion of new bridge across the dock connection between Silvertown Quays and ExCeL
Opening of Olympic festival at Silvertown Quays site
Revitalising the Royal Docks – Key Next Steps & Activities
Local Movement & Infrastructure Projects

- Improve Connaught Bridge Links
- Develop Beckton to North Woolwich Links
- Enhance Canning Town, Lower Lea Valley & Custom House Links
- Existing Station
- Proposed River Crossing Projects
  - Mixed Use Area around Silvertown & Barrier Park
  - Develop Royals Business Park/Knowledge Cluster
  - Focus on ExCeL East potential Hotel & Leisure Zone
  - Enhance North Woolwich & intensify Albert Basin
  - Intensify around Crossrail Custom House Area
  - Build on Siemens Attraction & Develop the wider area
- Opportunity Sites
<table>
<thead>
<tr>
<th>Year</th>
<th>Event</th>
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<tbody>
<tr>
<td>Circa 13th Century</td>
<td>The Woolwich ferry, one of the oldest Thames river crossings, links Woolwich town centre and the pier at North Woolwich.</td>
</tr>
<tr>
<td>1844</td>
<td>Industrial trades move to East and West Ham, communities establish around them.</td>
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<tr>
<td>1850–5</td>
<td>Victoria Dock is built alongside a freight line on previously undeveloped marshland.</td>
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<tr>
<td>1851</td>
<td>Riverside Pleasure Garden opens, later renamed as Royal Victoria Gardens.</td>
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<tr>
<td>1875–80</td>
<td>Royal Albert Dock constructed by the St Katherine’s Dock Company to provide an eastern entrance to Victoria Dock.</td>
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<tr>
<td>1878</td>
<td>Henry Tate &amp; Sons build premises to produce cube sugar.</td>
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<tr>
<td>1912–21</td>
<td>King George V Dock built by the Port of London Authority to take ships up to 30,000 tons.</td>
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<tr>
<td>1981</td>
<td>The Royal Docks closed for cargo handling. The London Docklands Development Corporation is established.</td>
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<tr>
<td>1987</td>
<td>City Airport opened by the Queen.</td>
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<tr>
<td>1994</td>
<td>Docklands Light Railway (DLR) extended from Poplar to Beckton where housing and roads were built.</td>
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<tr>
<td>1997</td>
<td>The Royals Business Park established.</td>
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<tr>
<td>1999</td>
<td>First phase of University of East London opened.</td>
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<td>2000</td>
<td>Thames Barrier Park opened.</td>
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<td>2000</td>
<td>ExCeL exhibition Centre is opened.</td>
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<tr>
<td>2005</td>
<td>Docklands Light Railway (DLR) extension to King George V opened providing a station at City Airport and cross-river DLR connection to Woolwich opened in 2009.</td>
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<tr>
<td>2008</td>
<td>The offices for the London Borough of Newham locate at Newham Dockside as part of the Royals Business Park.</td>
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<td>2010</td>
<td>International Convention Centre opened as an extension of ExCeL.</td>
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<td>Area</td>
<td>Description</td>
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<td>-------------------------------------------</td>
<td>--------------------------------------------------</td>
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<tr>
<td>Total area in the Royal Docks, approx.</td>
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<tr>
<td>Water Area</td>
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<td>Brownfield Land (36 Sites)</td>
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<td>Public sector owned land</td>
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<tr>
<td>Strategic Industrial Land, approx.</td>
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<tr>
<td>Silvertown Quays</td>
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<tr>
<td>Royal Business Park</td>
<td></td>
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<tr>
<td>Population</td>
<td>Total resident population</td>
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<tr>
<td>People in the Royal docks, approx.</td>
<td></td>
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<tr>
<td>Passing populations</td>
<td></td>
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<tr>
<td>Students at University of East London</td>
<td>(Dockland and Stratford Campuses)</td>
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<tr>
<td>Per day capacity at ExCeL</td>
<td></td>
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<tr>
<td>Passengers per day at London City Airport</td>
<td></td>
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<tr>
<td>Employment</td>
<td>Jobs in the Royal Docks, approx.</td>
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**KEY FACTS ABOUT THE ROYAL DOCKS**
Colophon

Graphic Design
APFEL (A Practice for Everyday Life)

Photography
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