

A guide to our developments

# Transforming the Royal Docks



MAYOR OF LONDON



# Building the future of London in the Royal Docks



The Royal Docks is one of the UK's largest regeneration opportunities, at the centre of an expanding east London region. Once the UK's gateway to world trade, today the Royal Docks is re-emerging as a distinctive new urban quarter, with approximately £5 billion worth of investment planned over the next twenty years.

As the Mayor of London's largest land-led project, with over 175 hectares in Greater London Authority (GLA) ownership, the Royal Docks is uniquely positioned within London for housing and economic growth. The area forms the backbone of two major growth priorities, the Royal Docks and Beckton Riverside Opportunity Area and London's only Enterprise Zone, offering significant potential with up to 36,300 new homes and 55,700 new jobs forecast.

Major anchor organisations including Tate & Lyle Sugars, ExCeL London, London City Airport, and the University of East London (UEL) are all located in the Royal Docks – making it a strategically important economic centre for London. City Hall relocated to the area in 2022, signalling a substantial realignment of the city's cultural, economic, and political centre of gravity eastwards.

In partnership with our stakeholders, the Royal Docks Team is bringing forward seven major development sites. Our five-year delivery plan sets out how we intend to work with partners and local communities to harness the spirit, vitality, and resilience of the Royal Docks, to reclaim its historic vibrancy and purpose.

Our ambition for the Royal Docks is underpinned by three key strategic outcomes:

## **1 Prosperity, Growth & Investment:**

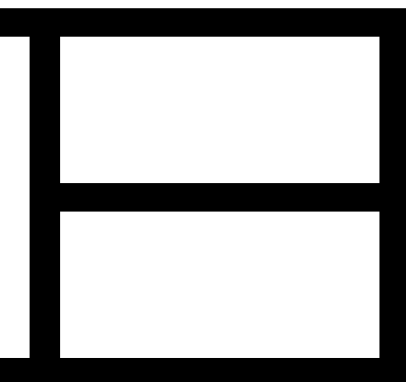
The Royal Docks will become an established economic stronghold for London, home to diverse businesses and industries. The area's growing commercial offer and innovation ecosystem will attract new investment, enable entrepreneurial activity, and create local skilled jobs.

## **2 Sustainability & Wellbeing:**

Together with our partners and the recently established Royal Docks Centre for Sustainability, we will lead the way in sustainable investment and development. Our green and social infrastructure and mixed neighbourhoods will provide resilient, happy, healthy places for nature and residents to flourish.

## **3 Culture & Community:**

Building on our existing communities and burgeoning cultural ecosystem, the Royal Docks will evolve as London's Cultural Engine. New public spaces, waterfront and cultural amenities, and affordable creative and production workspaces, will make the Royal Docks one of the most exciting and varied places in London to live, work and play.



# Silvertown

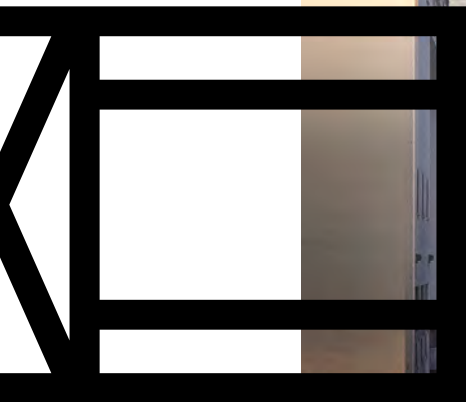
## A new town surrounded by water

One of the most distinctive and historic parts of the Royal Docks, Silvertown is on the cusp of revival as a new waterside location for London. The Silvertown regeneration project, led by Lendlease and Starwood Capital, will provide a significant number of offices and workspaces, with around 6,500 homes, a significant proportion being affordable.

This 50-acre site around Pontoon Dock is home to the historic Millennium Mills, an iconic 20th-century flour mill, and the distinctive Grade II-listed Silo D, both of which will be restored as part of the development. These buildings have been featured in many films, television shows and music videos. We are bringing new life to this impressive place by creating a high-quality, mixed-use destination across six distinctive areas. Silvertown will have a total of 7 million sq ft of residential and commercial space, public parks and improved access to the water including the new Silvertown Bridge.

### Historic flour mill set in 50-acre site





The first phase will start with the creation of a new centre for the Royal Docks. It will have shops, cafes and places for the community to meet alongside new homes and workspaces, and provide learning and training opportunities.

The development will start at the western edge of the site to create a stronger link with existing communities in Britannia Village, Royal Wharf and the rest of the docks:

- Housing commitment – 950 new homes in Phase 1, with at least 6,500 over time
- Workplaces – 500,000 sq ft including Millennium Mills
- Planning status – Revised masterplan application submitted. Phase 1 approved

# Royal Albert Dock

## A vibrant new mixed-use employment hub and residential development

Royal Albert Dock is one of London's most significant regeneration opportunities, offering up to 400,000 sqm of new development potential across a 30-acre site. This unique site is distinguished not only by its scale but also by the opportunity to curate a vibrant new mixed-use neighbourhood at the heart of London's move eastwards.

A procurement opportunity (set to be completed at the end of 2025) will seek a new development partner for a transformational employment-led, mixed-use scheme. This will establish a dynamic new employment hub characterised by investment, innovation and enterprise, alongside new residential development. Future uses could include light-industrial manufacturing, logistics, workspace, education, high-value growth sectors (such as green technology and data-driven/digital economy), sport, leisure and cultural production.

The site is set within a dynamic area of change and growth, home to significant civic infrastructure, cultural icons, global connectors and new residential development. Its strategic location is enabled through high-quality transport infrastructure and a local network of business and educational institutions.

Royal Albert Dock will simultaneously support thriving economic activity with an international reach – strengthening London's reputation as a global city – whilst also delivering sustainable development grounded upon local community benefit, environmental responsibility and social value.





## Up to 400,000 sqm of development potential

The first phase of development was completed in April 2019 (c. 47,000 sqm) under a previous Development Agreement. Originally focussed on office uses these buildings are now subject to a change of use application (March 2024) being marketed as 'RAD London'. This application, by DPK, focuses on student accommodation as part of a wider educational campus (set to open in late 2026, subject to planning permission), including the potential for additional flexible office, research, development, health and educational uses:

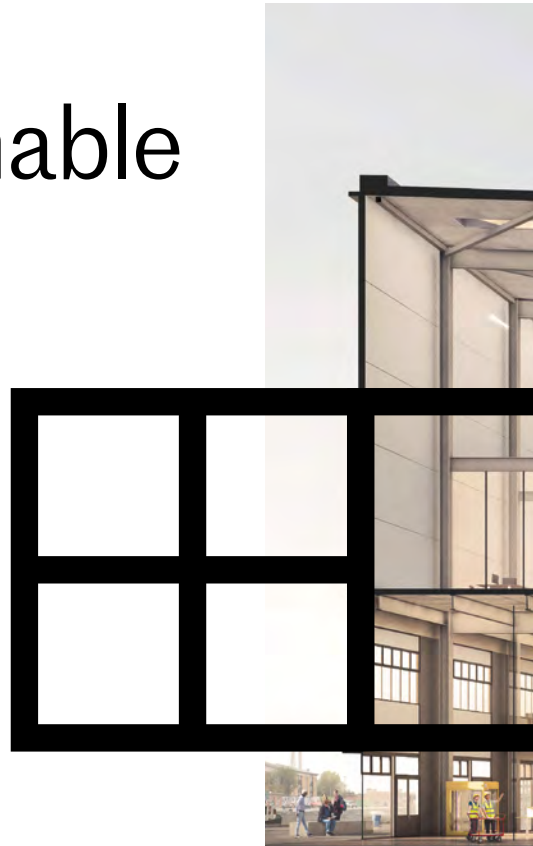
- Floorspace completed – 47,000 sqm
- Significant scale – 30 acres
- Planning status – partially implemented hybrid consent; new planning application expected from development partner.

**For more information visit:**  
[royaldocks.london/royalalbertdock](https://royaldocks.london/royalalbertdock)

# Albert Island

## A modern, sustainable maritime centre

First new shipyard on the Thames for over a century







Albert Island takes the Royal Docks' maritime heritage into the future with a mixed-use industrial, commercial boatyard, and marina – this will be the first new shipyard on the Thames for over a century. Life on the water will be central to this new development, built with sustainability at its core. Albert Island will also be a hub for engineering, logistics and innovation, bringing this area of the Royal Docks into the spotlight.

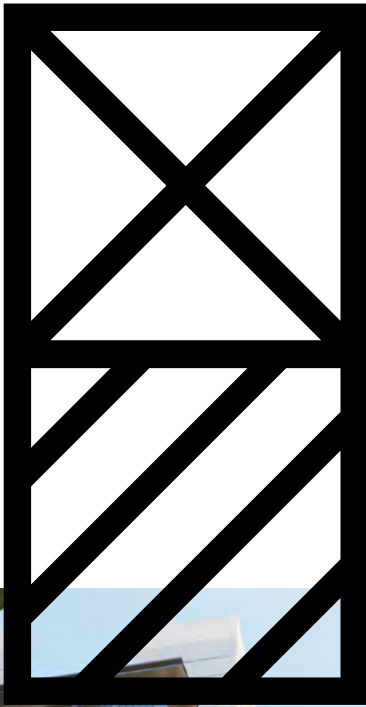
Located at the eastern entrance to the Royal Docks, between the Thames and Royal Albert Basin, Albert Island is close to London City Airport, strategic rail, river and road networks, where the regeneration of the 25-acre site will maximise the potential of these transport links. Albert Island will also draw on its proximity to the University of East London, the London Design and Engineering University Technical College and London City Institute of Technology to promote enterprise and building skills.



# Thameside West

## Riverside living with unparalleled connections

Thameside West is a new riverside neighbourhood located at the western end of the Royal Docks. Jointly developed by GLA Land and Property and Silvertown Homes Limited, this site encompasses one of the largest brownfield sites in the capital, now being transformed into a living and breathing neighbourhood.



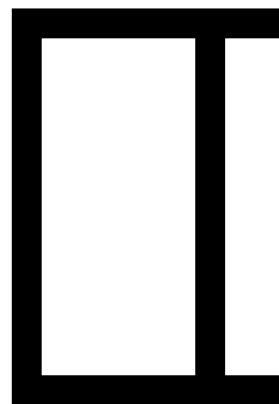
Once complete, this area will include 5,000 new mixed-tenure and affordable homes, a new primary school and nursery, shops and spaces for creative industries and two new riverside parks. Thameside West is uniquely connected: a new DLR station is proposed on the site and a brand new river crossing for London – the Silvertown Tunnel – is being built to improve connections between this area of former industrial land and the rest of London.





# Ada Infrastructure Data Campus

The future of global  
digital infrastructure



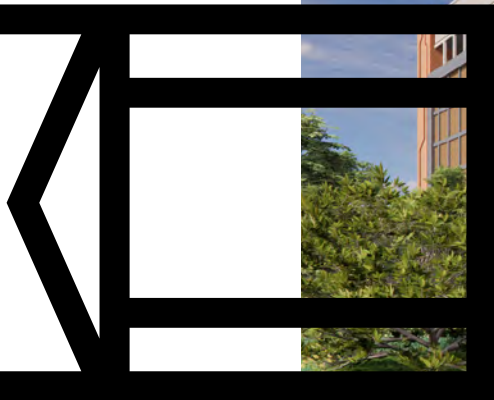


Docklands Data Centre Campus is Ada Infrastructure's new flagship development in the heart of the Royal Docks. The powerful new 210MW campus is designed to address the challenges of tomorrow, in terms of sustainability, safety, and security. It will also help meet emerging AI workloads.

As a global data centre business, Ada Infrastructure is committed to being a positive force for technology, people and the planet. The world-class team of trusted industry leaders is ready to set standards in reliable, safe, secure and sustainable digital infrastructure. As the data centre platform of GCP (GLP Capital Partners), Ada Infrastructure has established expertise in capital-raising, investment and asset management.

With seven in-flight campuses across Japan, the UK and Brazil combined, Ada Infrastructure has over one GW of power, with another 1,500 in the pipeline.

**To find out more visit:**  
**[www.adainfra.com](http://www.adainfra.com)**



# Beckton Riverside

## Phase one

Once part of the largest gasworks in Europe, Beckton Riverside phase one will undergo extensive remediation to bring forward 30 acres of currently inaccessible, previously industrial, land back into public use, for the first time in over 150 years.

St William Homes (part of the Berkeley Group) has submitted an outline planning application for the residential-led mixed-use development which will deliver approximately 2,900 new homes, including affordable homes, for the London Borough of Newham and London.





The landscape-led masterplan will be delivered over multiple phases set within five significant new open spaces with over 600 new trees, alongside a unique two hectares riverside park and over 400 metres of river frontage, overlooking the former Victorian piers. The site will comprise a vibrant mix of up to 5,000sqm of commercial uses, including a new neighbourhood parade to serve the new and existing local community and new sustainable transport links to the surrounding areas, improving connectivity to Royal Albert Wharf and Gallions Reach DLR Station.

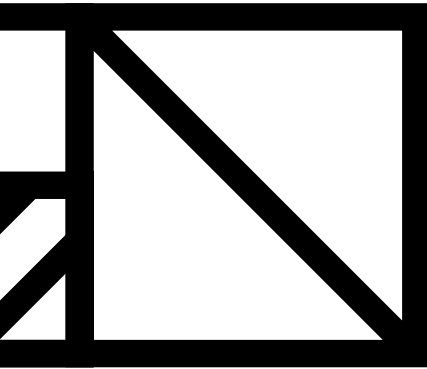
This early phase of development will act as a catalyst for regeneration and investment into the wider Beckton Riverside area, which will support the proposed future delivery of a new DLR station and extension from Beckton Riverside to Thamesmead.



# **Brunel Street Works (completed)**

Dedicated community  
space included

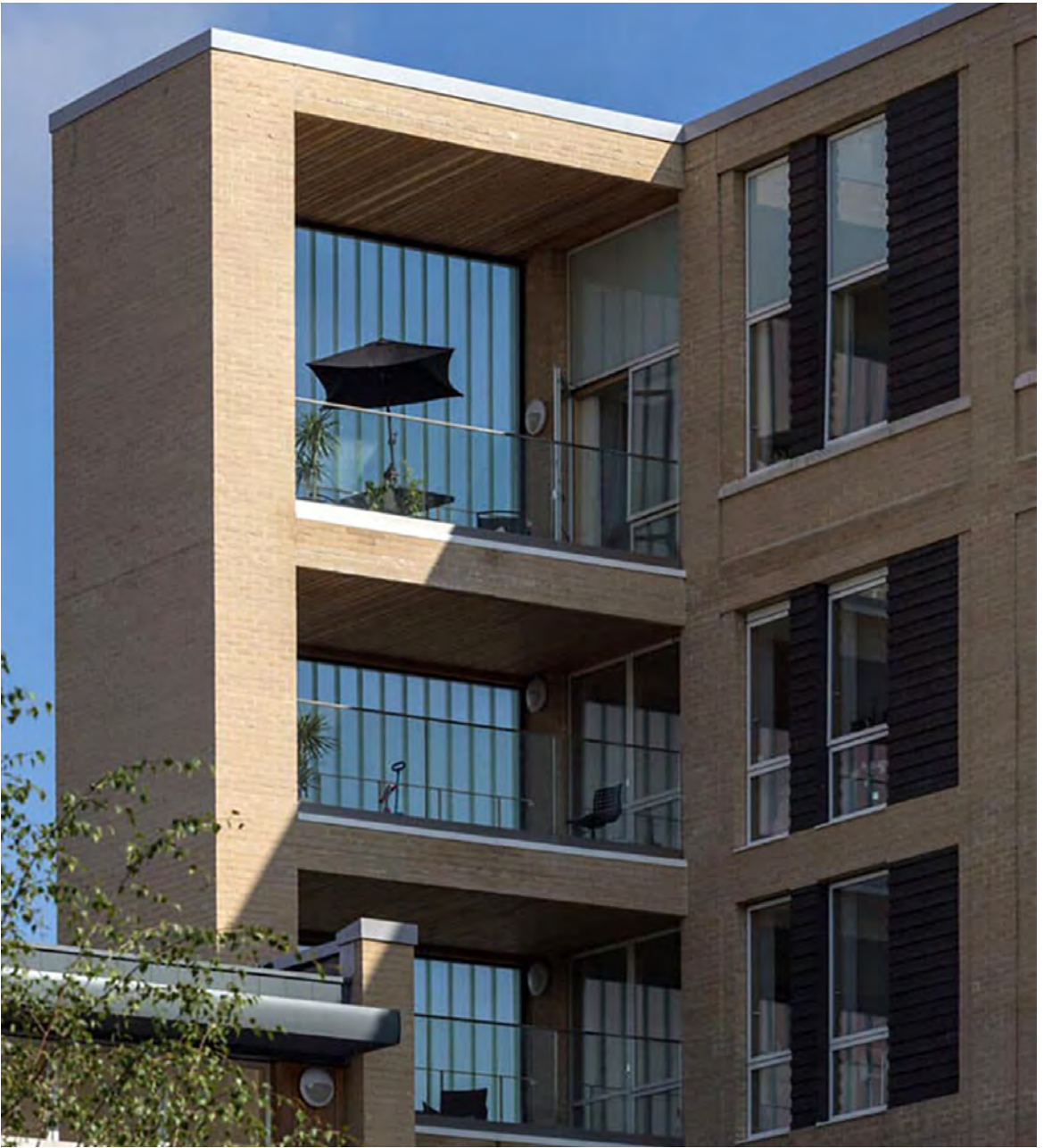




Brunel Street Works sits on a previously disused site owned by the Greater London Authority. Making this a mixed-tenure development was a key priority to help preserve and further promote the diversity and vibrancy of the area. In addition to 975 mixed-tenure flats, Brunel Street Works plus 8,000 sq m of mixed-use and community space, including a Sainsbury's Local and a 150-bed Premier Inn hotel, which both recently opened.

This development on Silvertown Way is delivered by a joint venture between Vistry Partnerships and Metropolitan Thames Valley Housing. Brunel Street Works is ideally located close to the amenities of Royal Victoria Dock – the new home of the Mayor of London and London Assembly – with cafes and restaurants, the cable car, and the dockside beach with swimming and paddleboarding.





# **Hallsville Quarter**

## A catalyst for transformation

Forming part of the £3.7 billion Canning Town and Custom House regeneration programme, Hallsville Quarter is the new £600 million town centre that is being created to establish a legacy for Canning Town. Developed and built by Bouygues UK, it will act as the catalyst for the transformation of the wider area, helping to form a new, thriving and prosperous district centre for this emerging area of east London.

This transformational scheme is being delivered over five phases and it will provide approximately 1,100 homes with a variety of tenures, substantial leisure and retail space, and community facilities. New pedestrian links and cyclist provision are also included, as well as secure parking spaces.

The development project consists of four phases:

- Phase one includes a 7,500m<sup>2</sup> food store, 179 affordable and private new homes and an energy centre providing heating and hot water for the whole masterplan area
- Phase two offers 349 homes of various tenures, a 196-bed hotel, retail, restaurants, a gym, and a medical centre, with over 3,000m<sup>2</sup> of shared amenity space
- Phase three focuses on public spaces, providing 620 homes surrounded by a mix of commercial uses
- Phase four brings forward a purpose-built student accommodation block.

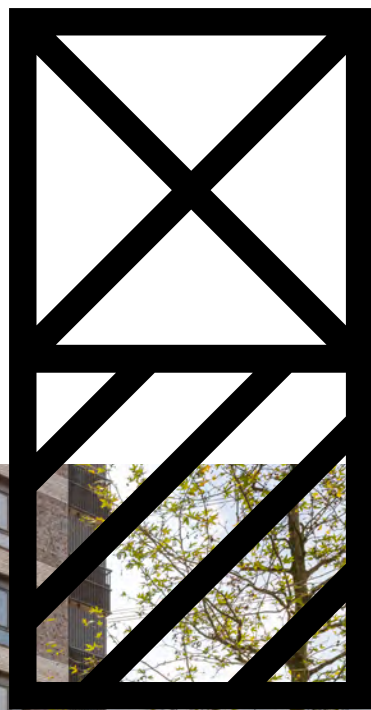


# Manor Road Quarter

## A place for all

Following the success of our partnership with London Borough of Newham at Rathbone Market, ECF is working in partnership with the London Borough of Newham, the Greater London Authority and Metropolitan Thames Valley Housing Association delivering an ambitious new development. The joined-up approach will see this former retail park transformed into a vibrant, bustling and green new neighbourhood in Canning Town – Manor Road Quarter.

At Manor Road Quarter, ECF are creating 804 sustainable one, two and three bedroom homes for all families, 50% of which will be affordable. These affordable homes will be available at London Affordable Rent, Intermediate rent and Shared Ownership. There will be spaces for businesses and shops to serve the growing community, all built around a brand-new town square and park.



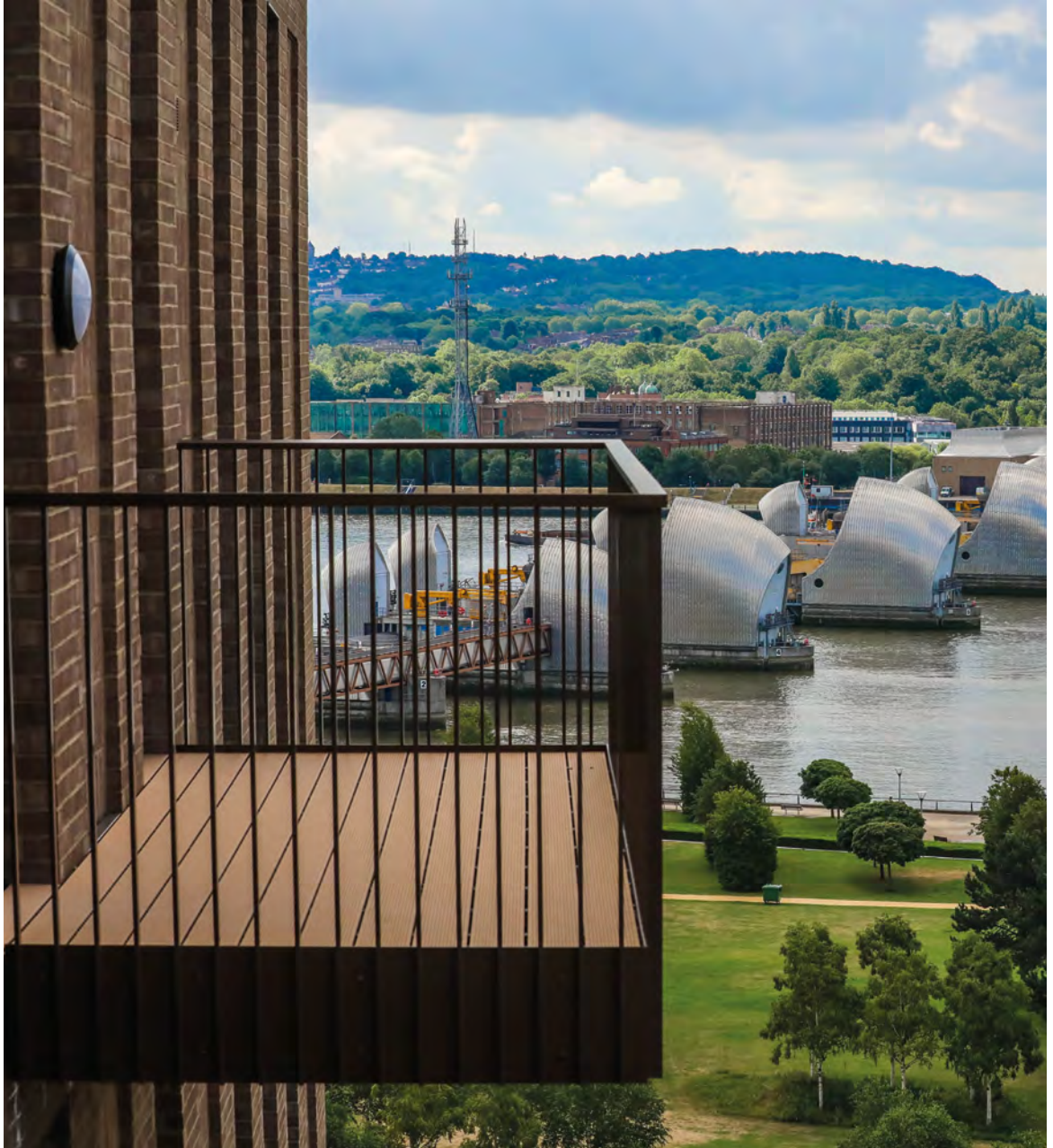


The new linear park, which is close to three acres in size, will be an asset for all members of the community to enjoy. The publicly accessible greenspace will feature a new skate bowl, running track and other amenities for all ages, and will compliment the ongoing greening of this area of the Lower Lea Valley. The development itself benefits from a slew of carbon cutting, recycling and waste reduction measures incorporated into its design, build and future operation. The main contractor, Morgan Sindall Construction, has utilised an in-house digital carbon reduction tool, CarboniCa, to monitor and carefully analyse the project's carbon footprint. As well as construction initiatives, ECF have adopted an air source heat pump system for the homes to be heated from, which will drastically reduce carbon emissions over the building's lifetime.

The 804 new homes will be crucial in the short and long-term, as population growth projections forecast that Newham will increase to over half a million residents in the next 10 years. This growth is in part being driven by an increasing recognition that Newham is an exciting place to work; with a young, energetic and increasingly skilled workforce.

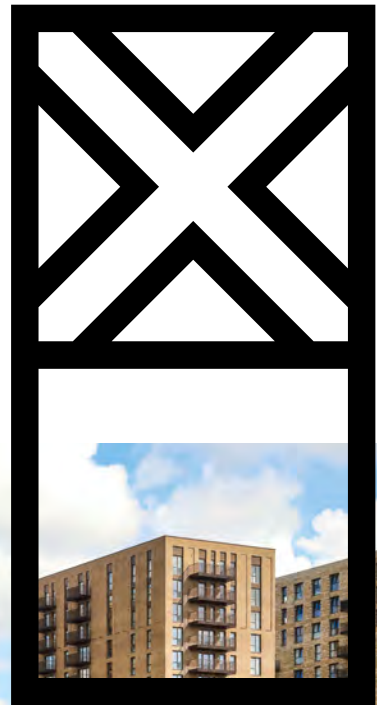
# Millet Place (completed)

## Community life by the park



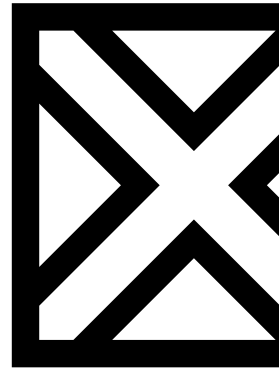
Directly adjacent to Pontoon Dock DLR, Millet Place provides a total of 236 private rental homes and affordable homes, making this stylish rental development an accessible and diverse place to live. With Thames Barrier Park on one side and the dockside regeneration on the other, this development is right in the heart of the community.

The Pontoon Dock area has sprung into life in recent years, with local cafés and restaurants now lining the streets between parks and water on both sides. Millet Place was completed in 2020 developed by LinkCity and funded by a joint venture partnership between the London Pension Funds Authority and Grainger plc, one of the UK's leading residential landlords, together with the affordable homes managed by Grainger Trust. Residents at Millet Place enjoy high-quality homes combined with a dedicated onsite Resident Services team plus a range of resident amenity spaces, including rooftop terraces with stunning views of the River Thames and beyond.



# Pier Road

## North Woolwich: Regeneration in Motion



Located in North Woolwich between the Thames and Royal Albert Dock, Pier Road is a one hectare development led by Populo Living, Newham Council's wholly owned housing delivery company. The development received approval from Newham Strategic Development Committee in December 2023 for 350 new homes next to the Grade II listed Woolwich pedestrian tunnel, alongside 800sqm of affordable makerspace and a café. The plans include the provision of new public realm, along with improved public transport to be delivered in partnership with TfL.

The housing will be across five blocks of between eight to 13 storeys, including 127 affordable homes. These will provide new homes for at least 85 families on Newham's housing waiting list and generate employment opportunities to boost Newham's creative ecosystem.

The council is also assessing whether surrounding council homes can be retrofitted in conjunction with the works, to provide more comfortable and energy-efficient heating systems for the existing community.

**For more information visit:**  
**[populoliving.co.uk/our-developments/pier-road](https://populoliving.co.uk/our-developments/pier-road)**





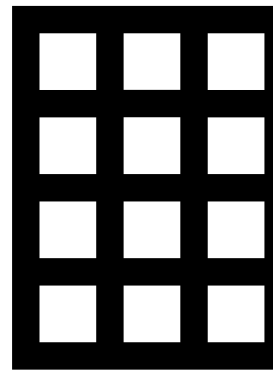


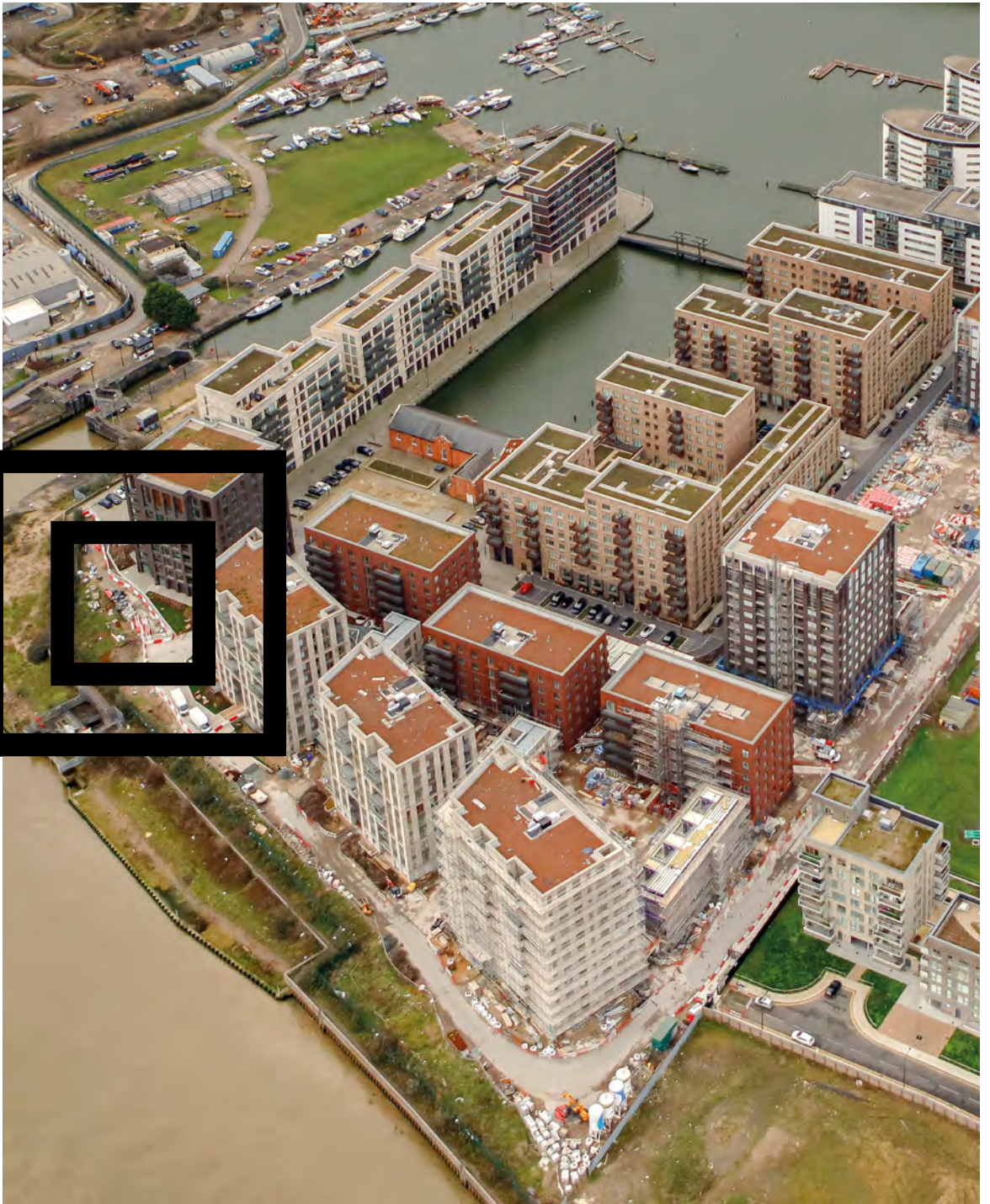
# Royal Albert Wharf

## A creative, social atmosphere

Royal Albert Wharf is a new creative community and neighbourhood in the Royal Docks situated between Gallions Reach DLR, Royal Albert Basin, and the Thames. The last phase is under construction and is scheduled to achieve practical completion in early 2025.

Developed in a joint venture partnership led by Notting Hill Genesis, with Telford Homes and Countryside Partnerships, Royal Albert Wharf will provide 1,856 homes, of which over 40% will be affordable. The last phase, contracting Lovell Partnerships, has a river frontage and will deliver a record 76% genuinely affordable homes.





# Royal Eden Docks

## The green heart of a vibrant city



Sitting less than 100 metres from the water's edge, homes are set across two buildings, framing two garden squares. Outdoor living is at the heart of this place. A quarter of the space is dedicated to communal green areas – the equivalent of 20 tennis courts.

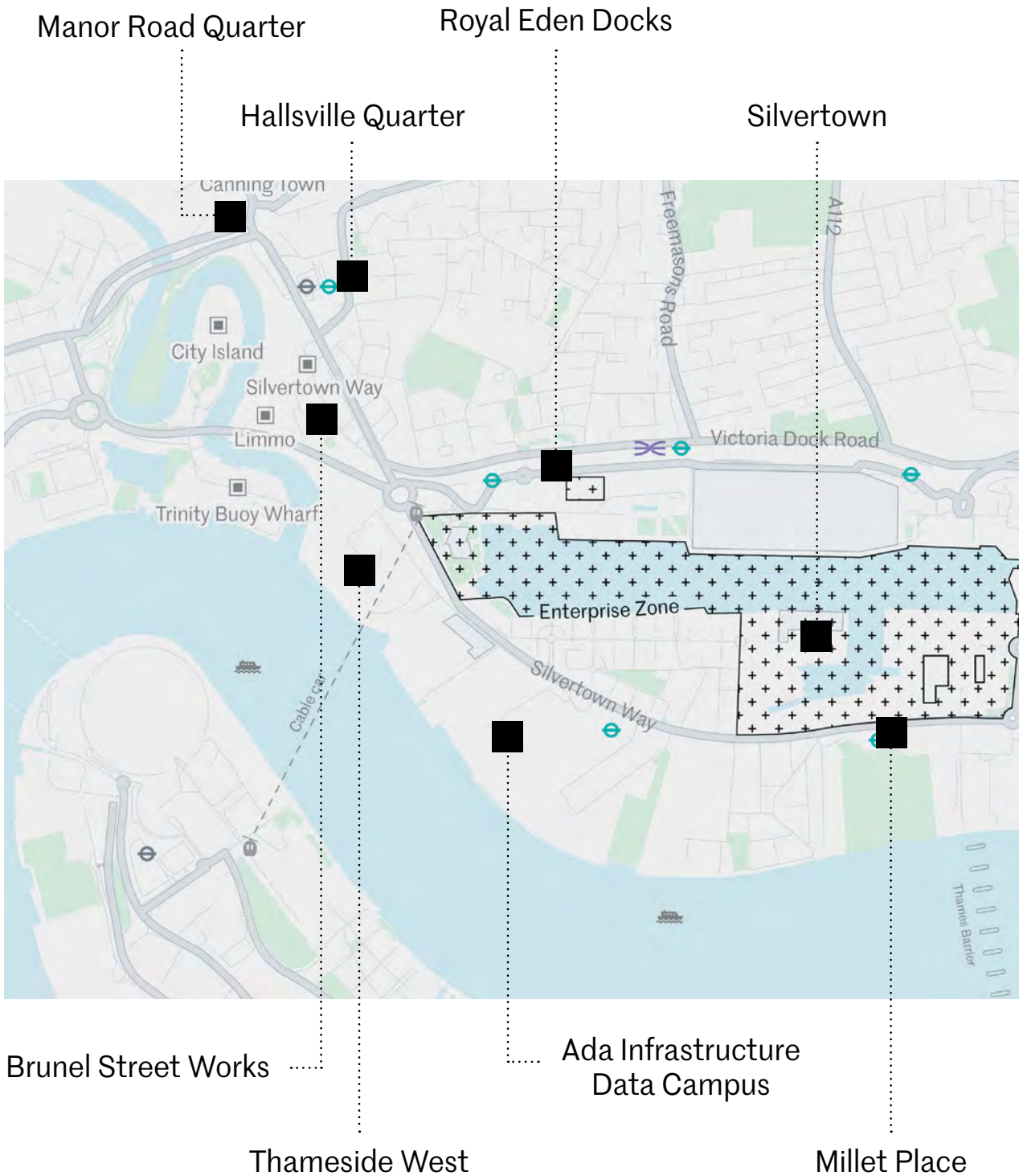
At ground level, you'll find landscaped gardens; on the roof, a running track; connecting you to the station, a new street. All are enriched with trees and ornamental shrub planting that would have been native to the area in a bygone era.



**Queens Cross (part of Royal Eden Docks)**

You'll find Queens Cross nestled between the Elizabeth line and the Royal Victoria Docks, within 10-minute reach of the City. Including 322 new homes, Queens Cross offers modern and sophisticated interiors, fantastic views of Canary Wharf and the City of London, as well as a private residents' club, Eden House, with spaces to work, train and rest.

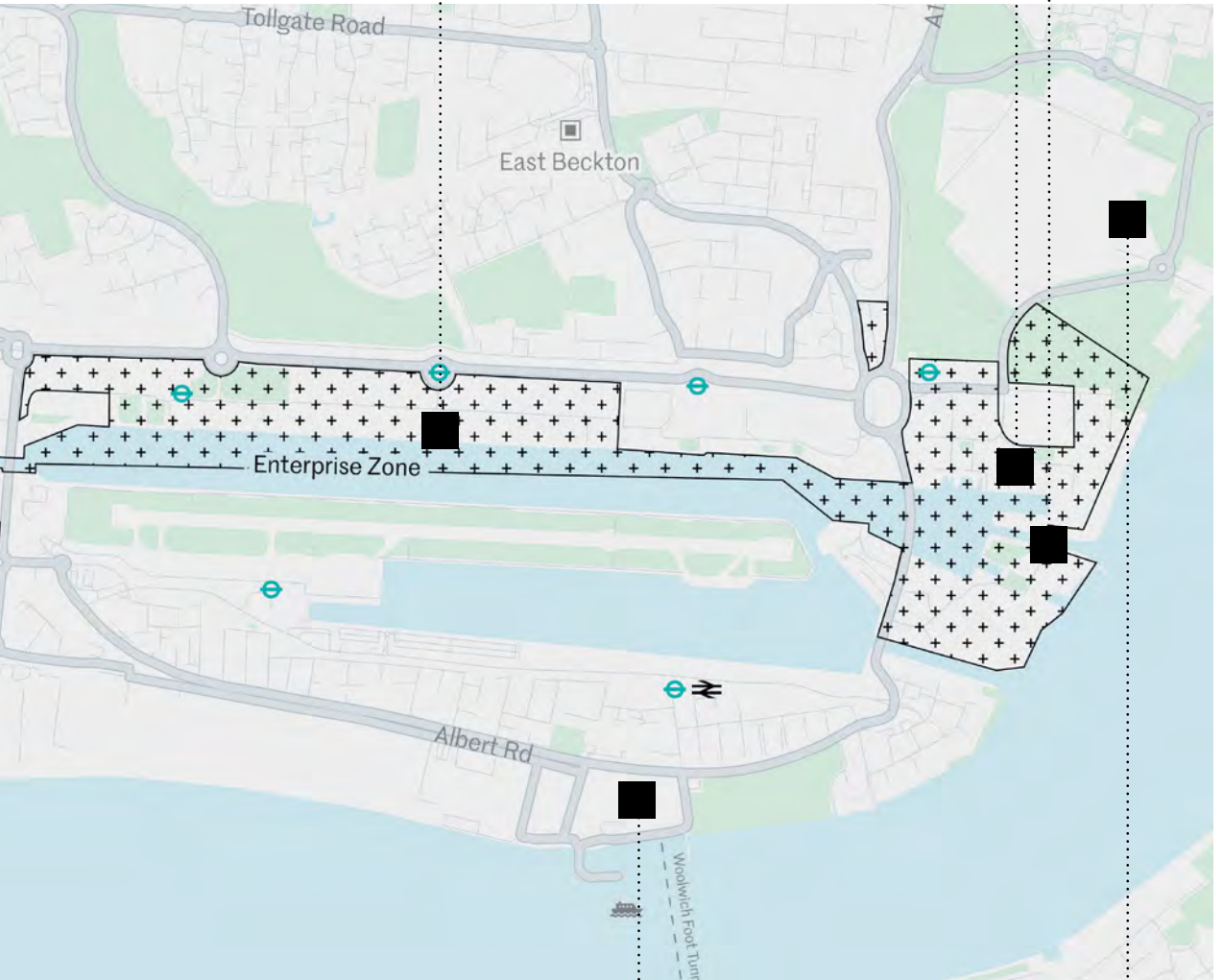
# Royal Docks developments



Royal Albert Dock

Albert Island

Royal Albert Wharf



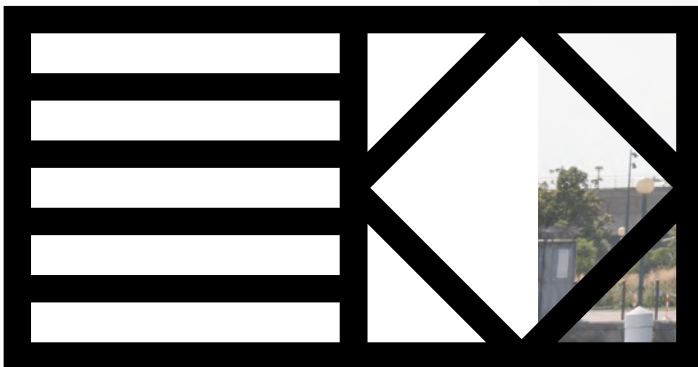
Pier Road

Beckton Riverside

## About the Royal Docks Team

The Royal Docks Team is a multi-disciplinary team made up of officers from the Greater London Authority. We work in partnership with Newham Council, local stakeholders and communities, to oversee the area's comprehensive regeneration. We report to the Royal Docks Enterprise Zone Programme Board, which meets quarterly, and is co-chaired by the Mayor of Newham and includes the Deputy Mayor for Housing and Residential Development.

We are taking a long-term place stewardship approach to the regeneration of the Royal Docks. Landowners, developers, businesses, government and more, all have a stake in the area and contribute to the community's health and wealth. A key role for the Royal Docks Team is to think strategically across the whole area – convening partners, involving communities, building consensus, aligning resources and expertise, and co-ordinating delivery, to ensure we are collectively realising the full potential of the Royal Docks.







For more information on the  
Royal\_Docks and how the area  
is being transformed please visit:

[www.royaldocks.london](http://www.royaldocks.london)  
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