

# Thames Road

Our evolving masterplan.

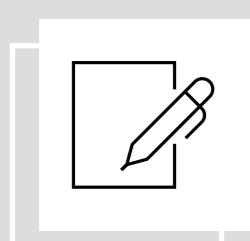


Proposed designs for one of the public spaces along the river at Thames Road

Welcome to our public exhibition, where you'll be able to view, comment and ask questions about our updated plans to bring new homes, a primary school, light industrial spaces and a new riverside park to the Thames Road Estate in the Royal Docks.

Ballymore has consulted on these proposals before, ahead of a planning application submitted in 2021, but we are making some changes and would value your views.

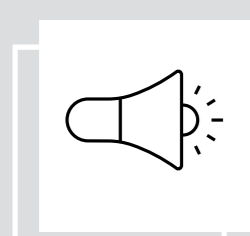
## Today, you'll be able to:



View our refreshed proposals for the site.



Meet and speak with the project team.



Share your feedback and ask questions.

## About Ballymore

From major urban regeneration projects to smaller spaces where people live, work and visit, we have pioneered some of London's most successful and exciting regeneration projects and remain passionate about improving lives through great places and communities.

### At Ballymore, we:

- Have a rich history of supporting communities, for over 40 years.
- Delivered over **16,000 homes and 2 million sq ft of commercial space** across 27 projects in the UK and Ireland.
- Have **secured partnerships** with small businesses, creatives and educational institutions.

## About the project team

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Freeholder  
and Developer

ROLFE JUDD

Planner

Howells

Lead Architect

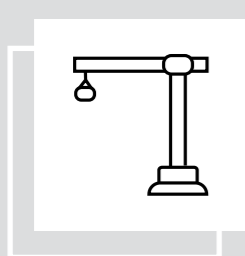
LCA

Community  
Consultation Specialist

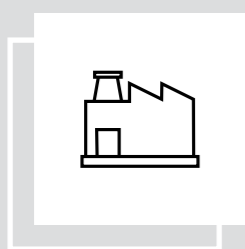
# About the site

The Thames Road Estate is an industrial estate which offers an unrivalled opportunity to create a new mixed-use waterfront neighborhood at the Royal Docks.

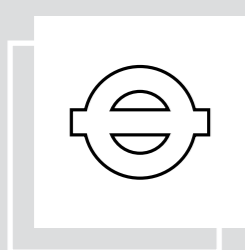
## About the site



The **6.1 ha estate is located just off Thames Road**, with existing residential buildings to the west, Tate & Lyle Sugar Refinery (famous for their golden syrup products) to the east, and River Thames to the south.



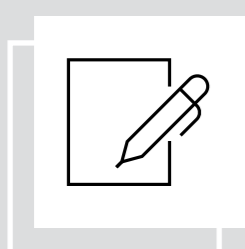
It is currently occupied by a **mix of industrial and manufacturing businesses**, while other parts of the site have remained vacant for a number of years.



The site is situated close to **Pontoon Dock DLR Station**, and there are a number of bus routes, roads and cycle lanes nearby.



The estate sits within the **Greater London Authority's Royal Docks and Beckton Riverside Opportunity Area**, and London's only Enterprise Zone.



It has been **allocated in Newham Council's current Local Plan** as an area for a mixed-use residential led development.

## 2021 Planning Application

Identified as an important strategic site by both Newham Council and the Greater London Authority, we submitted a planning application in 2021 (21/02450/OUT) to redevelop the estate, providing:

- **1,610 new homes**, including affordable housing.
- **25,000sqm of public open space and greenery.**
- **Over 16,000sqm of modern and light industrial workspace.**
- **Commercial and retail spaces**, to support a variety of national and local businesses.
- **A mix of local amenities**, accessible for the whole community.
- A two-form **primary school** to help meet local demand.

**We are now reviewing this application and proposing some amendments to the designs. We are consulting on these changes today.**

A CGI showing the public spaces, greenery and building designs for the previous masterplan



Aerial view of the Royal Docks and development site (marked out in red)



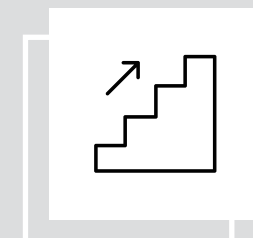
Royal Wharf & Riverscape

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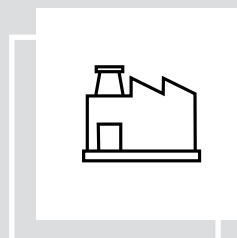
# Evolving our vision

We have been working closely with Newham Council to make some minor updates and improvements to the existing scheme. This is being driven by new building regulations for fire safety and to better balance uses across the site. **Our overall vision remains the same, but we have made some changes to the proposals.**

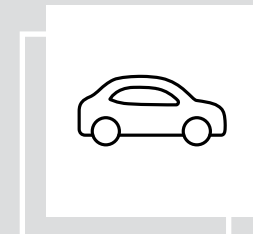
## Masterplan: Key changes



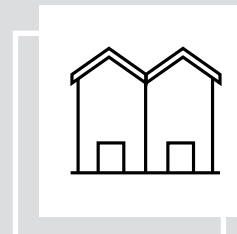
Two staircases have been added to all the buildings above 18m, in line with fire safety regulations.



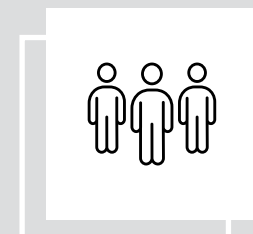
Redesigned The Buffer Building to now incorporate a mix of co-living and light industrial use.



Reduced the total number of car parking spaces to 150.



Increased the number of homes to 1,638.



Increased the number of family homes (3 and 4 bedrooms) to help meet the local demand.

### Key

- Residential
- Public open space
- Commercial & retail
- Industrial
- School



A sketch showing the evolving proposals for Thames Road

# New homes for the Royal Docks

Bringing more high-quality places to live.

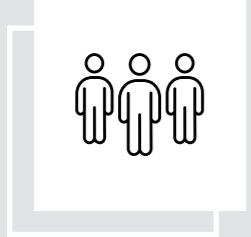
As part of our updated plans, we have **increased the total number of homes to 1,638 (+28)**, and they will be suitable for individuals, couples and families, to help local people to remain a part of our community.

A proposed view for the new homes, connections and public realm at Thames Road



# What is co-living?

We have updated our plans for Thames Road to include 351 co-living homes, specifically designed with younger people in mind.



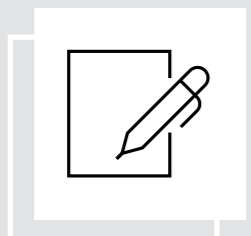
## Community

A built-in community that is supportive and welcoming.



## Convenient

All co-living spaces are fully furnished for comfort and convenience.



## Flexible

Choice to decide the length of stay with a convenient lease, making it easy to relocate at short notice if needed.



## Affordable

Affordable rent without having to compromise on quality.

## Co-living?

Co-living means living with people in a building with shared facilities. It is a new way for people to live in cities, focused on community and convenience, and meets the general desire for flexibility and affordability.

## Who lives in co-living developments?

Co-living is especially appealing for young people who want:

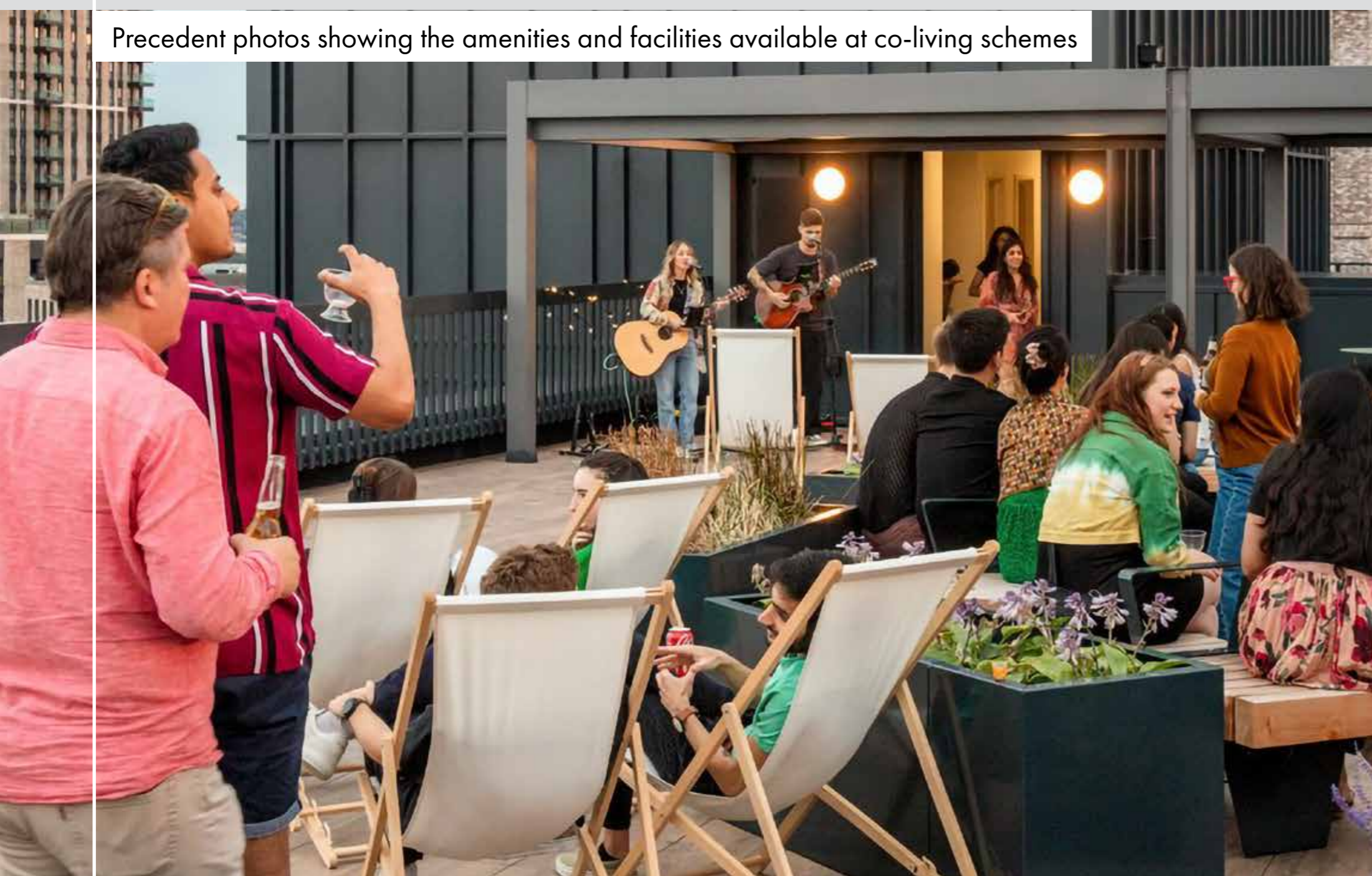
- Flexibility – variety of lengths of stays on ASTs
- Shared spaces to meet new people
- A ready-made community
- All inclusive living
- Lower rent
- A sense of belonging

## Why it works?

- Successful co-living communities are located in cities, with excellent transport links and local facilities like Thames Road.
- A variety of housing is essential to encourage mixed and balanced communities to attract people of different ages and lifestyles.
- A large proportion of housing in London is increasingly unaffordable and poor quality. Co-living offers a sustainable alternative, with better quality homes at more affordable rents.



Precedent photos showing the amenities and facilities available at co-living schemes



Re:shape is working closely with Ballymore on the plans for a co-living community at Thames Road. They have a track record of success, delivering co-living projects across the capital, including Wembley Ark.



# A greener, sustainable community

We want to make the most of this riverside location, creating new open spaces and routes, alongside a new public park, for current and future residents to enjoy.

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## New public spaces and routes

At each of our neighbourhoods in the Docklands we have created expansive open space, and are excited to extend this work at Thames Road, by:

- Creating over **2.5ha** of new publicly accessible open space.
- Investing in **3 public spaces**, including **2 squares** and a **riverfront park**, for the whole community to enjoy.
- Developing a new **200m section of the Thames Path riverfront walkway**, with new planting and landscaping.
- **Planting new trees** across the neighbourhood.



A sketch showing the proposed public spaces, landscaping and greenery at Thames Road



New connections and greenery that could be provided at Thames Road



## A sustainable neighbourhood

Our neighbourhood will be a community with a long-term future and minimal impact on the environment:

- We are targeting a **minimum BREEAM rating of Excellent** – the recognised benchmark for sustainability.
- By delivering **significant open space and greenery**, we hope to create ecological enhancements to support the local environment and wildlife.
- Investing in **low-embodied carbon materials** and utilising **modern construction methods** will allow us to create a more sustainable community.
- Overall, **our plans will increase biodiversity** across the neighbourhood and wider area.

A sketch showing the new riverside walkway, connections and greenery at Thames Road

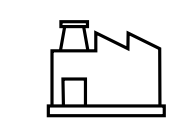


# The Buffer Building

A truly mixed-use building that creates a sense of place.

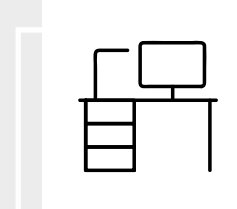
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Located at the eastern section of the site, this building will continue to form a buffer to the Tate & Lyle Sugar Refinery. The building will provide a mix of co-living and light industrial floorspace.

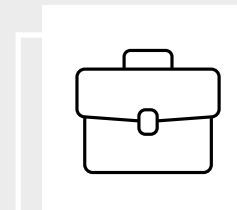


## Modern, industrial workspaces

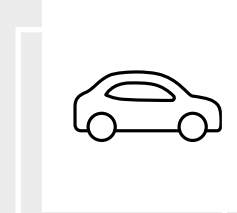
- In line with the submitted plans, the industrial workspaces will continue to be based in the buffer building.
- These are being designed to be flexible in their use, capable of supporting a variety of businesses, from existing on-site tenants looking to remain on the estate, to local and national operators especially in storage and logistics, manufacturing, construction and engineering.
- The workspaces will create hundreds of new jobs and support our ongoing investment in training programmes and initiatives in the community, to open even more opportunities for local people.



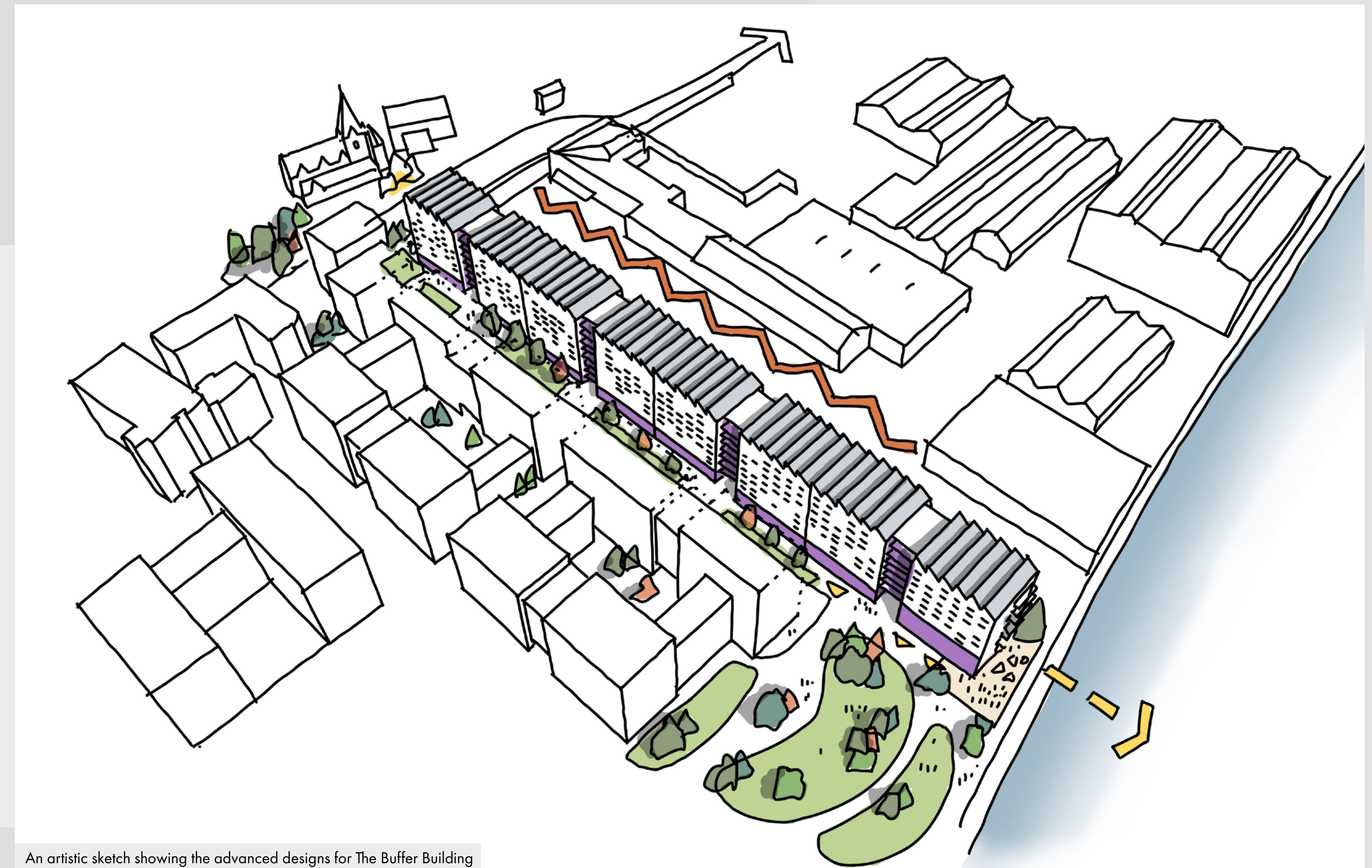
The light industrial floorspace will be complemented by small and medium enterprise space.



Our emerging scheme re-instates the existing industrial floorspace in a modern environment.



150 parking spaces will now be provided, available to residents and staff members.



An artistic sketch showing the advanced designs for The Buffer Building

Proposed design for the co-living accommodation at The Buffer Building



Proposed designs for The Buffer Building, looking south to the river

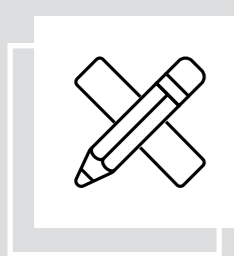


# Unex School

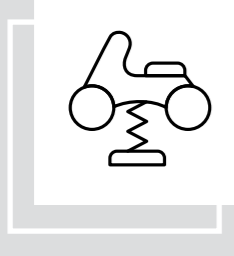
A new primary school for the Royal Docks.

The centrepiece of our neighbourhood, we have used the last three years to evolve our plans for Unex School.

Taking inspiration from our work at Royal Wharf School, the institution has been:



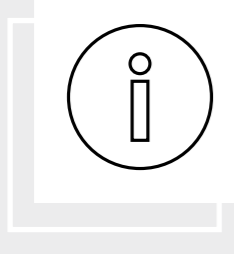
**Upgraded with a more modern and vibrant design**, that better complements the neighbourhood as well as the wider area.



**Fitted with new high-quality playgrounds and facilities suitable for children and young people**, including a multi-use games area, that would be available for the public to use outside of termtime.



**Designed to promote sustainability, with green, natural boundaries** comprised of new planting and trees proposed around the edges, in addition to photovoltaic panels throughout the school.

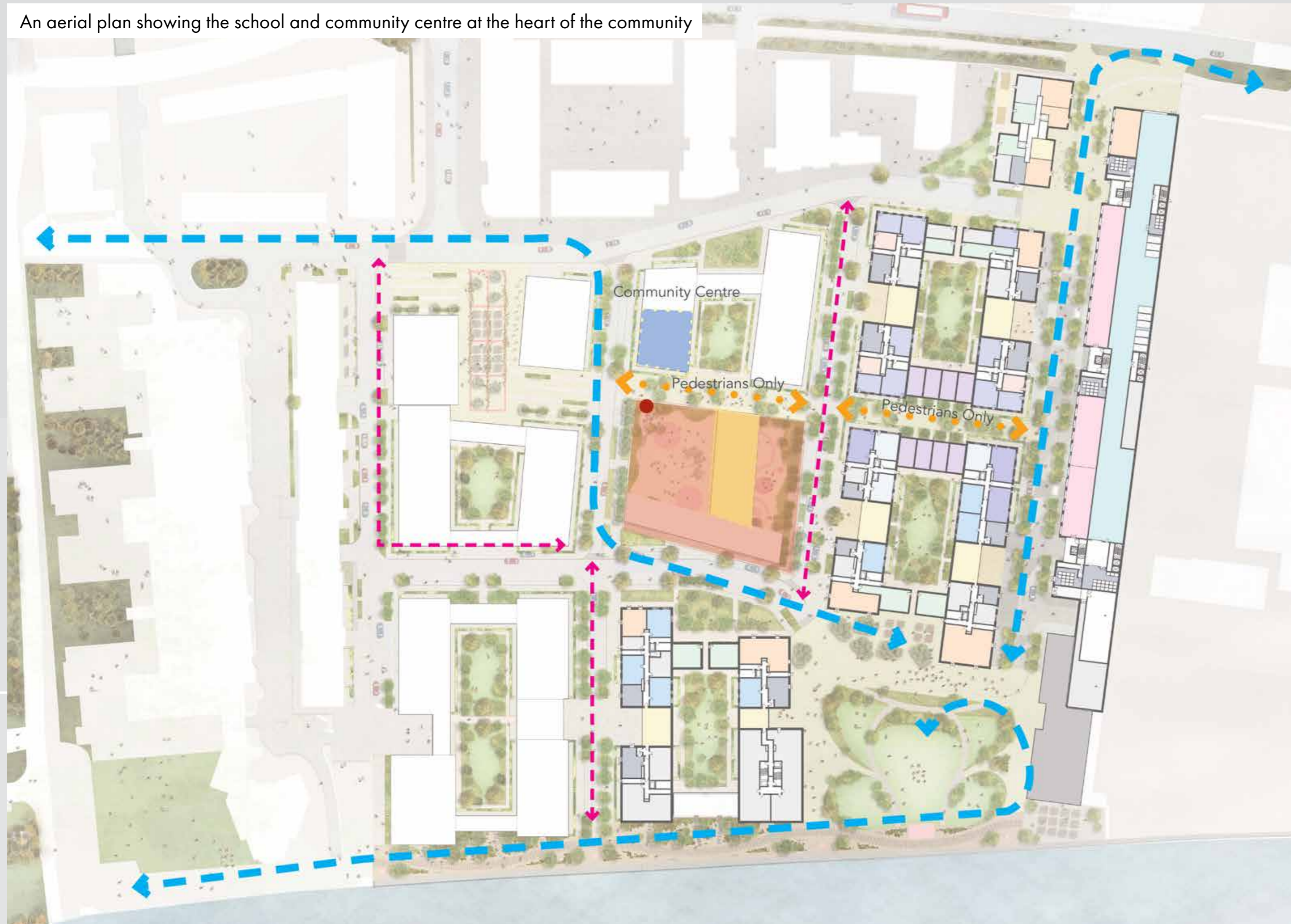


For health and safety reasons, we are not able to open the school while construction works are taking place around the site.



Photos of Royal Wharf Primary School

An aerial plan showing the school and community centre at the heart of the community



- Key**
- - - - - Pedestrian Primary Route
  - - - - - Pedestrian Secondary Route
  - - - - - Pedestrian Only
  - Community Centre
  - School
  - Rooftop MUGA
  - School Entrance



# Next steps

Thank you for attending our exhibition.



A view of the new homes at Thames Road

We hope you found today helpful and please do share your feedback by using the forms provided.

## The plans at a glance

- 
**1,638 high-quality homes**, alongside 351 co-living properties.
- 
**A primary school** to meet the growing local demand.
- 
**More family homes** to help residents to remain a part of our community.
- 
**New and improved connections** around the neighbourhood, river and wider area.
- 
**Flexible modern and industrial workspaces**, capable of supporting local and national operators.
- 
**Substantial green, open spaces**, including a riverfront public park for all to enjoy.

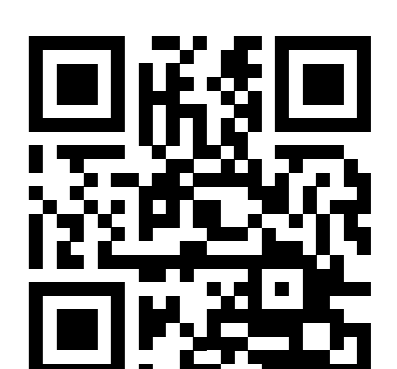
## Indicative timeline



## Tell us what you think!

Get in touch with any comments you have on our updated plans by:

- 📍 [ThamesRoadE16.co.uk](http://ThamesRoadE16.co.uk)
- ✉ [ThamesRoadE16@londoncommunications.co.uk](mailto:ThamesRoadE16@londoncommunications.co.uk)
- ☎ 0800 092 0427



Have your say