

# LONDON RIVERSIDE

In London Riverside, our programme is expected by 2016 to deliver 900 new homes, 2,380 new jobs, £300 million of private investment, 27 hectares of remediated brownfield land, 130,000 square metres of new commercial space and 120,000 square metres of new/refurbished green or open space.

## Barking Town

Identified as a priority area within the Thames Gateway, Barking Town Centre is changing rapidly. To ensure that the revitalisation of the town is well coordinated, LTGDC is supporting the London Borough of Barking and Dagenham in producing an Area Action Plan for the town centre, which is now at preferred options stage.

Phase two of the mixed use Barking Central scheme is progressing well with partial completion already achieved. On completion it will comprise 250 apartments, a 66 room Travelodge Hotel, a Tesco Metro, offices, food outlets and retail units. Phase one, consisting of 246 new flats and a new Lifelong Learning Centre was completed in 2007. LTGDC supported the development through the acquisition of strategic property assets and by providing funding for the new Town Square and Secret Garden. The development has already picked up several awards including the prestigious European Prize for Urban Public Space.

In preparation for the arrival of a new dedicated route for ELT (East London Transit) through the town centre, part of Barking's street market has been relocated, with LTGDC jointly funding the purchase of properties and the construction of a new market square off London Road which opened in January 2009. The construction of East London Transit has now commenced with completion scheduled for Autumn 2009. LTGDC is pleased to have supported this project by funding enhanced public realm and passenger facilities along its route. On completion, this rapid bus system will link Ilford and Barking with Dagenham Dock through Thames View Estate.

With designers Grimshaw Architects and Atkins, LTGDC is leading on master planning and feasibility work for Barking Station and its interchange with the aim of linking existing train, taxi, tube and bus services with the new ELT services. Working with Transport for London to bring this service forward, LTGDC has funded land acquisitions and investments in the public realm along the route linking Barking Riverside to the Town Centre.

Breathing new life and character into Barking is the overriding aim of a new Creative Industries Quarter (CIQ) that LTGDC is developing. Located to the west of the town centre along Abbey Road, LTGDC has acquired further sites since its acquisitions of the Granary and the Malthouse, former riverside industrial warehouses of significant architectural merit which had fallen into disuse. The renovation of the Malthouse was completed in November 2007 and LTGDC

engaged SPACE studios to manage lettings of the building which is now fully occupied with arts-based organisations. Demolition of redundant buildings and remediation work on the more recently acquired Granary building has prepared the site for the next phase of development that will ultimately see 7,000 sq m of creative space and 350 new homes. A planning application for the development was submitted in November 2008 and approved in May 2009.

## Dagenham Dock

At Dagenham Dock, with its excellent access to the A13 and rail network, the London Sustainable Industries Park (SIP) is fast becoming the focus for environmental technology industries in London. Following the acquisition in May 2008 of 11 hectares of former power station land and a further 4 hectares in March 2009, over 18 hectares are now controlled by LTGDC. Our plans for future site acquisition will see the park extend to over 25 hectares enabling it to accommodate new premises of up to 125,000 sq m.

The London Development Agency were instrumental in delivering the park's first occupier, Closed Loop, who opened their facility in June 2008 and are a good example of the type of industry the park is attracting. This is the world's first facility for recycling both Polyethylene Terephthalate (PET) and High-Density Polyethylene (HDPE) plastic back into food grade plastic flake, used in the production of new plastic drink and milk bottles for clients including Marks and Spencer and Coca Cola.

This year, Cyclamax became the London SIP's first energy from waste facility. Its flagship facility will occupy 3.5 hectares of the Dagenham Dock site with a 100,000 tonne capacity gasification plant. Producing up to 15 megawatts of energy a year, the facility will provide power for park occupants and up to 20,000 homes.

One of the most exciting tenants at the London SIP will be the Thames Gateway Institute for Sustainability. The only initiative of its kind in the UK, the Institute is bringing together leading businesses, academic institutions and research organisations to develop new solutions for sustainable living. Located in Europe's largest urban regeneration area, it will provide real opportunities to test and implement low carbon solutions to existing communities and within active development sites around the Gateway, driving economic growth while showcasing and disseminating best practice in delivering sustainable development.

Already the Institute has brought together research expertise in sustainability across the private and public sectors and laid firm foundations for an international network of collaboration – a memorandum of understanding was signed with China in January 2009 and the first phase of the Institute's £40 million Research Centre will open its doors at Dagenham Dock in time for the 2010 Shanghai Expo, as part of a joint international launch of a sister Institute for Sustainability in China.



## Rainham Village

Rainham benefits from good rail and road access to central London and has retained an historic village character but needs to be revitalised. LTGDC has purchased the sites necessary to revitalise the village centre with a new transport interchange, public space, library and new housing. Design work on the new transport interchange, library and public realm has commenced, with delivery scheduled to begin in 2010.

Following the decision of Carpetright plc to relocate their operation from a 3 hectare site on the A1306, LTGDC acquired the site with the aim of delivering a mixed use scheme promoting a high quality public realm and building design. Negotiations are in progress with Havering College for them to acquire a large part of the site to accommodate their new construction skills campus, with the remainder for housing development. While plans are developed for this major new scheme, Havering College has leased one of the existing buildings on site and is in the process of refurbishing it for a building trades centre to open in autumn 2009.

In summer 2008, LTGDC completed the first project within a programme of work aimed to benefit local industrial areas. Through a grant to Havering Council, Ferry Lane North was rebuilt and drainage to Rainham Marshes Site of Special Scientific Interest (SSSI) was reconstructed. The finished project has improved access to local businesses and enhanced the habitat of local wildlife.

## London Riverside Parkland

### Wildspace

Leading a consortium of interests, LTGDC is bringing to life 645 hectares of park and wetlands to form a major visitor destination capable of attracting one million visitors a year.

The first phase, enhancing the Rainham, Wennington and Aveley Marshes (which together form the largest remaining wetlands in the Thames Estuary and a Royal Society for the Protection of Birds (RSPB) protection site), is now complete. LTGDC has funded the construction of a marsh and woodland walks, associated visitor infrastructure and a foot and cycle path linking Rainham to Purfleet through the marshes. The last element in the first phase was the Marshland Discovery Dock which opened in March 2009. LTGDC was the lead funder in this state of the art wildlife discovery centre with activity areas and panoramic windows giving amazing views across the marshland. The facility is expected to welcome over 5,000 school children and 60,000 families a year.

Work has commenced on a second phase of projects to open up the park to a wider audience and incorporate improved pedestrian links across railway lines, Sustrans cycle hire facilities and a green 'land train' linking Rainham residents to Wildspace and the River Thames.

### Planning

During the last 12 months, LTGDC received 144 applications and determined 175. Of these 172 were approved. The approvals will deliver 4,572 new homes (an increase of 25% on the previous year) and 3,889 jobs. With only three applications refused (a rate of under 2%) our actions reflect our determination both to support and encourage development in the area. Our robust line on applications that do not accord with relevant policies or are of insufficient quality has been vindicated at public inquiry. Of the four appeals handled during the year, one was dismissed by the Secretary of State and one has been withdrawn by the appellants. Two appeals are still pending.

LTGDC has continued to implement its ground breaking tariff-based Planning Obligations and Community Benefits Strategy (POCBS) during the year, following its formal adoption in March 2008. Agreements are now being concluded with developers in line with the strategy and the first payment of over £1 million was received in early 2009.

However, changed economic conditions have prompted LTGDC to review the strategy and this will conclude in Autumn 2009. The review will be based upon the best research and analysis possible into developing and changing infrastructure needs, sources of matching finance and the financial viability of development. This work will aim to provide close alignment of LTGDC's programme spend with that of other public sector partners and the investment of section 106 funds.

School pupils at Rainham Marshes

