

Welcome to Silvertown

Introduction

Thank you for joining us at the launch of the Silvertown Stage One Community Exhibition. Here, you will find out about:

- The aims and ambitions for the redevelopment of a derelict 27-hectare site.
- The progress made since the previous planning applications for the redevelopment of the site.
- The new hybrid planning application for the entire site and information on additional applications including the new Royal Victoria Dock Bridge planning application.

This exhibition will also be an opportunity to provide feedback on a number of key areas for this project. We will be sharing more information on how you can get involved with the co-created Silvertown Design Code.

Project Overview

Silvertown sits at the centre of one of London's largest regeneration areas, the Royal Docks, which is set to become the home and workplace for thousands of people.

The London Borough of Newham (LBN) granted Outline Planning Permission (OPP) for the Silvertown site in 2016. In 2019, the LBN granted the development partners, The Silvertown Partnership (Lendlease and Starwood Capital), a Reserved Matters Approval (RMA) for Phase 1 of the site. Both planning permissions included extensive consultation with local residents and key stakeholders, which has been reflected in the proposals presented today.

The RMA included the provision of new affordable and market homes, public spaces, retail space, and workspaces, anchored by key heritage assets Millennium Mills and Silo D.



This birds-eye view shows the Silvertown site (outlined) by the Royal Victoria Dock and opposite the ExCeL. The Greenwich O2 and Canary Wharf can be seen in the background.

Project Partners



MAYOR OF LONDON



Homes
England

THE SILVERTOWN PARTNERSHIP

lendlease

Regeneration of the Docks

The Bigger Picture

The Royal Docks is the largest enclosed dock in the world. Since its closure as a working dock in the early 1980s, the Silvertown site has been largely abandoned.

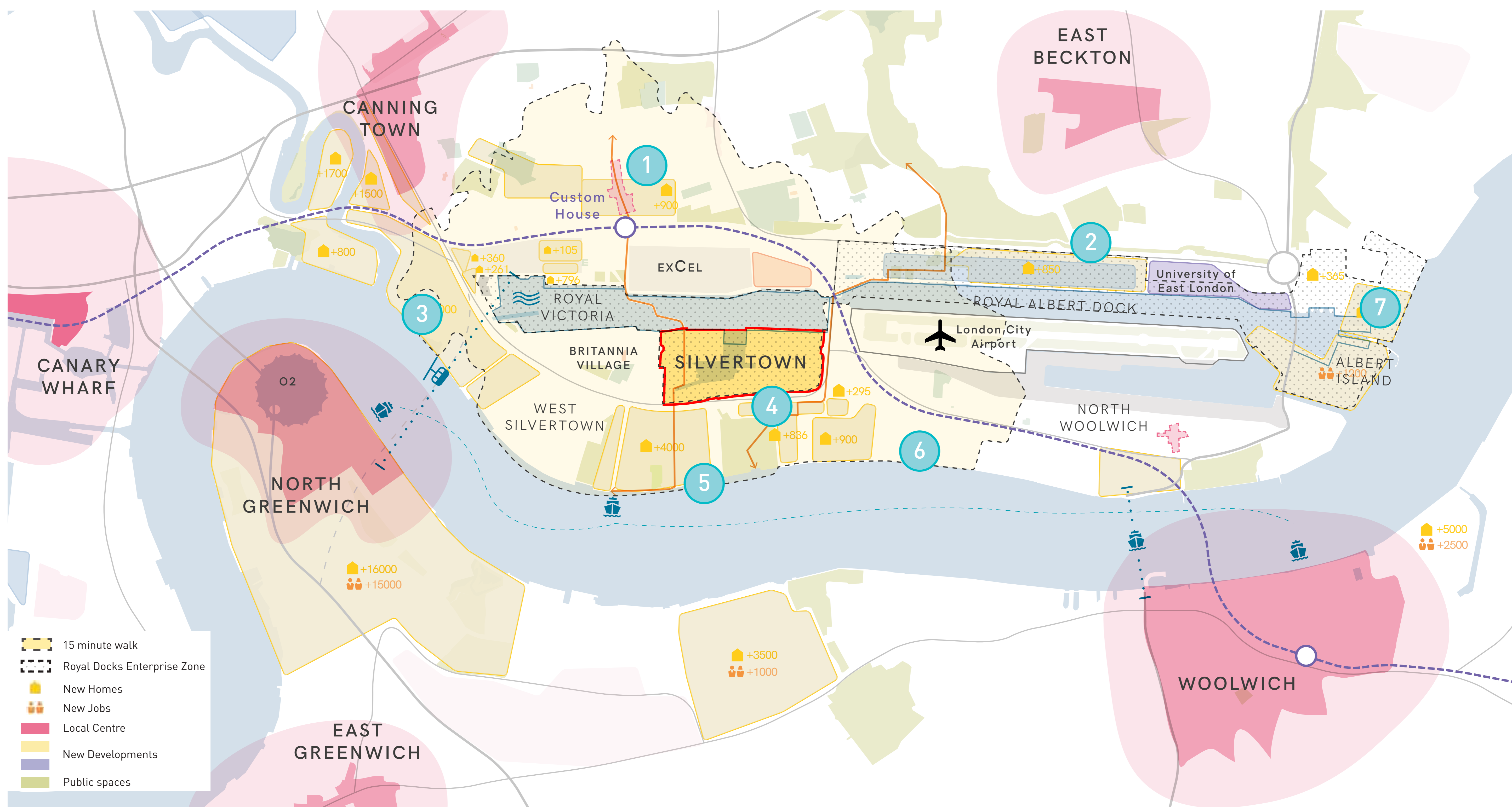
Under plans set out by the Mayor of London and the Mayor of Newham in 2018, the Royal Docks Enterprise Zone has been a part of an ambitious £300m regeneration plan. The Enterprise Zone is a key part of the Government's industrial strategy to attract investment to London and deliver more jobs and homes in the area.

In Newham, the Royal Docks Enterprise Zone has boosted investment into new transport infrastructure, placemaking initiatives, cultural programming, employment opportunities, and skills generation.

A New Town Centre

Silvertown sits at the heart of the Royal Docks regeneration and is surrounded by other large scale developments including Royal Wharf, Thames Road Development and Albert Island.

The redevelopment of the Silvertown site into a mixed-use space with homes, shops, businesses, public spaces, and transport connections will create a new town centre. The map below demonstrates the centrality, connectivity, and convenience a new town centre in Silvertown will give the wider community.



The above map shows Silvertown in context with other large developments in the surrounding area. Silvertown is outlined as a new centre for the wider community.

Regeneration Context

Multiple new developments in North Greenwich, Woolwich, Canning Town and the wider Royal Docks will significantly improve the area's accessibility while increasing the number of homes and employment opportunities. Key schemes in the Royal Docks include:

- 1 **Custom House Station** will host the Elizabeth Line, planned to open mid-way through 2022. Silvertown's connection to the Elizabeth Line will reduce journey times, improve transport choices, and increase Silvertown's accessibility. The station will be linked directly to Silvertown by the new Royal Victoria Dock Bridge.
- 2 **Royal Albert Dock** is a new commercial district and to date Phase 1 has delivered 0.6m sq. ft. of commercial space.
- 3 **Thameside West** has planning permission to provide 5,000 new homes, a new DLR station, new workspaces and a new school.
- 4 TfL and the Royal Docks team are working to improve **Pontoon Dock Station** and the broader DLR network. This will increase passenger capacity and relieve existing overcrowding issues.
- 5 **Royal Wharf** is a development south-west of Silvertown which has delivered 3,385 residential units, a new school, a high street, a pier, a pub and a community centre.
- 6 **Thames Road Development**, to the south east of Silvertown, will provide a community leisure facility, a new park, workspaces, 1,650 new homes, and a primary school.
- 7 Intended to start on site this year, **Albert Island** has planning permission for new homes and industrial space, a modern boatyard facility and marina, and new public realm along the water.

The Silvertown Story

The proposals for Silvertown have been shaped over the past five years, since Outline Planning Permission (OPP) was first received in 2016. You can find out more about the past proposals for Silvertown below:

2016

Outline Planning Permission (OPP)

In 2016, Silvertown's previous development partners were granted planning consent for a masterplan. Since 2018, when Lendlease and Starwood Capital became the development partners (The Silvertown Partnership), we have been working with the Greater London Authority (GLA) and Homes England to secure the necessary public sector support to revise the masterplan. This has enabled us to make changes to the masterplan and to create a dockside community that is for everyone.



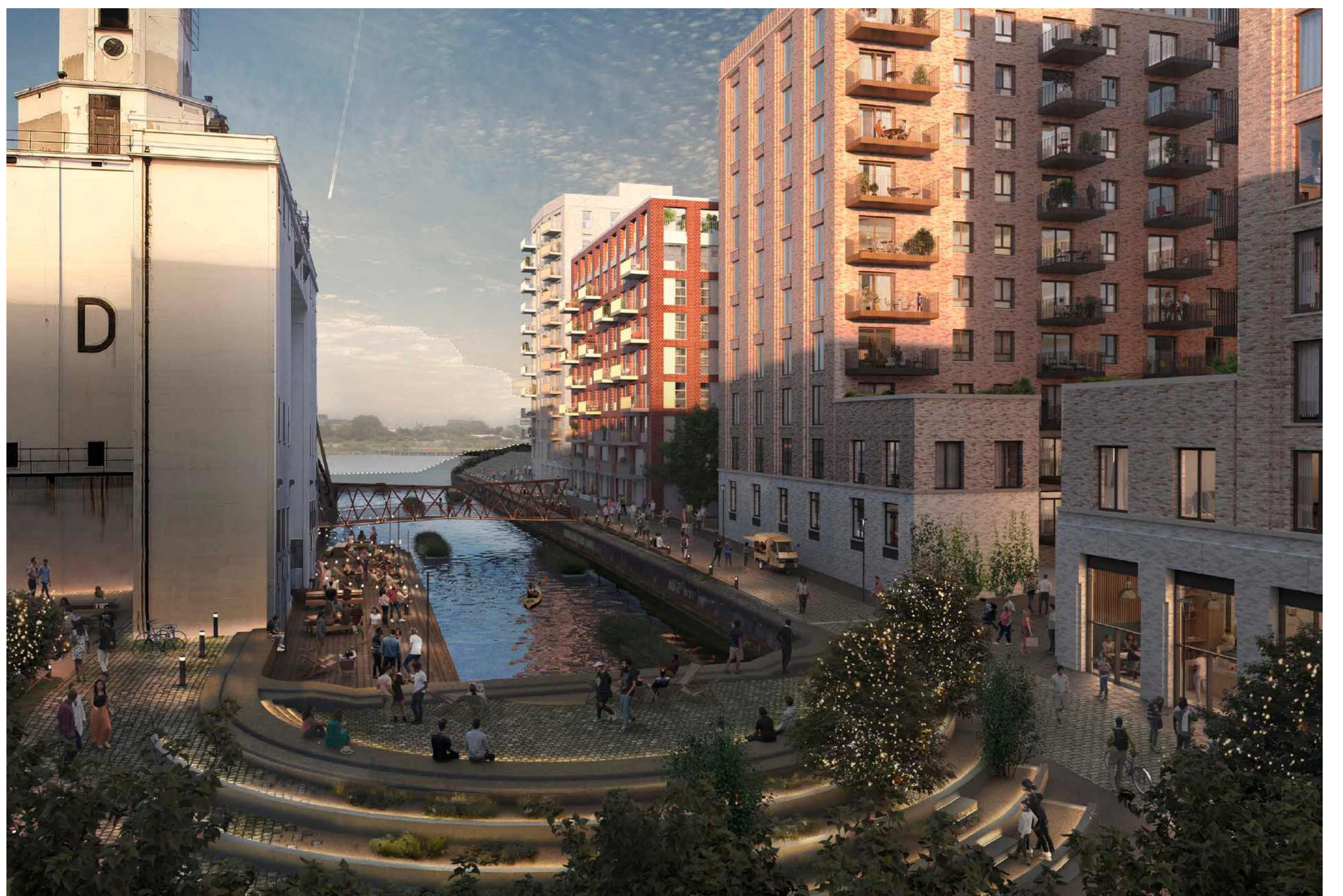
The above image shows the 2016 consented masterplan for Silvertown.

2019

Phase 1 - Reserved Matters Approval (RMA)

Phase 1 Reserved Matters Approval (RMA) was granted by LBN in 2019. Phase 1 delivers:

- 943 new mixed tenure homes across five residential buildings.
- The refurbishment of Millennium Mills to create a new East London destination with exhibition spaces, cafés and dining as well as workspaces for new businesses.
- Circa 1 million sq. ft. of new shops, cafés, bars, restaurants and community spaces.
- A substantial new public square surrounding Millennium Mills for curated events and everyday enjoyment.
- A new community green space around Silo D and the water for leisure, relaxing and small events.



The above Computer Generated Image (CGI) shows detail of consented Phase 1 with Silo D.

Working with Communities

The Silvertown Partnership has worked closely with communities throughout the planning process to gather feedback and ideas on the development of the site. It is our commitment to continue this collaborative work through our consultation and engagement programme.

Over the past year, the Silvertown Partnership has been working with communities and local schools to develop social initiatives. We will continue to work with these groups in order to help build a new neighbourhood that suits the existing community.



Community engagement on site at Silvertown in 2019.

Planning Application Strategy

What's to Come in 2022

There are two key forthcoming planning applications for Silvertown to be progressed in 2022: a new 'hybrid' masterplan planning application for the entire site and a separate application for a new pedestrian and cycle bridge across Royal Victoria Dock.

The new masterplan planning application will be submitted by the end of Summer 2022. The new Royal Victoria Dock Bridge Planning Application will be submitted in Spring 2022.

In the meantime, The Silvertown Partnership is progressing delivery of some early phases under the existing planning permission.

New Masterplan Planning Application

The Silvertown Partnership will be submitting a new hybrid planning application for the Silvertown site. This proposal presents an alternative vision for the site when compared to the 2016 planning permission. This hybrid application will include an 'outline' component for the site's wider masterplan and a 'full detail' component for Phase 1 of the project, with two additional plots (Plots 1D and 2D opposite). These plots have been allocated for affordable housing and will allow us to accelerate the earlier delivery of much needed affordable homes at Silvertown.

New Royal Victoria Dock Bridge Planning Application

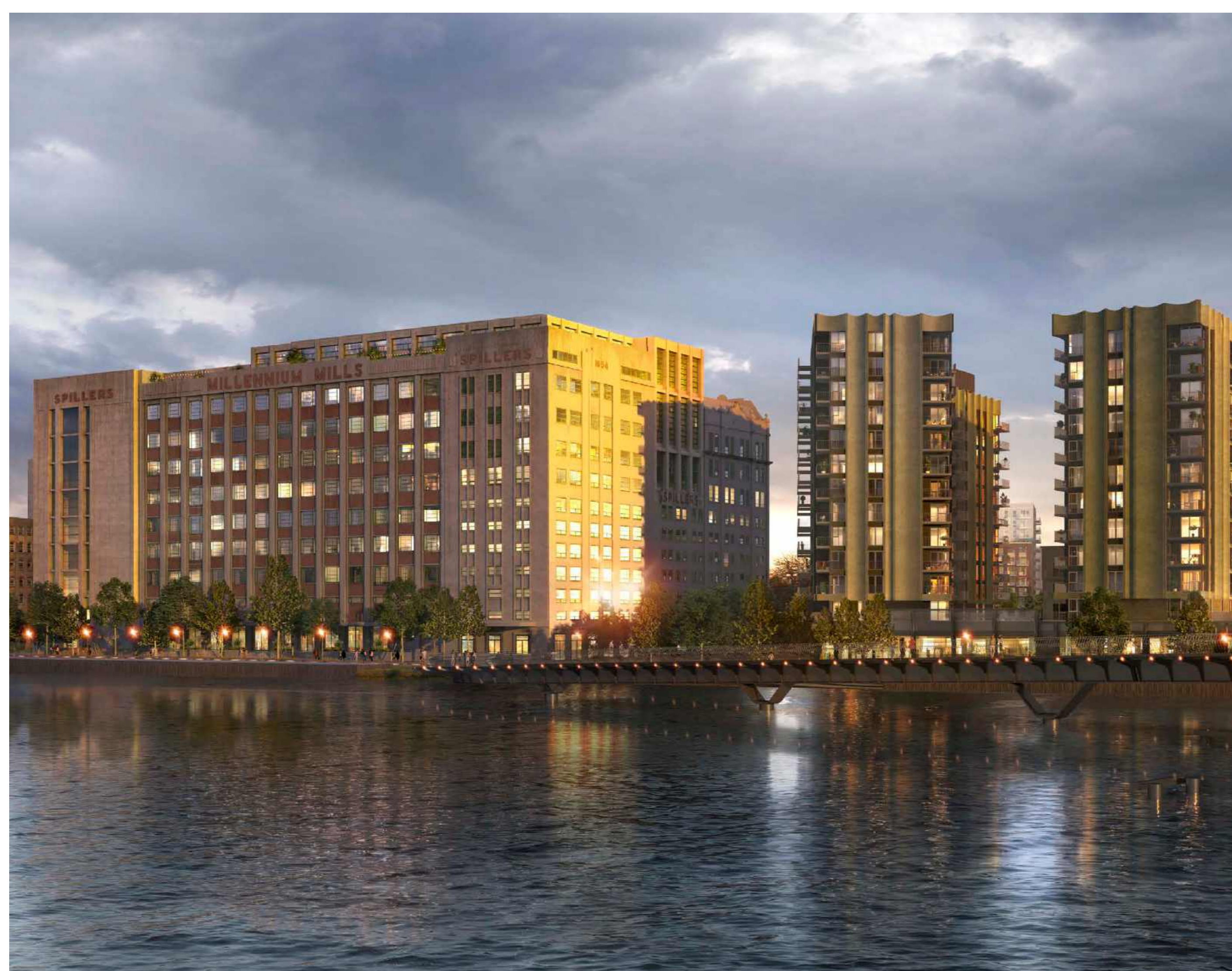
The provision for a new Royal Victoria Dock Bridge is required by the 2016 Outline Planning Permission (OPP) and remains a commitment in the new hybrid planning application. The new Royal Victoria Dock Bridge will provide pedestrian and cyclist access to Custom House Station (for the DLR and Elizabeth Line). A detailed planning application for the new Royal Victoria Dock Bridge will be submitted in Spring 2022.

Commence early delivery under the existing planning permission

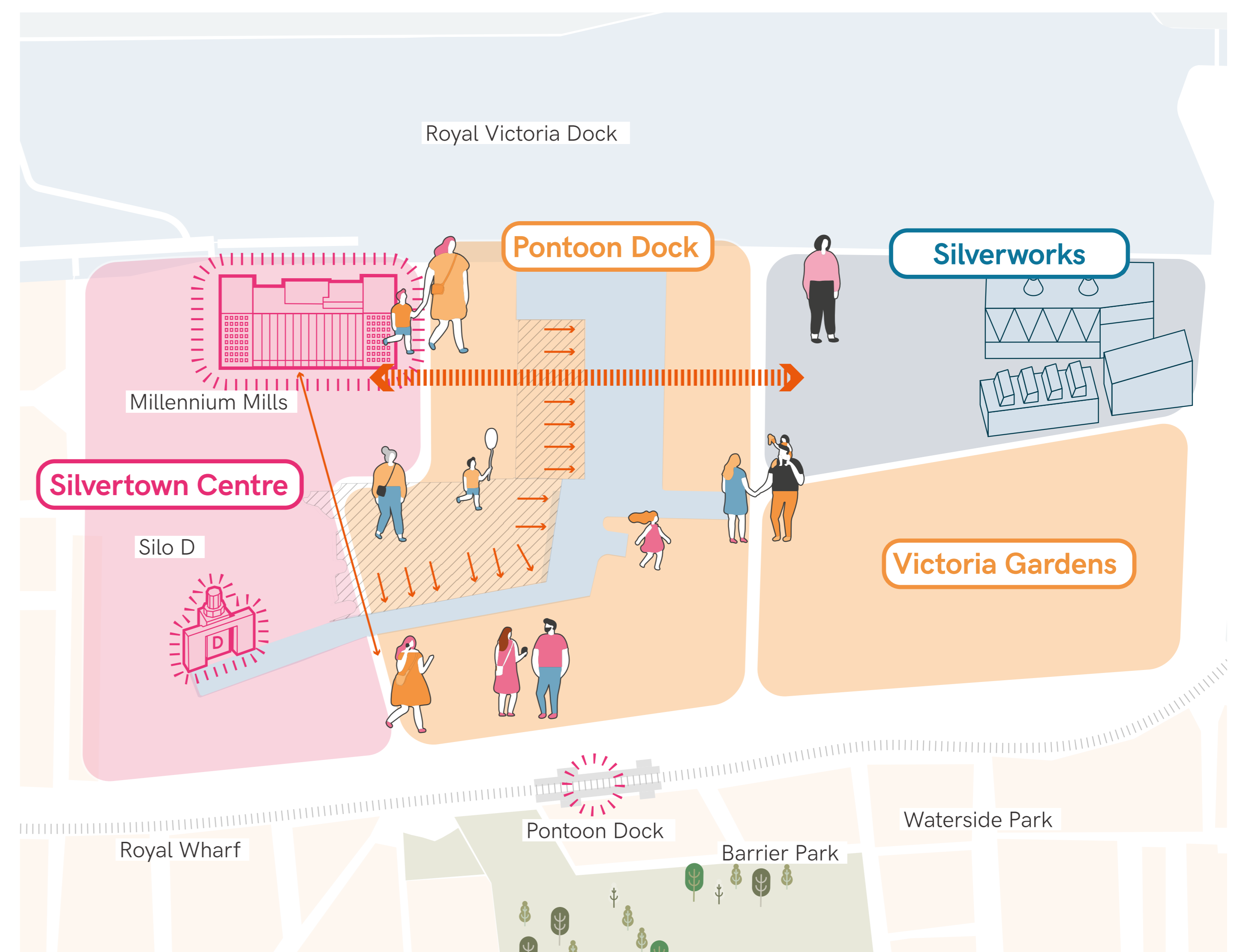
The Silvertown Partnership will commence the delivery of homes in Plots 6, 7 and 8 in the south west of the site during 2022. In parallel, The Silvertown Partnership will be progressing applications under the existing planning permission for infilling of areas within Pontoon Dock. The dock infill works will ensure sustainable construction outcomes with surplus materials being retained on site. The infilled area will be used to deliver more homes, including affordable homes, and public spaces.



The image above shows Silvertown's Phase 1 plots (left) and the proposed revised masterplan area (right, in yellow).



The image above shows a Computer Generated Image of Silvertown's Phase 1 and the new Royal Victoria Dock Bridge.



The map above shows the character areas of Silvertown and the partially filled area of Pontoon Dock (hatched).

Our Ambitions for Silvertown

Building on our consultation to date, our ambitions for Silvertown are to:



Unlock an Under-used Site

Transform a major site that has been vacant for over 30 years.



Create a New Town Centre

Create a new town centre that brings employment and growth to the Royal Docks.



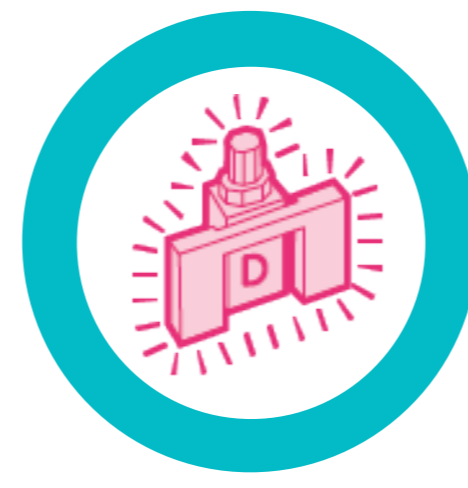
Provide New Homes

Deliver much needed homes, including affordable homes, for Newham.



Provide Mixed Uses

Create a great place to live, work and visit by building a mixed use neighbourhood.



Respect Local Heritage

Creating a new neighbourhood that responds to its rich history and heritage whilst being something new and unique.



Open the Waterfront

Open up and reimagine the waterfront along Pontoon Dock and Royal Victoria Dock.



Build Healthy Places

Building healthy places that promote mental and physical wellbeing.



Promote Active Transport

Safe, accessible, inclusive and liveable streets and routes that prioritise walking and cycling.



Foster Sustainability

Facilitate a low carbon community with a commitment to environmental sustainability.

Silvertown's Principles



The future Silvertown neighbourhood will be bold in its celebration and appreciation of the site's past. Its post-industrial foundations will inform the character of its new neighbourhoods and celebrate Silvertown's unique heritage and history.



Inclusivity, accessibility, and diversity will be built into the fabric of Silvertown. This includes the physical connections between new and existing neighbourhoods, as well as the mixed use and mixed tenure neighbourhoods that encourage diversity.



Silvertown is built off a radical partnership between industrial heritage and modern living, and land and water. Radical partnerships will be championed between the best of global and local, and big and small, to ensure the best development outcomes in design, construction, and final occupation.



Bringing together different people to work in Silvertown will help create a place to inspire and be inspired. We want to cater to businesses large and small, to CEOs and creatives. Our mix of workspaces are designed to encourage this.

New Opportunities for Silvertown

The Covid-19 pandemic has significantly shifted the way in which people live and has taught us a number of key lessons about homes, the places we work and the neighbourhoods we live in.

A key consideration since our previous planning applications in 2016 and 2019 has been how we can make Silvertown a resilient, cohesive and healthy community. This is especially relevant to a post-Covid development.

The emerging masterplan seeks to address challenges that neighbourhoods and communities have faced and continue to face since the pandemic. This has allowed us to shift our overall ambitions and embrace new opportunities for Silvertown. A number of these new opportunities are indicated below.

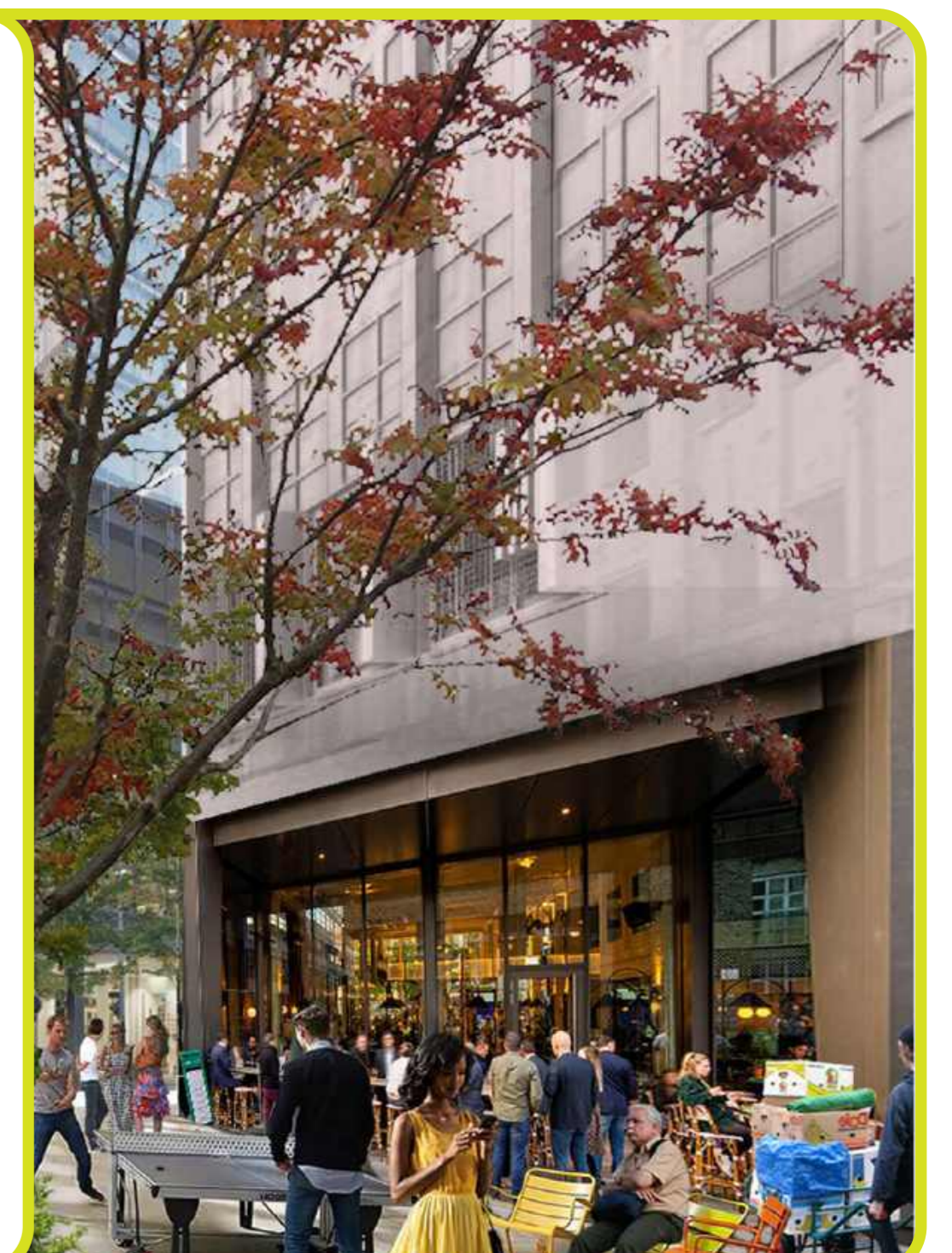
Accessibility and Connectivity:

In order to create a town centre for Silvertown and the Royal Docks, connectivity and accessibility are essential. The new Royal Victoria Dock Bridge and wider transport network in Silvertown will be as accessible as possible. This network will link the site to Custom House Station for the DLR and future Elizabeth line, and Pontoon Dock DLR Station.



Jobs and Employment:

Job creation and facilitation is at the heart of this development and between 8,000 to 11,000 jobs are anticipated to be created. There will be two main employment districts: Mills Quarter and Silverworks. These two districts will be distinct and their designs will be different in order to attract a diversity of people, skills, and jobs to Silvertown.



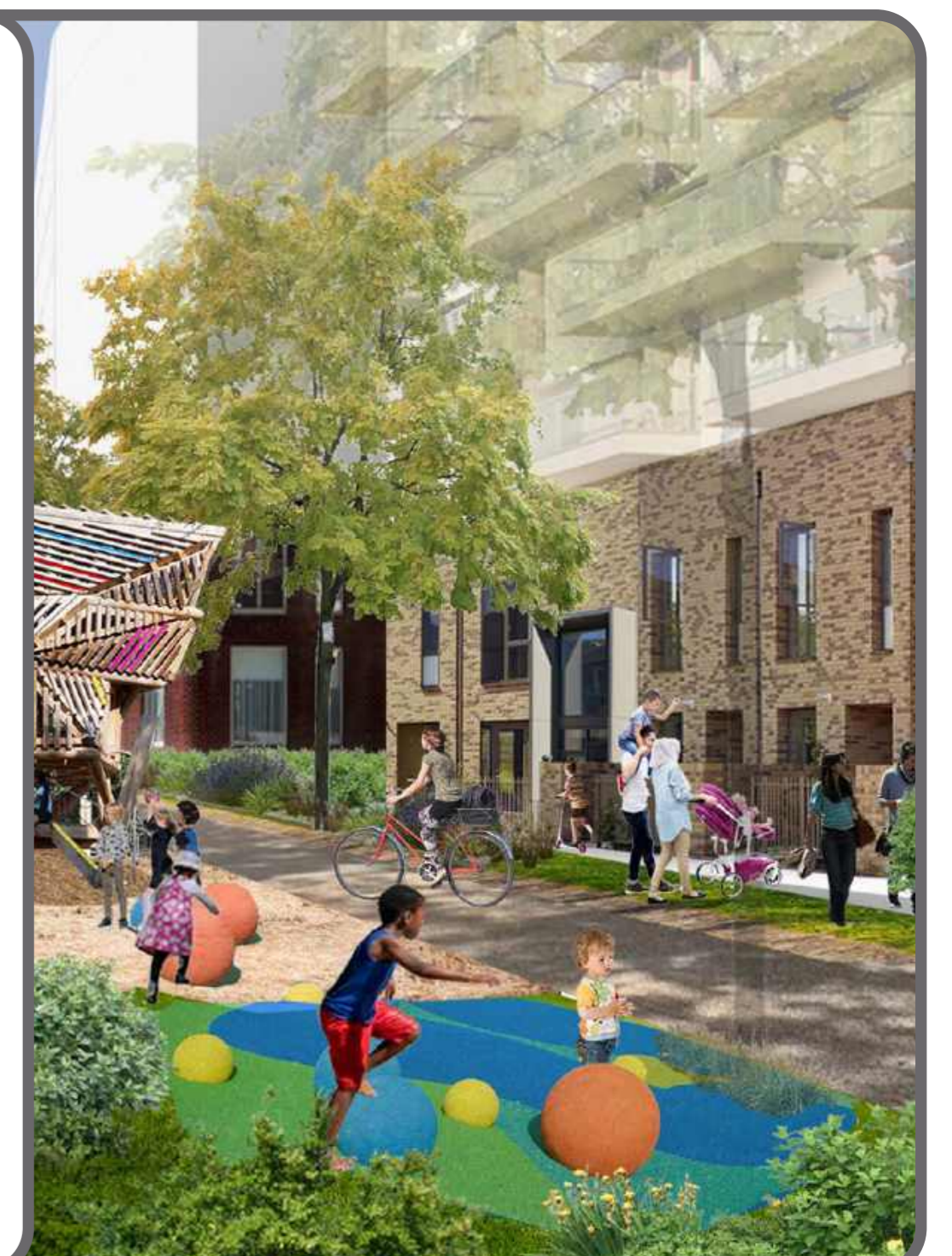
Inclusive and Thriving Neighbourhoods:

Silvertown's new neighbourhoods aspire to be inclusive and connected to reduce social isolation. Silvertown will be mixed-use and mixed tenure to help ensure this and will include public spaces, shops, and community uses that cater for everyone.



Housing:

To reflect less demand for offices, we are amending our proposals from a previously commercial-led masterplan to a residential-led mixed-use masterplan. We are seeking permission to increase the number of homes from 3,000 to between 6,000 and 6,500 homes, and from 35% affordable to 50% affordable, including London Affordable Rent homes. We will frontload the delivery of affordable homes in Phase 1's plots 1D and 2D.



Public Realm and Open Space:

Since the Covid-19 pandemic and subsequent lockdown, the importance of public, open space is clear. The ambition for Silvertown is to create a place where the space between buildings is as important as the buildings themselves.



Active Transport:

Walking and cycling will be prioritised in the design of Silvertown. Enhancing walking and cycling networks to promote safety and accessibility is a priority. This will help create a healthy and sustainable community for Silvertown.



A Waterfront Neighbourhood:

For many years, Silvertown's waterfront has been vastly under-utilised and under-appreciated. Silvertown will be a community defined by water, with opportunity for everyone to connect to it. Silvertown's waterfront will become home to a variety of water-based activities.



Brand Space and Retail:

Following feedback from the community in 2019, we have reassessed our plans for the future of retail in Silvertown. We have moved away from the prioritisation of 'brand space' and 'brand buildings,' as defined in the Outline Planning Permission (OPP), to focus instead on the provision of high street shops and promoting independent business.



Two New Working Quarters

The revised Silvertown masterplan proposes two new and distinct places to work: Mills Quarter and Silverworks. These will be home to between 8,000 to 11,000 jobs across the site, including offices, cultural and exhibition spaces, shed and makers' spaces, retail space, restaurants, and cafés.

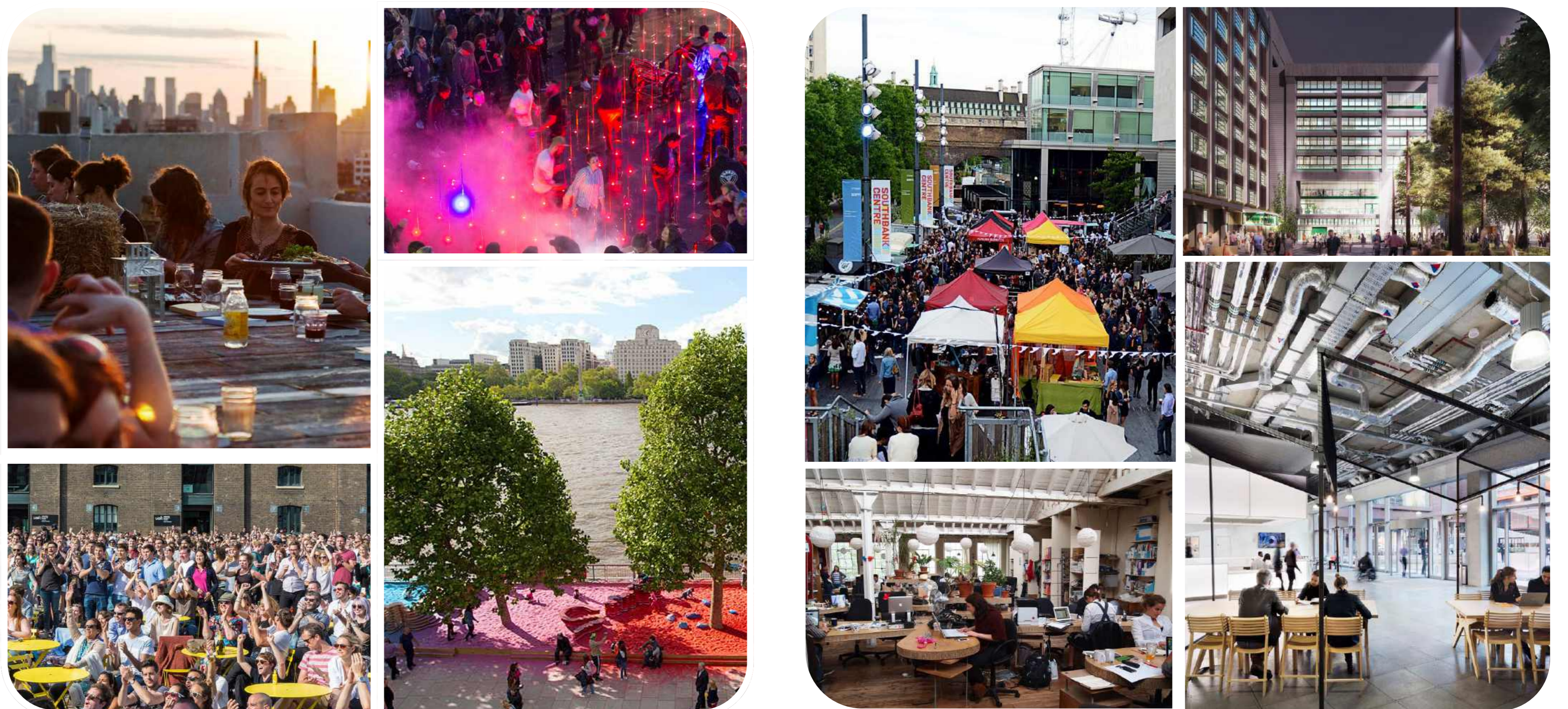
The emerging masterplan seeks to remove the previously proposed 'brand pavilions'. This will allow for a reduction in overall commercial floorspace to make way for more homes, including affordable homes, across the site.

MILLS QUARTER Desk-based Workplaces Iconic Arrival from Victoria Dock

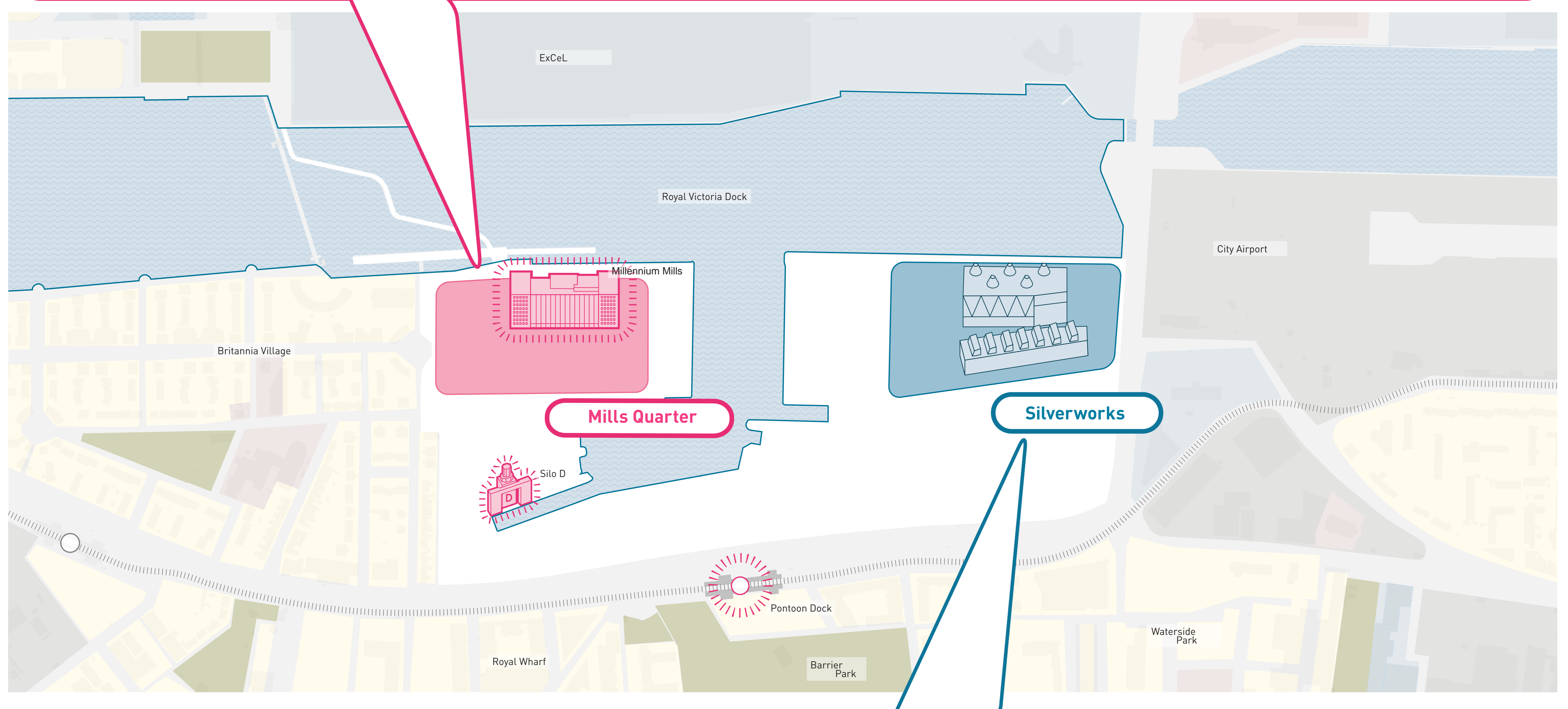
Mills Quarter celebrates the industrial legacy of the site and is at the heart of the new centre of Silvertown, focused around the iconic Millennium Mills building. It will be a commercial centre providing new shopping, offices, and cultural experiences. It will also act as the 'entry point' for those crossing the new Royal Victoria Dock Bridge from the ExCeL.

The Mills Quarter, along with the activated waterfront at Pontoon Dock will be the main zone of activity for visitors, residents and commuters.

Between 5,000 to 6,000 jobs will be supported in Mills Quarter.



Granary Square and Southbank provide examples of the potential feel of and uses for Mills Quarter.

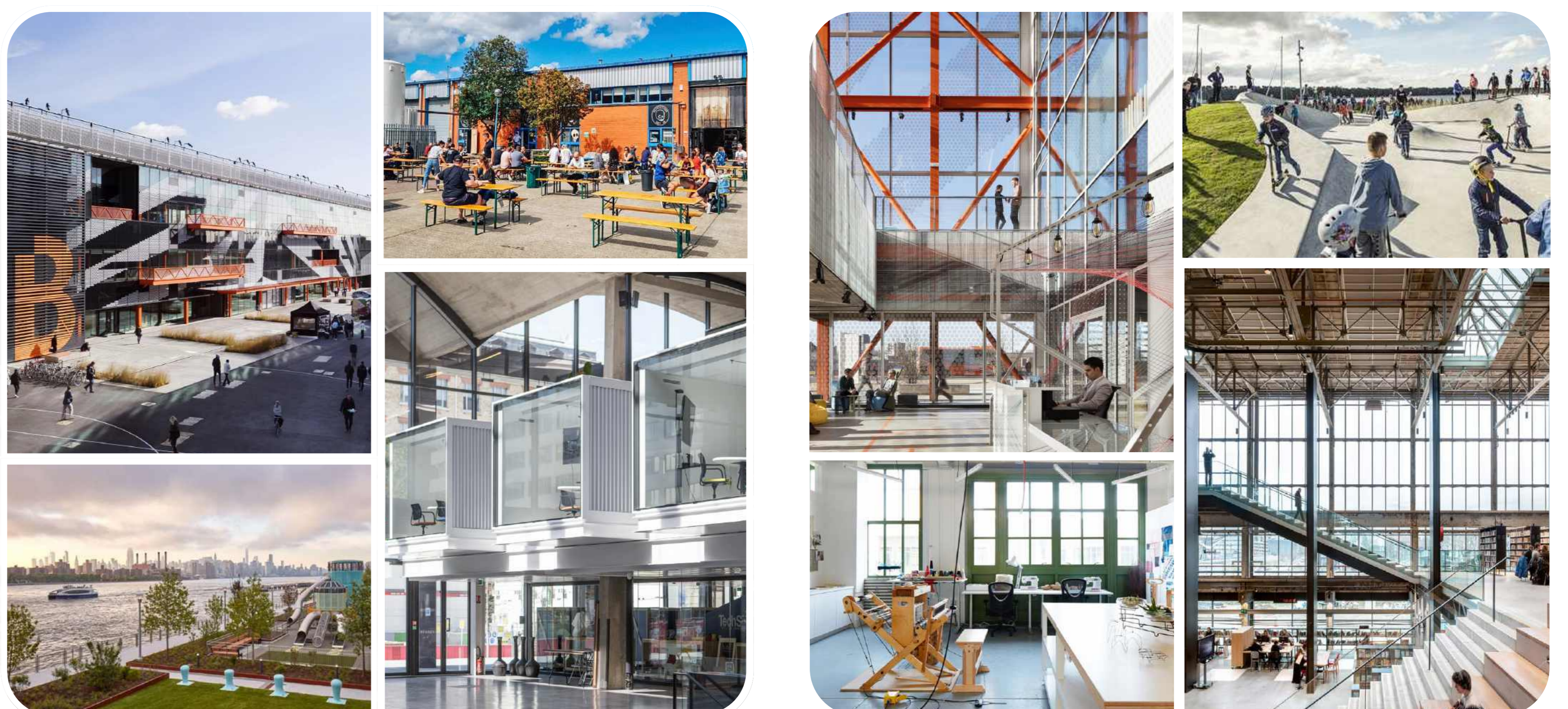


SILVERWORKS Making, Doing & Learning Workplaces Vibrant & Innovative Lower Cost Functions

Silverworks is a mixed-use neighbourhood that will generate employment by providing large format commercial floorspace.

The western part of Silverworks will include provision for workshops, shed and makers' spaces, and studios set around vibrant yard spaces. Larger factory-style spaces for events, studios, logistics, or light manufacturing will be found to the east. Silverworks will also include new homes and a new primary school.

Between 1,500 to 3,000 jobs will be supported in Silverworks



HereEast and similar spaces demonstrate the ambition for having a diversity of workplaces in Silverworks.

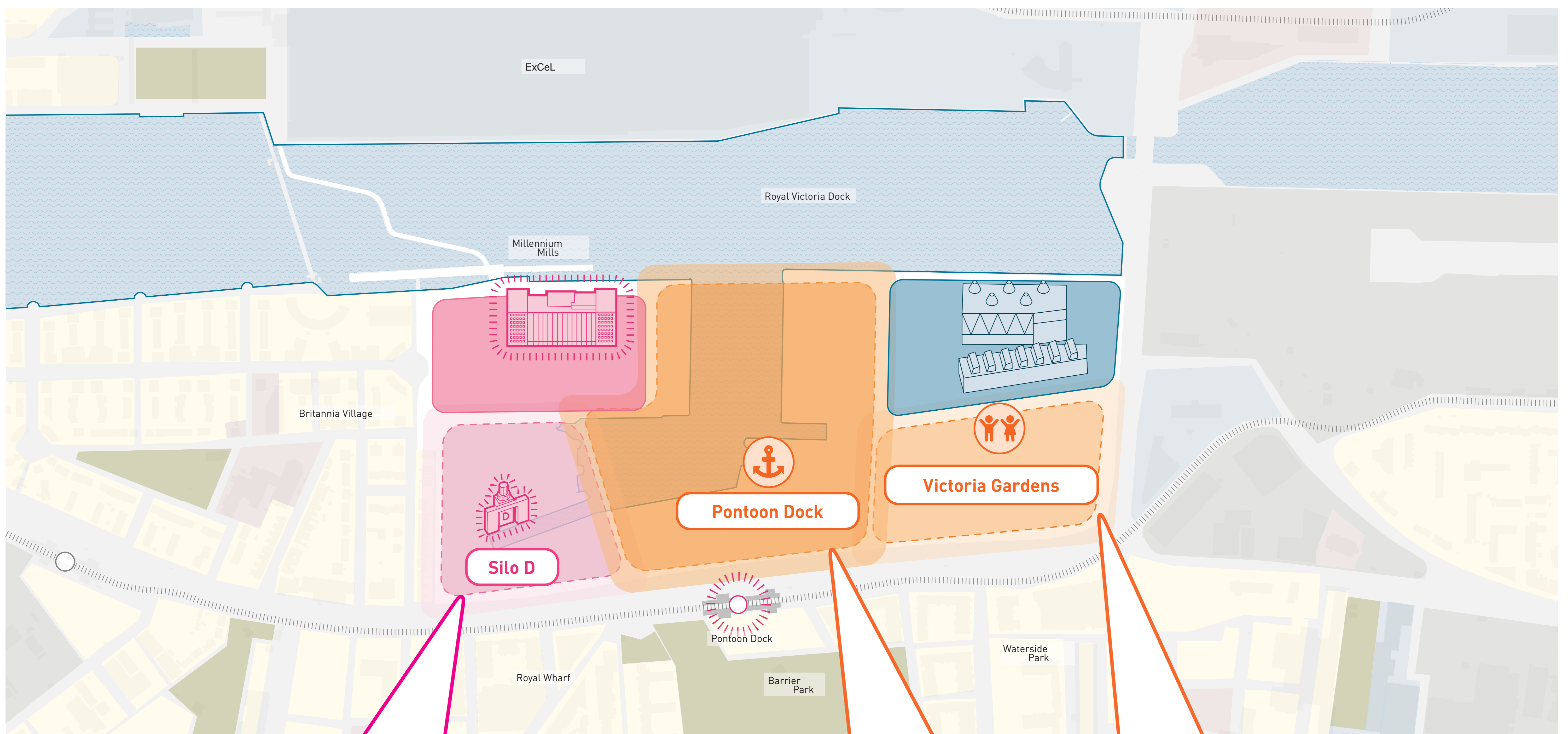
Three New Residential Neighbourhoods

A key aim of the emerging masterplan is to reflect new planning policy and respond to the changing nature of how communities want to live, work, socialise, and relax post-pandemic.

These new objectives will result in the provision of more homes (approx. 6,000-6,500 in total), including 15% more affordable homes (up from 35% to 50%) across the site to help meet Newham's housing needs. Amendments to Phase 1 will allow us to accelerate affordable housing delivery.

This includes intermediate homes, like shared ownership and London Affordable Rent rather than Affordable Rent (up to 80% of market rent). London Affordable Rent is a benchmark introduced by the Mayor of London to help improve housing affordability across London.

New homes will be built across the entire Silvertown site in mixed-use areas, but there are three major residential neighbourhoods planned: Silo D, Pontoon Dock and Victoria Gardens.



SILO D A historical site asset and open space

Silo D Quarter is a predominantly residential quarter with a more 'local' feel compared to the town centre of Mills Quarter. Community spaces around the historic Silo D and a new high street will provide focal points of activity, while quieter streets with enhanced public realm will be more residential to promote a day-to-day feel.



PONTOON DOCK Living by the water

A key element of living in the Pontoon Dock neighbourhood will be living by the water. People will be connected to the water and it's biodiversity with bridges, walkways, lookouts and water-based activities. Residential properties will sit on top of public facing mixed-use buildings with enclosed courtyards or gardens and other amenities for residents.



VICTORIA GARDENS Family housing quarter

Victoria Gardens' predominantly family-style housing will give it a distinctive identity. This quieter residential neighbourhood enables larger courtyard blocks that could set the tone for the design of the new homes and public realm. Victoria Gardens will focus on providing high quality green spaces and landscaping for residents.



The Emerging Masterplan

The emerging masterplan is centred around distinctive neighbourhoods, or character areas, with their own look and feel. These character areas will celebrate the industrial, manufacturing, and waterfront heritage of Silvertown and the Royal Docks.

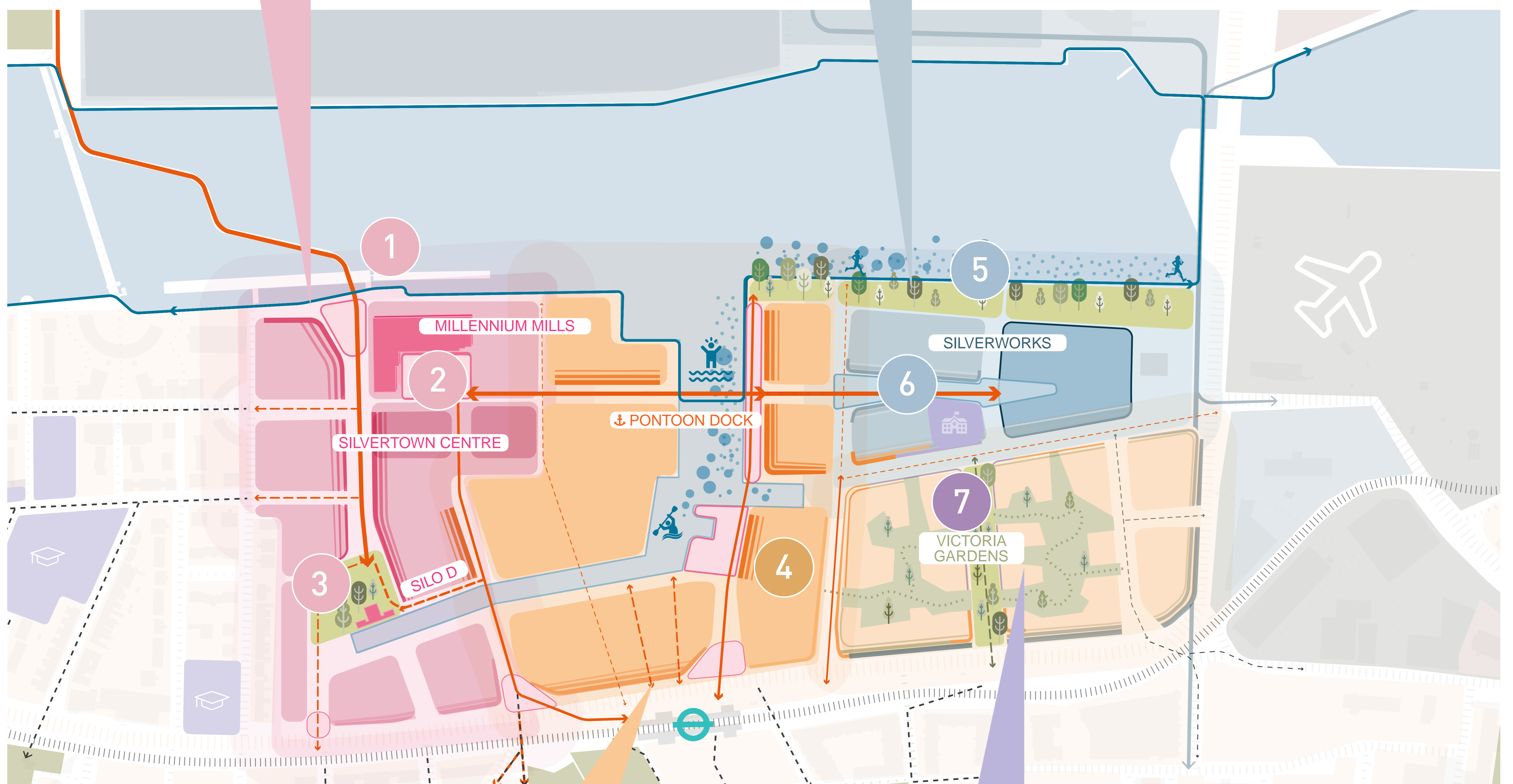
At the heart of the new plans for Silvertown is the ambition to create inclusive, accessible, and dynamic places for residents, visitors, and commuters.

Silvertown Centre: Silvertown Centre incorporates both Millennium Mills and Silo D which are linked by new a high street to create a town centre for the Royal Docks.

- 1 **Royal Victoria Dock Bridge Landing:** This landing will be the gateway to Silvertown from Custom House and offer new public realm.
- 2 **Mill Square:** Sitting in Silvertown Centre, Mill Square will be home to workspaces, shops, restaurants and cafés.
- 3 **Silo D Park:** A new park will be created around Silo D, linked to Millennium Mills by the new high street.

Silverworks: Silverworks will be a mixed-use neighbourhood with homes, workspaces, and public spaces. Unlike the workspaces in Silvertown Centre, this area will provide workspaces for making, doing and learning, from light manufacturing to film studios. Along the dock front, X Park will provide leisure and sport opportunities.

- 5 **X Park:** An almost 1km loop provides various opportunities for play through a varied landscape, and growing space similar to modern day allotments.
- 6 **Silverworks Yard:** This corridor hopes to attract creatives and makers with flexible spaces and a bustling, social environment.



Pontoon Dock: The Pontoon Dock neighbourhood brings together two previously identified areas under the previous masterplan: Victoria Waterside and Pontoon Dock. Part of the existing Pontoon Dock will be infilled to support the delivery of more housing and public spaces.

- 4 **Pontoon Place:** Pontoon Place celebrates the site's history, creating a new vibrant mixed-use waterfront location for sports, leisure and relaxing.

Victoria Gardens: Victoria Gardens is Silvertown's family neighbourhood. Internal courtyards will link residential blocks and provide playspaces of all types for all ages. This neighbourhood will be adjacent to the new primary school in Silverworks. This will support a diverse and family-oriented neighbourhood.

- 7 **Victoria Walk:** Victoria Walk is the main public realm through-way that provides residents with a relaxing environment and local play.

Connecting New and Existing Communities

The emerging masterplan's design ensures that connections and streets provide opportunities for communities to come together and experience all that Silvertown will have to offer in an inclusive and accessible way.

The key principles include:

- Building on the Royal Docks Public Realm Framework.
- Enabling north to south pedestrian connections for the Royal Docks.
- Encourage active travel across the Royal Docks area through walking and cycling routes.
- Connecting Newham's diverse communities with a new town centre for everyone.
- Prioritising local connections to social infrastructure, including a new high street in Silvertown Centre, a new primary school, and other community services.
- Supporting and enhancing North Woolwich Road as an important avenue that connects with the site and the wider area.



1 New Royal Victoria Dock Bridge:
The revised masterplan design incorporates direct north to south pedestrian links across Royal Victoria Dock from Custom House Station (for DLR and the Elizabeth Line) to the north and Pontoon Dock Station to the south. The new Royal Victoria Dock Bridge will be the arrival point from the north of the site for pedestrians and cyclists.

2 Pontoon Dock Station:
Pedestrian routes will connect Silvertown to Pontoon Dock Station and Barrier Park.

3 Silo D:
The area around Silo D will be permeable to allow for alternative routes to public transport access points on North Woolwich Road and further afield.

4 Silvertown Avenue:
A new high street will be created, linking Millennium Mills to Silo D and providing important social infrastructure.

5 The Dock Loop:
The masterplan will facilitate walking and cycling on the 'Dock Loop' around Royal Victoria Dock to improve connection to the water and the wider area.

6 Activating the Waterfront: The waterfront will be a key focus of pedestrian activity, and act as a key wayfinder from Silvertown's street network.

7 Britannia Arrival nodes: Silvertown will connect with existing neighbourhoods through various nodes.

Public and Open Spaces

Creating pleasant and open environments that encourage interaction between people and place is key for Silvertown. The public and open spaces are designed to be flexible and accommodate different activities, like sports, play and rest.

This is supported by a wider public realm network to connect Silvertown's character areas, key destinations points, and existing neighbourhoods to the wider Royal Docks area.

The revised public realm strategy for the site aims to create more flexible spaces that will provide a better user experience, by creating open spaces that are designed, curated, and managed to ensure everyone feels welcome, safe, and comfortable.

The emerging masterplan also responds to the need for extensive and varied playspaces to accommodate a larger number of families across the site and young people and youth are central to our planning.

Open spaces across the Silvertown site will accommodate a range of activities that promote active and healthy lifestyles to benefit mental and physical wellbeing. These proposed active uses respond directly to the environment and space that they are located, whether that be water, green space or urban environments.



Mills Square

will act as a main open space for residents and visitors with the flexibility to support events or fountains.



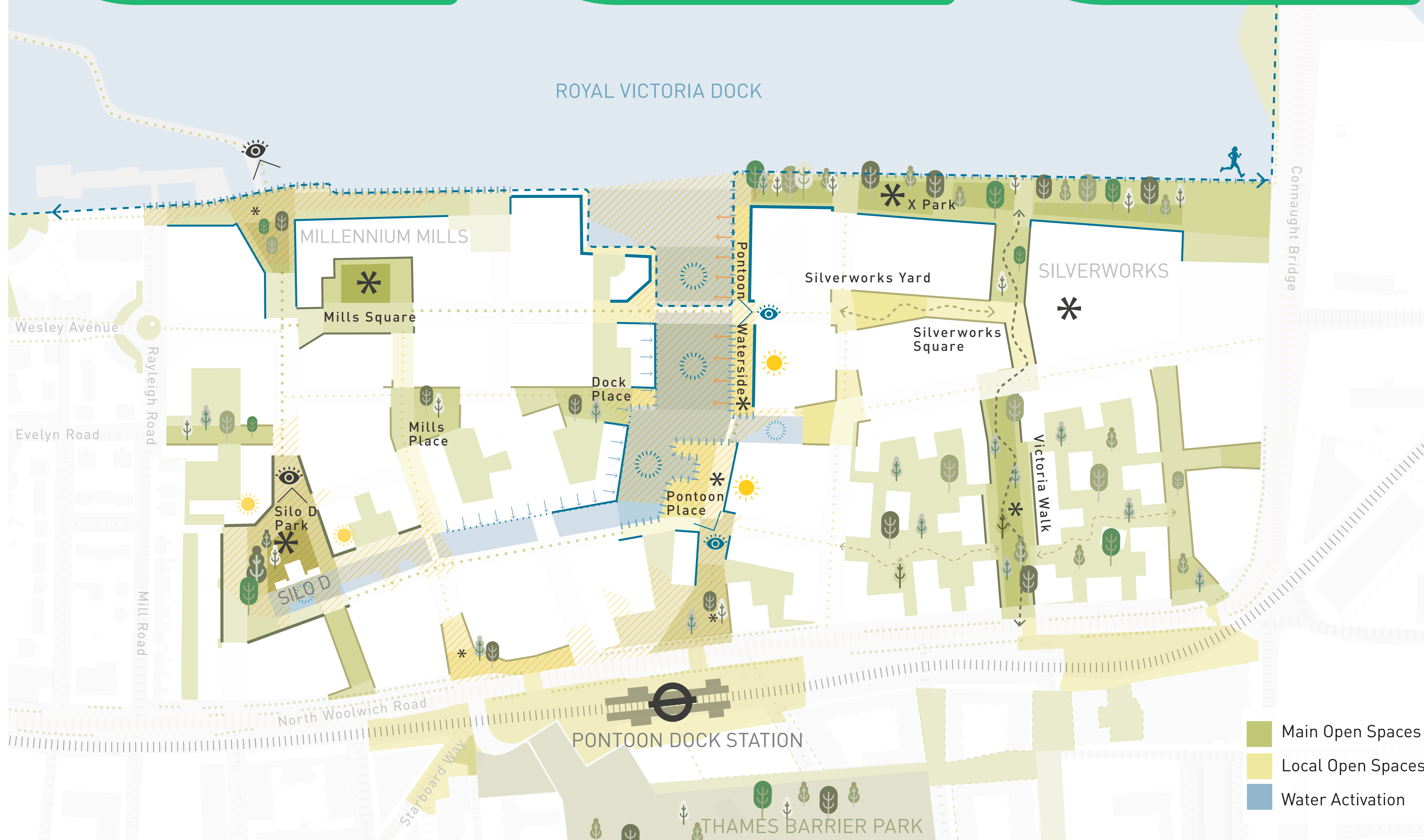
Pontoon Waterside

will provide residents and visitors with a unique waterfront experience and the opportunity to connect with the water.



X Park

will host a variety of different activities, like skateboarding, yoga, and growing plots.



Silo D Park

A new park will surround Silo D, activating this abandoned industrial landmark.



Pontoon Place

As the main water activation area, Pontoon Place will provide direct access to water activities.



Victoria Walk

will link the residential Victoria Gardens to the workspaces in Silverworks.

On the Waterfront

Water Strategy

What makes Silvertown such an exciting development is the site's access to water, a unique and rare asset in London. The site is surrounded by incredible water features that have been under-used and under-appreciated for decades.

A key ambition of Silvertown's regeneration is to incorporate the water's past industrial usage into its future identity. This will be achieved by activating the waterfront, creating connections through the site and providing space for water-based activities.

Potential options for our water strategy can be found below.

Water Activities

Ensuring a variety of water-based activities will provide a number of benefits for Silvertown.

These activities include kayaking, boating and swimming. They will attract visitors to Silvertown whilst promoting a healthier lifestyle amongst residents.

These activities on the water will be available to everybody, residents and visitors alike and will be a major attractor to the area.



The Jetty

will act as an entry point for those coming from Custom House to Silvertown.



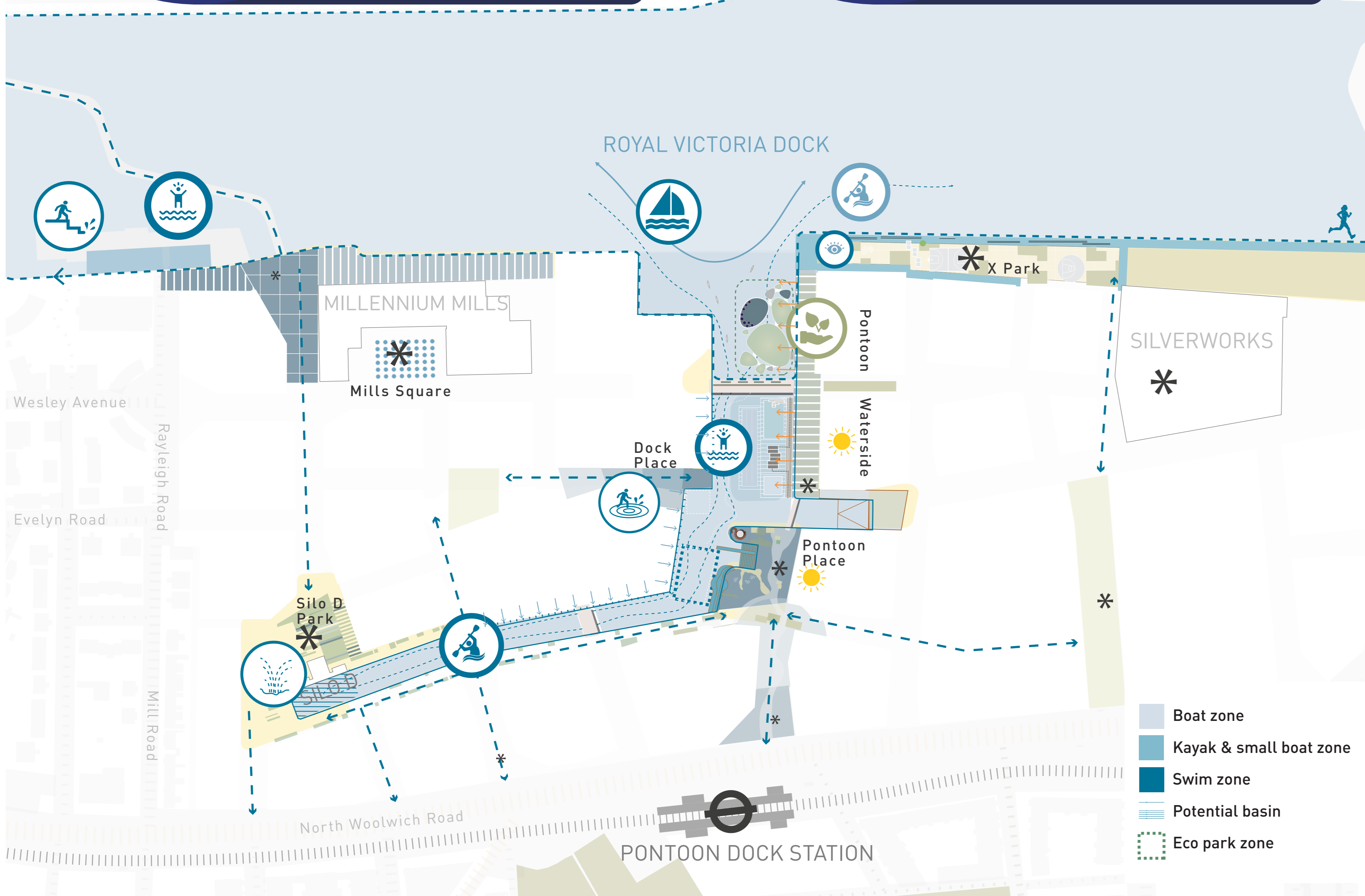
Dock Edge

will provide opportunities for open boating connected to Royal Victoria Docks.



Eco Park

An eco-park with floating plant beds will support Silvertown's landscaping and biodiversity strategy.



Pontoon Pool

Pontoon Pool will allow residents and visitors of all ages direct access to the water.



Pontoon Dock

Pontoon Dock will provide areas to relax and rest along the waterfront.



Silo D Park

Water features and the canal network will be an integral part of the new park at Silo D.



Silo D Canal

The canal from Pontoon Dock to Silo D will provide areas for water-based recreational activities.



Sunstairs

Steps along the waterfront in Pontoon Place will provide intimate contact with the water.

Water Safety

The safety of all those who use or live near the water is a top priority. A clear and well-informed water safety strategy is important to ensure all users can enjoy the water in a safe way. Some potential water safety measures include prohibiting swimming in boat zones and prohibiting boating in swim zones. For example, kayaking will be permitted along Silo D canal but not in Pontoon Dock's pool areas and vice versa.

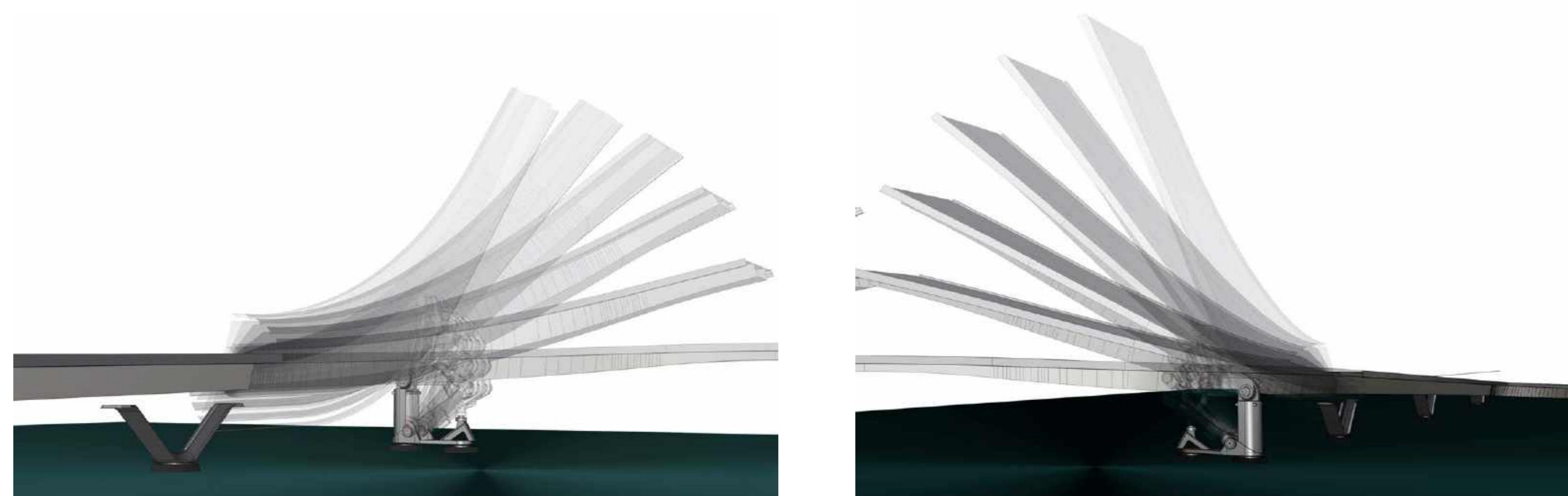
New Royal Victoria Dock Bridge: Overview

Purpose

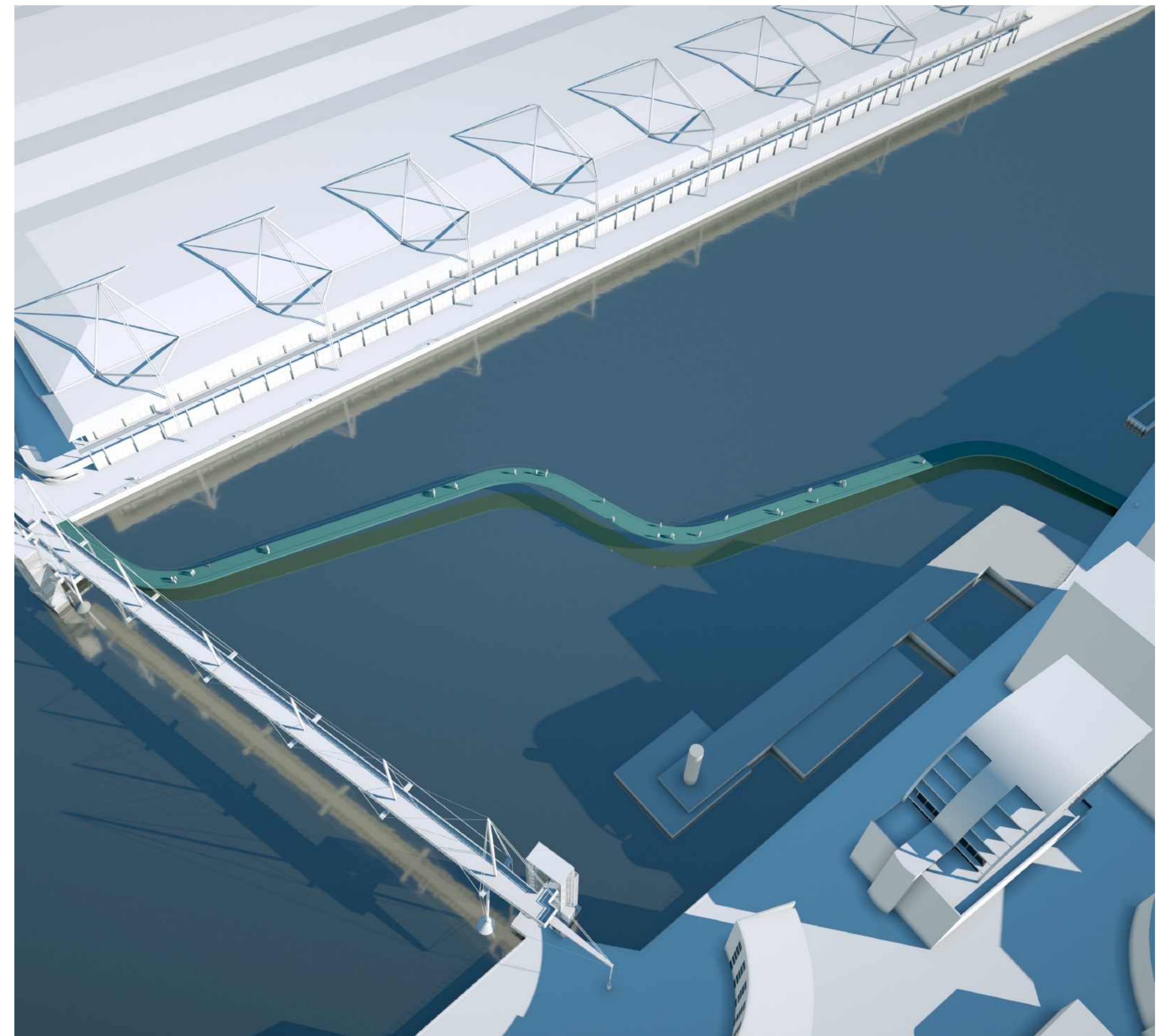
The new Royal Victoria Dock Bridge (RVDB) will be a vital step-free connection for Silvertown and the wider Royal Docks. Residents, commuters, and visitors will be able to navigate easily across the dock from ExCeL to Silvertown and connectivity will be dramatically improved for the wider Royal Docks area.

The provision of the new RVDB was required in the 2016 Outline Planning Permission and referenced in the Phase 1 RMA in 2019 and is now going through a detailed application.

The dual pedestrian and cycle bridge will open to allow vessels to pass through and provide much greater accessibility than the existing bridge.



The middle section of the RVDB will open to allow larger vessels to pass freely through Victoria Dock. Smaller vessels will be able to pass underneath.



The proposed double 'S-curve' alignment of the RVDB continues flow of the existing northern dock pathways and provides better visibility for wayfinding.

Improving Connections

The aim of the new RVDB is to improve pedestrian and cycling connections between new and existing communities in and around Silvertown.

On the northern side, the RVDB will land close to the existing footbridge, near Custom House Station for the DLR and Elizabeth Line, linking Silvertown to central London and beyond. It will also provide step-free access from Silvertown to walking and cycling routes across the Royal Docks.

On the southern side, the new bridge will act as a key gateway to Silvertown. The landing point of the bridge has been designed to be an accessible entrance to Silvertown's new town centre.

From here, users will be able to access routes and destinations throughout Silvertown and easily access the neighbouring communities, such as Britannia Village and Royal Wharf.

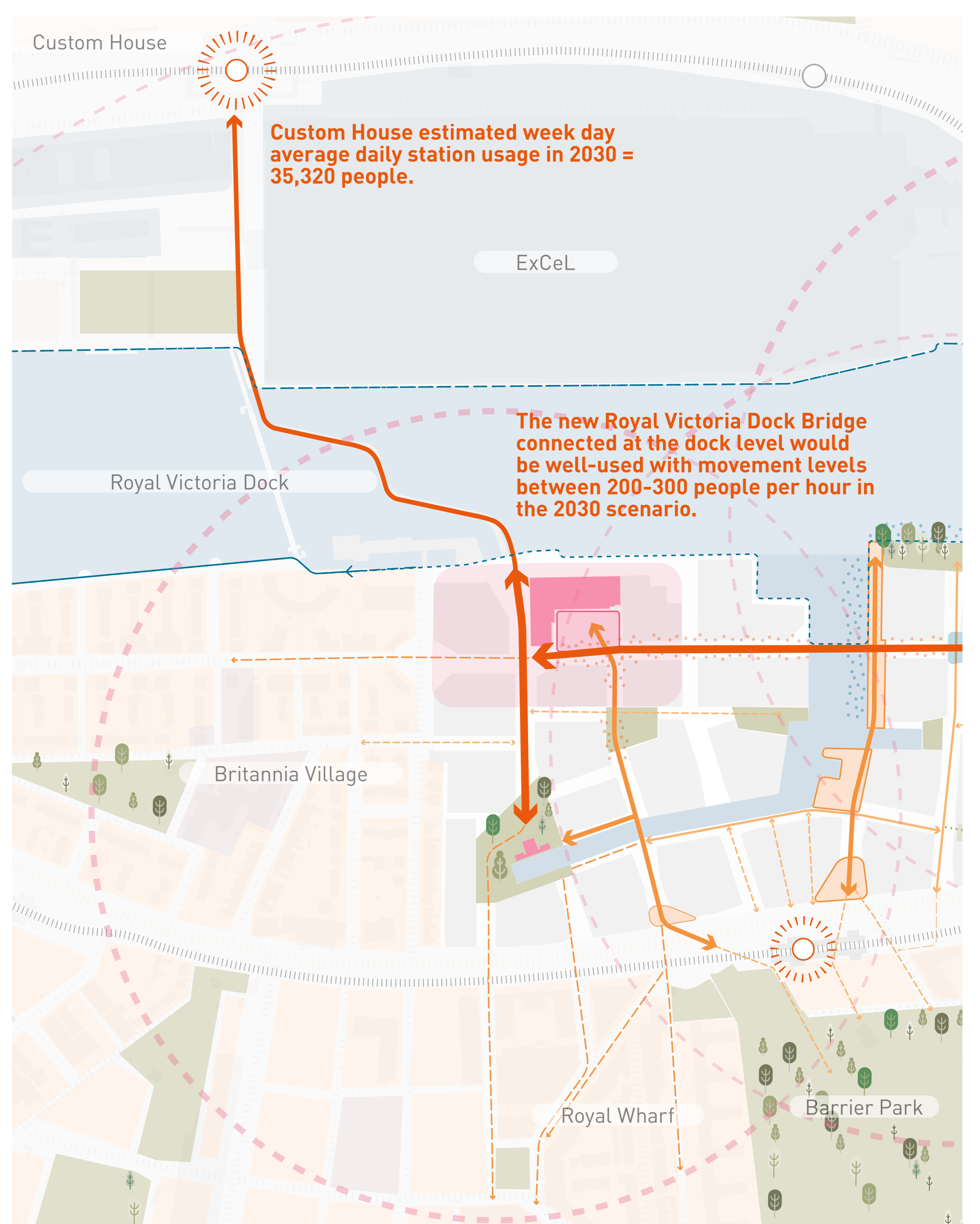
Design

The new bridge will accommodate both pedestrians and cyclists and will be step-free with very gradual slopes ensuring universal accessibility.

The bridge is providing a much needed additional crossing that links the north and south of the dock and it is envisioned that it will also act as an additional area of public realm for Silvertown.

Along the curves of the bridge, there will be opportunities to linger, relax, catch your breath on seating, and take in the experience and views across the Royal Docks.

The design team is exploring the possibility of activating spaces around the curves of the bridge to host small kiosks, portable food and beverage stalls, benches, or installations.



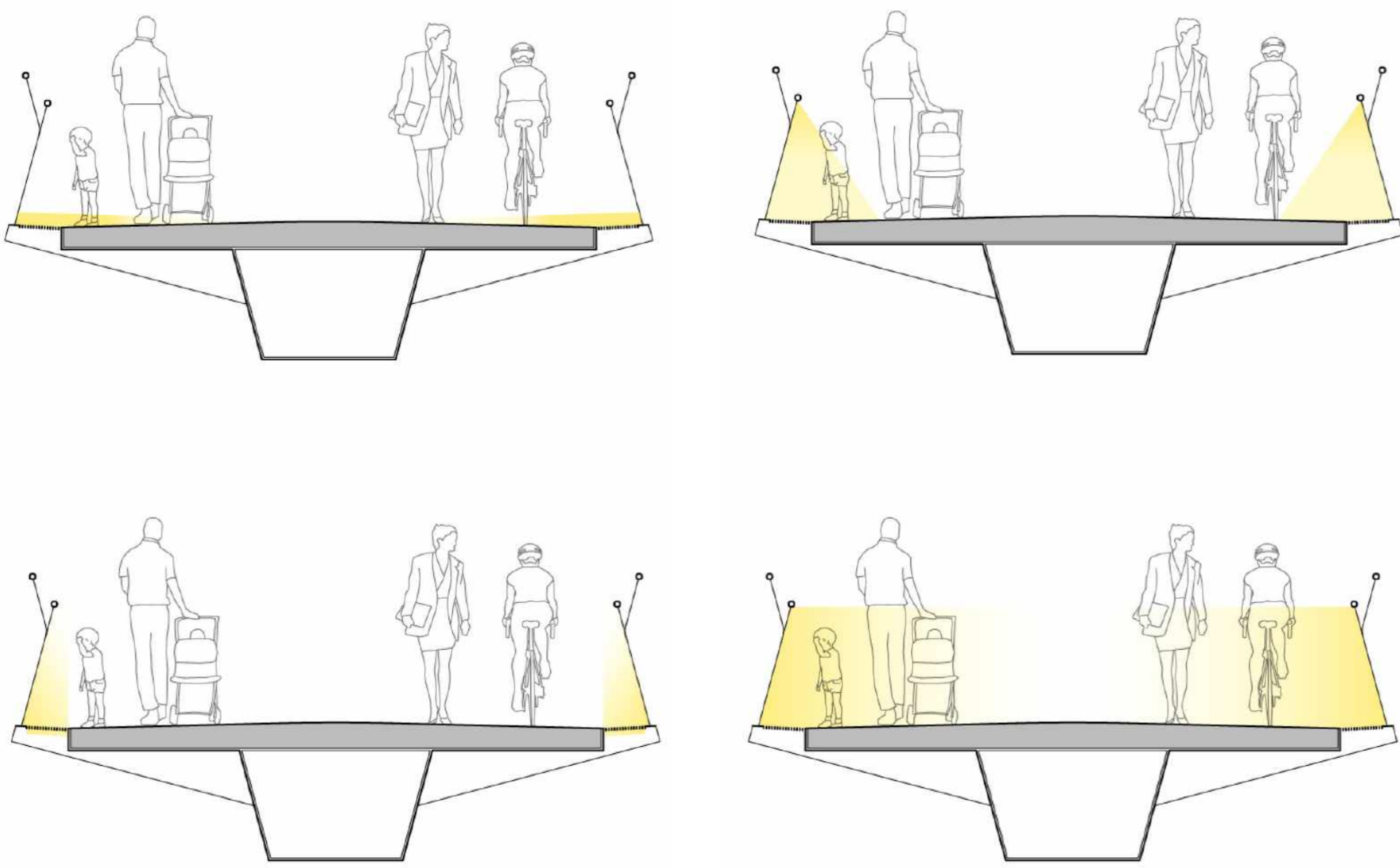
The delivery of the new RVDB will enable wider connections across the docks and greater connectivity for existing neighbourhoods.

New Royal Victoria Dock Bridge and Jetty

Materials & Lighting

As a shared space, the materials of the Royal Victoria Dock Bridge's (RVDB) deck have been designed to reduce the need for hard borders between users. This includes the use of different textured and paved surfaces to clearly distinguish between pedestrian and cycle space. The result will be an open, aesthetic, and safe space.

High quality materials will also help to create a more visually appealing design. We are exploring various surface materials including pavers, metal, and drainage grates along the edge of the bridge. We will ensure that the surfacing materials are hard-wearing, lasting, and safe to promote inclusive design for those who are less able.



We are currently exploring different lighting options for the new RVDB, as shown in the images above.

The above image shows what the bridge may look like.

Reimagining the Silvertown Jetty

As part of our wider plans for Silvertown, we will be re-activating the existing Jetty at the end of Rayleigh Road near Millennium Mills. The re-activated Jetty will be used as a public open space and a key location in the redeveloped Silvertown site.

Part of the existing Jetty will be removed due to its poor condition. The segment of the Jetty to the west of the new RVDB landing will be refurbished, creating a new piece of accessible public realm for Silvertown.

Overall, our concept design for the Jetty supports Silvertown's wider placemaking strategy. Our proposals provide ample opportunities for future activation, such as cultural events, art installations, water-based activities and food and drink.

The Jetty features an area that will be called the 'Beacon' or 'Lighthouse.' This area aims to be a recognisable Silvertown point and reflect the area's history, heritage, and future.



The existing Jetty (left) will be re-imagined as an open public area, providing a platform for future activation like events, art, and water-based leisure activities.



The above images show precedents for the Beacon area, indicating how it may look. The emerging proposals for the Beacon area will include a visual indicator for Silvertown.

Community Engagement and Social Benefit

Community Engagement in 2019

Extensive consultation was undertaken with local residents and key stakeholders on the detailed proposals and delivery of Phase 1 in 2019. There was acceptance and support for the development of Silvertown and bringing the site into use again. Stakeholders were keen to see that benefits to the Royal Docks community are maximised through the provision of local amenities, public space, and leisure opportunities. The primary concern during the previous consultation was the potential impact on the local transport network, specifically in relation to the DLR.

This feedback will be addressed in the new planning applications through the following proposals:

- There is a focus on the provision of social infrastructure and leisure opportunities. This includes a new primary school, shops, varied public spaces, cultural spaces, exhibition spaces, and a focus creating a play strategy and water activation.
- Impact on the local transport is being addressed through the new Royal Victoria Dock Bridge that will provide a pedestrian and cycle link to Custom House Station (Elizabeth line and DLR), and wider improvements to the DLR network (including Pontoon Dock Station), led by TfL and the Royal Docks team.



Our Commitments

Lendlease are committed to community engagement and a positive social impact in the area, so far we have been:

- Supporting Our Newham Works with engaging local labour and placing candidates into Paid internship placements to support with upskilling.
- Supporting local charity partners including Community Food Enterprises (CFE) with volunteering, as well as fundraising support to secure electric vehicles to be able to continue delivering food and essential items to those in need.

Additionally we have formed the following partnerships:

We are a London Living Wage Employer and are determined to ensure Silvertown is a London Living Wage Place.



Lendlease (alongside Royal Docks and the London Borough of Newham) is sponsoring the UCL's Global Institute for Global Prosperity's 10 year longitudinal study into regeneration in the Royal Docks. As part of this we have hired local residents as Citizen Scientists to provide on-the-ground research into the area and feed into the Masterplan.



We are partnered with 15 Billion EBP to provide training, skilling and mentorship to young people. We also provide career support to LDEUTC.



We are accredited partners to the London Borough of Newham's Community Wealth Building Programme.



Our social impact strategy has been informed by the priorities of organisations such as Newham Council, the Royal Docks and the GLA. This strategy can be categorised into four key themes:

Economic Prosperity:

Access to better work for local people (targeting 25% local employment in construction).

Culture, Heritage & Creativity

Creating learning opportunities and supporting creative industries.

Active Lives:

Promoting health, safety, and wellbeing.

Youth Inclusion:

A continuous and extensive youth engagement programme

Let's Get Started: Building Silvertown

Phase 1 Progress

Over the next few months, a variety of works will take place on site to begin the delivery of the Silvertown regeneration project. You will start to see exciting changes to the site as we begin building a new community in the Royal Docks.

Enabling Works

In February this year, the enabling works for the early delivery of Phase 1 plots began with tree felling along the North Woolwich Road. The removal of these trees is crucial to enabling utilities works to be carried out.

The Phase 1 Reserved Matters Approval (RMA) also consented the planting of over 300 new trees within Phase 1 and the development of new public realm including a major new public square, a local park, and public access to the Pontoon Dock for the first time. We are also actively exploring ways to re-use the felled trees.

Additional works on site will begin in due course, this includes utility diversions commencing in March. This will be followed by excavation and earthworks later this Spring. Work on dock infill, Phase 1 utilities installation and the first homes will start on site later this year. Please see the timeline below for further information.

Importantly, our approach to the dock infill works delivers sustainable construction techniques and outcomes. We will retain and re-use the materials from the Phase 1 site levelling, minimising the production of waste materials and reducing the volume of vehicle trips in and out of the site.



This Computer Generated Image (CGI) shows how the first buildings in Phase 1 may look.



The image above shows some of the trees that have been removed along North Woolwich Road

February 2022

March 2022

Spring 2022

Autumn 2022

Enabling works commence with the removal of low to medium quality trees along North Woolwich Road. The removal of these trees will enable utilities works to be carried out.

Further enabling works commence along North Woolwich Road, namely utilities diversion and related earthworks. These will enable future utilities on site to be connected to the existing network.

Earthworks begin on site in Phase 1 to level the ground and collect materials for the dock infill works. Surplus materials will be retained, treated, and re-used to promote sustainable construction practices.

Development begins on first homes (Plot 7) as part of Phase 1 approved in 2019.

Next Steps and Engagement Opportunities

Our Engagement Approach and Timeline

The engagement programme shall run up to and beyond each of the upcoming planning applications. The final application, for the revised masterplan, is due to be submitted by the end of Summer 2022.

We aim to engage people on a number of key areas including the revised masterplan, the new Royal Victoria Dock Bridge and Silvertown Design Code, whilst simultaneously keeping people updated on enabling works taking place on site.

We believe in the value of all voices and therefore aim to engage as many people as possible, from young people and local students to elderly people and long-time residents of the Royal Docks.

We also appreciate that not everybody has the availability or ability to engage with us. To address this, we will ensure that all consultation tools are as accessible as possible and that there are equal opportunities for all to engage both in-person and digitally.



Look out for the Silvertown Milk Float around the area.



We will be holding workshops with members of the community.

The new Royal Victoria Dock Bridge (RVDB) engagement will end at the beginning of April 2022. The RVDB planning application will be submitted in Spring 2022.

Stage 1 of the masterplan engagement will last until the end of April 2022. Stage 2 will begin early May and continue to the end of Summer 2022 when the new masterplan planning application will be submitted.

We will be hosting a variety of community workshops over the next months to co-create a Design Code for Silvertown and set the parameters for future development. To find out more, ask a member of staff for a Design Code handout or contact us below.

February 2022

March 2022

Spring 2022

Summer 2022

Autumn 2022

A new consultation and engagement website (silvertown.commonplace.is) went live, announcing the project re-launch and the first community newsletter issued.

First community events, including this community exhibition and pop-ups around the Royal Docks using our 'engagement milk float'.

Through to the beginning of summer 2022, our consultation and engagement will continue with youth engagement activities, design code workshops, and further updates to our website.

In June, a major community market day on the Silvertown site with local vendors, businesses, makers, and creatives.

After all planning applications are submitted by the end of Summer 2022, we will be keeping you informed about works taking place on site and any effects these works may have on the surrounding area.

KEEPING UP TO DATE

We will be updating the plans for Silvertown and how you can get involved with the project via the new Silvertown Commonplace website.

You will be able to read more about our aspirations for Silvertown, view and comment on any new proposals, find out about future events, and sign-up to receive news updates, including notices about works taking place on site.

Receive all the latest news about the Silvertown project by scanning the QR code below or signing-up at: silvertown.commonplace.is/news.



Get in touch:

✉ | hello@silvertown.co.uk

🌐 | www.silvertown.commonplace.is

🐦 | @SilvertownLDN