

Knights Road

The next chapter in our Royal Docks community



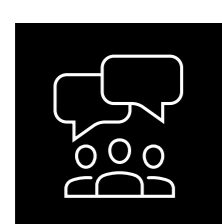
Aerial photo of the Knights Road development site

Welcome and thank you for attending the public exhibition, where you'll be able to learn about our emerging plans to bring new homes, light industrial, modern workspaces, and more greenery to Knights Road in the Royal Docks.

Today, you'll be able to:



View our developing proposals for the site



Meet and speak to members of the project team



Share your feedback

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 across East London.

About the project team

ballymore.

Freeholder
and Developer

Deloitte.

Planner

Allies and Morrison

Lead Architect

Gillespies

Landscape Architect

LONDON
COMMUNICATIONS
AGENCY

Community
Consultation Specialist

The story so far

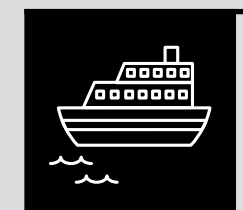
We are proud to have played a part in transforming London's Royal Docks into a growing, sustainable community over the last two decades.

Our track record of delivery

Over the past 10 years, we have delivered thousands of homes in the Royal Docks and Leamouth Peninsula, demonstrating the high standards we have set in design and placemaking.



Aerial view of the Royal Wharf development



Royal Wharf

- 3,385 homes (inc. affordable).
- Over 40% of the 40-acre neighbourhood is green, open space.
- Home to **Royal Wharf Primary School**.
- A riverside walk along the Thames offers **unrivalled views and connections** to the riverfront, Thames Barrier Park and Lyle Park.
- Royal Wharf Community Dock has **become a hub** for our residents, bringing friends and neighbours together.



Aerial view of the Riverscape development

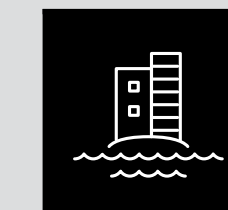


Riverscape

- 768 homes (inc. affordable).
- **New adventure play** area near Lyle Park.

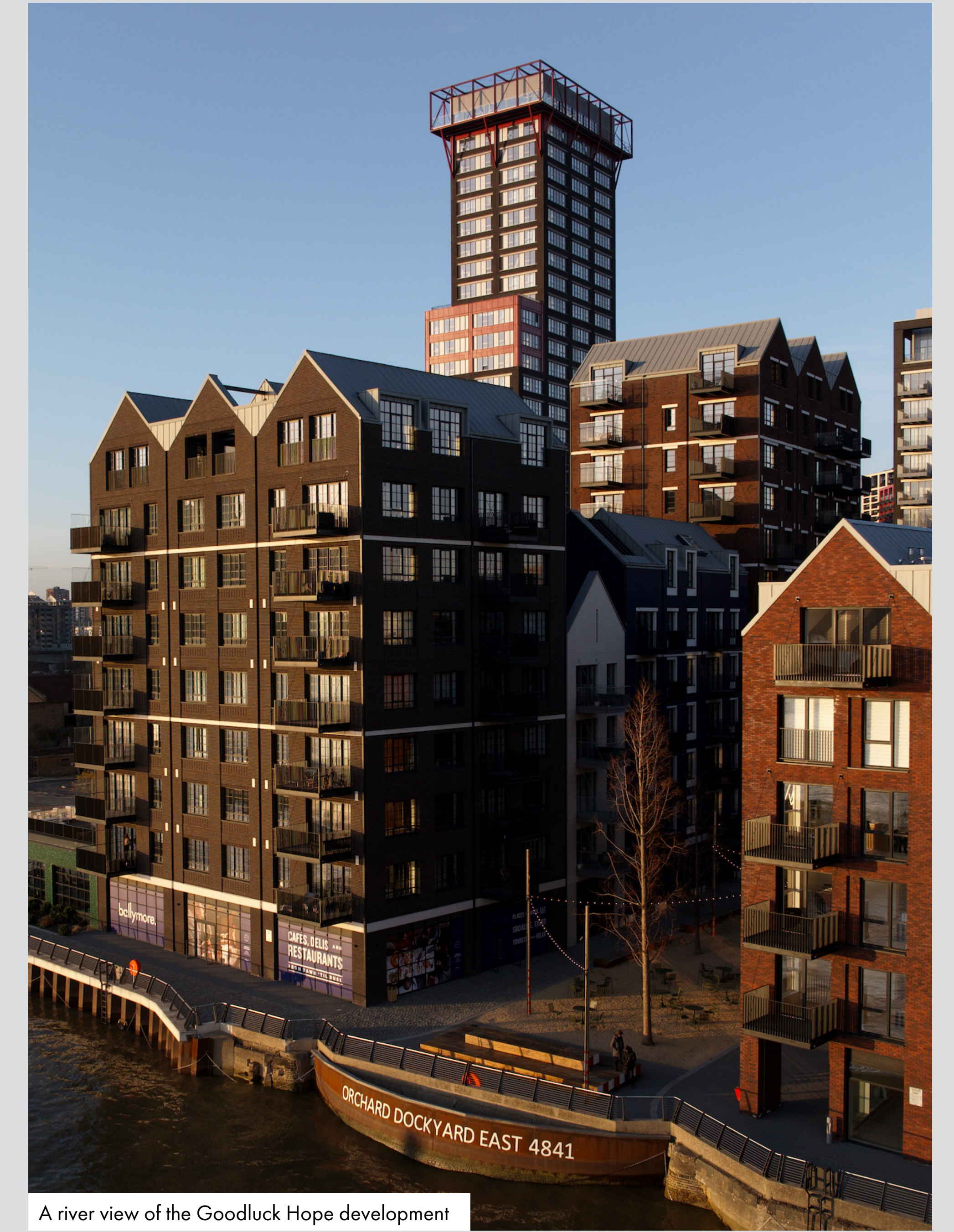


A view from within London City Island development



London City Island

- 1,706 homes (inc. affordable).
- Almost 20,000sqm of **community and commercial space**.
- Home to the **English National Ballet's** headquarters since 2019.
- Home to **Queen Mary University of London** and **Newham College's** new Institute of Technology.



A river view of the Goodluck Hope development



Goodluck Hope

- 841 homes (inc. affordable).
- 2,300sqm of **commercial and community space**.
- Restored the **Grade II listed Orchard Dry Dock**.
- **Educational floorspace** to support local schools.

The next chapter

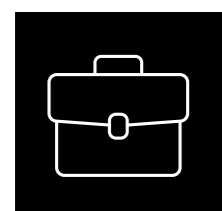
Located in the heart of the docklands, Knights Road has been an economic and industrial hub for generations.

Identified as an important strategic site by both Newham Council and the Greater London Authority, we are exploring a potential redevelopment for the site to bring high-quality homes, new investment, green spaces, light industrial and modern workspaces, and valuable job opportunities for the local community and borough.

About the site



The site is located just off North Woolwich Road, bordering Lyle Park to the east, and the Tate & Lyle refinery (famous for their golden syrup products) to the west.



It is currently occupied by industrial businesses and a small number of residential homes.



The area has good transport links, with West Silvertown DLR Station, a number of bus routes and roads nearby, as well as Royal Wharf Pier.



The site sits within the Greater London Authority's Royal Docks and Beckton Opportunity Area.



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



The Council is keen for the wider area to become London's destination for businesses in the data and digital sectors as part of its Newham Sparks initiative.

Part of the site is owned by Newham Council, which includes a mix of industrial businesses. Our proposals are looking at a comprehensive masterplan for the whole site.

Aerial view of the masterplan boundary



Our emerging vision

Knights Road will be the next stage in the evolution of our Royal Docks community, building on the success of Royal Wharf and Riverscape.

On this board, you will find our indicative masterplan for the site. This includes land owned by Newham Council, Lyle Park, as well as the integration of the neighbourhood into our existing riverside communities.

Homes designed for modern, flexible living

- Over 1,500 homes, for single persons, sharers, couples and families.
- Affordable homes to help local residents to remain in the area.
- Homes fit for modern living, with unrivalled views of the parkland and riverfront.

New light industrial and modern workspaces, combining old and new industries

- Over 10,000sqm of light industrial and modern workspaces.
- Space to support manufacturing and engineering businesses.
- Provide modern, flexible workspaces.



Site plan on the emerging plans for Knights Road

A greener neighbourhood

- Over 3,000sqm of new public realm and open space.
- Explore bringing even more community activities and facilities to Lyle Park, which sits just outside of the site boundary.
- Open up the riverfront, with enhanced landscaping and connections for pedestrians, walkers and cyclists.
- Target a minimum BREEM rating of 'Excellent'.
- Recycle materials from existing buildings where possible.
- Use green technology and low embodied carbon materials.

Better opportunities for local people

- Attract more diverse businesses to the area.
- Create a mix of shops, cafes, restaurants, pop-ups, and event space.

Key

- Industrial
- Mixed Use
- Residential
- Greener neighbourhood

Our emerging masterplan

We have outlined here the potential heights and massing across the development, which could range from four to 21 storeys. The taller buildings will be positioned towards the riverfront and park.



The red line boundary included in the image above shows the area for the hybrid planning application. The blue line demonstrates how the wider masterplan could be delivered.



We have provided an illustrative ground floor plan showing the potential different uses across the site. This outlines the 4 character areas that are guiding our emerging masterplan.

New homes, light industrial & modern workspaces

A vibrant new community in the Royal Docks, with new homes fit for city living.



Homes fit for modern living

We want to create over 1,500 homes fit for all types of living, by:

- Creating a neighbourhood, where people can live, work, shop and relax in one place.
- Investing in affordable housing, supporting local people and families.
- Creating a mix of homes that would be suitable for single persons, sharers, couples and families.



Emerging designs for the new homes



A green heart

Our ambition is to create high-quality, well-lit homes, that have unrivalled views of the parkland and riverfront.

- A well connected new neighborhood providing a variety of residential typologies.
- All homes will have a view of the new public green and open spaces, or the existing Lyle Park.
- Some homes will overlook Sunshine Wharf Walk, offering direct access to the riverfront and public space.



Homes located at Riverscape, overlooking Lyle Park and public spaces

Light industrial and modern workspaces, combining the old and the new.

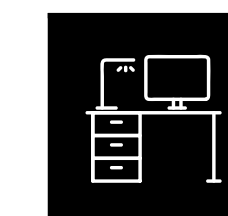
Our plans will ensure the site continues to be an important economic hub for this community and Newham, attracting even more growth and investment to the Royal Docks with over 10,000 sqm of light industrial and modern workspace.



Potential future co-working spaces



Potential future light industrial spaces



Modern, flexible light industrial and workspaces

We will create new and transform the current buildings on-site into flexible, light industrial and modern workspaces, that will be able to support a variety of tenants, from local businesses to national organisations, in leading industries including, film, media, e-commerce, research & development and much more.

These spaces would be complemented by studios, makers yards, and co-working facilities, that would further support the burgeoning creative and digital community of the Royal Docks.



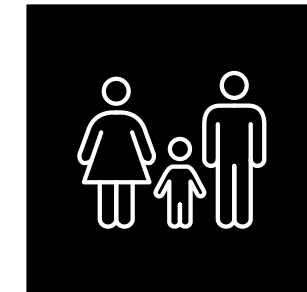
Protecting our industrial legacy

Knights Road has a rich history as an industrial centre. We want to ensure it continues to be, by:

- Supporting uses on the site, as well as distribution, manufacturing and engineering businesses.
- The industrial workspaces will be located towards the west of the site, bordering the Tate & Lyle refinery.

Reimagining our public spaces

We aspire to create even better open spaces for our community, centred on culture, creativity and healthy living.



A greener neighbourhood

Our existing riverside communities offer expansive open space, and we now have an exciting opportunity to extend this at Knights Road, by:

- Investing in over 3,000sqm of new public realm and greenery.
- Creating a series of open spaces, linked by a network of well-connected streets, lanes and mews.
- Opening the riverfront to the public, creating better connections and landscaping on Sunshine Wharf Walk.



Investing in Lyle Park

As the centenary of its opening fast approaches, Lyle Park continues to be an important local landmark. We see the potential to make it even better, and are exploring a range of ideas, including:

- More places to sit.
- New walkways and cycling routes.
- Community, cultural and exercise programmes.
- Dedicated play areas for children and young people.
- A mix of new shops, cafes, restaurants and community spaces could potentially be delivered around these areas.



Putting sustainability at the heart of what we do

- Knights Road will be a community with a long-term future and minimal impact on the environment.
- By investing in low-embodied carbon materials, and utilising modern construction methods, we will create a more sustainable community.
- We are exploring delivering improvements to Lyle Park, which will create more ecological enhancements, to support the local environment and wildlife.

Illustrative layout plan for the new public spaces



Over 40% of Royal Wharf is green, open space.

Next steps

Thank you for attending our exhibition.

Artistic sketch for a new public open space, Sunshine Square



We hope you found it helpful and please do take a moment to give us your feedback using the forms provided.

Our emerging plans for Knights Road



Over **1,500 homes**, including **affordable housing**.



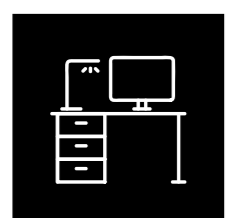
Potential improvements to Lyle Park.



Developing **green, open spaces**, with **unrivalled views** of the parkland and river.



New and improved connections to Lyle Park, the river and wider area.



Over **10,000sqm** of light industrial and modern workspaces.



A more **sustainable neighbourhood**.

Indicative timeline



Tell us what you think!

Get in touch with any comments you have on our developing vision for Knights Road by:

📍 knightsroade16.co.uk

✉ knightsroade16@londoncommunications.co.uk

☎ 0800 092 0427



Fill out our survey

Tell us what you think!

Place a dot on two or three of the options below and we will then consider introducing them as part of your new public and retail spaces.

You can also share your feedback by filling out one of our comments forms provided.

What would you like to see included in the future public spaces?

Outdoor gym



Children's play spaces or woodland area



Multi-use games / sports pitches



Padel / Tennis courts



Exercise programmes and activities



Sports changing facilities



Off-site classroom for local schools



Other (please specify)

What retail and light industrial offering would you like to see introduced?

Restaurant(s) / Bar(s) / Café(s)



Supermarket



Co-working / Small maker spaces



Sports / Culture amenities



Other (please specify)