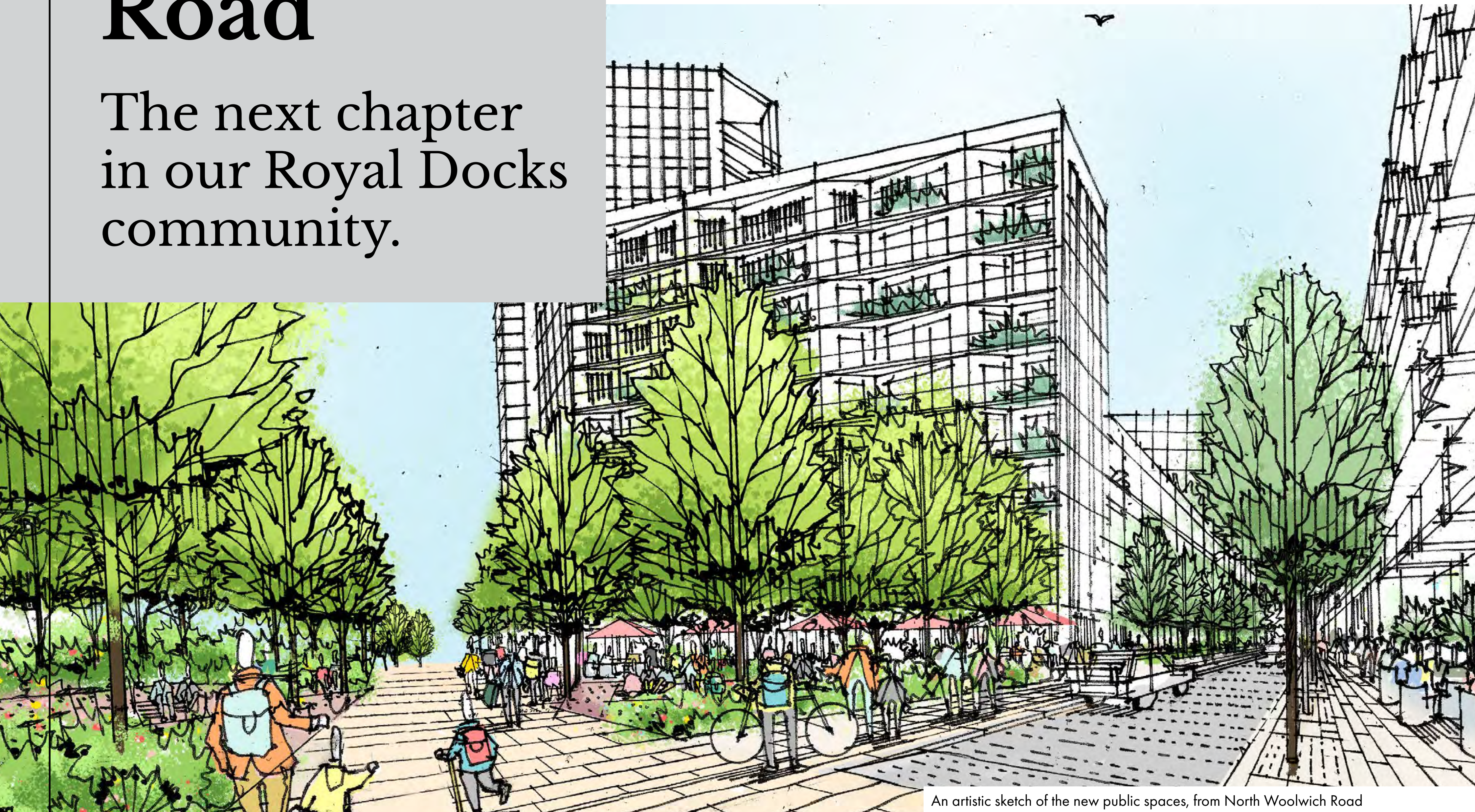


# Knights Road

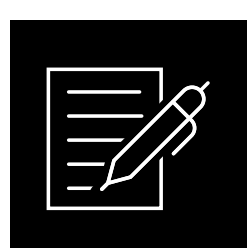
The next chapter in our Royal Docks community.



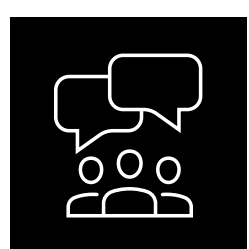
An artistic sketch of the new public spaces, from North Woolwich Road

Welcome to our latest public exhibition, where you'll be able to see, comment and learn about how our developing proposals for Knights Road, in the Royal Docks, are progressing.

## Today, you'll have the opportunity to:



See how our designs have evolved following your feedback at last year's public events



Meet and speak to members of the project team



Share your feedback

## About Ballymore

Ballymore is a leading property developer with a multi award-winning portfolio of some of Europe's largest and most transformative urban development projects.

Every place we create has a unique personality inspired by its location, history, people and culture, nurtured through strong relationships with our expert partners and those we develop with local communities.

We remain long after the last brick is in place to ensure our customers are well looked after and the communities continue to thrive.

## About the project team

**ballymore.**

Freeholder and Developer

**Deloitte.**

Planner

**Allies and Morrison**

Lead Architect

**Gillespies**

Landscape Architect

**LONDON COMMUNICATIONS AGENCY**

Community Consultation Specialist

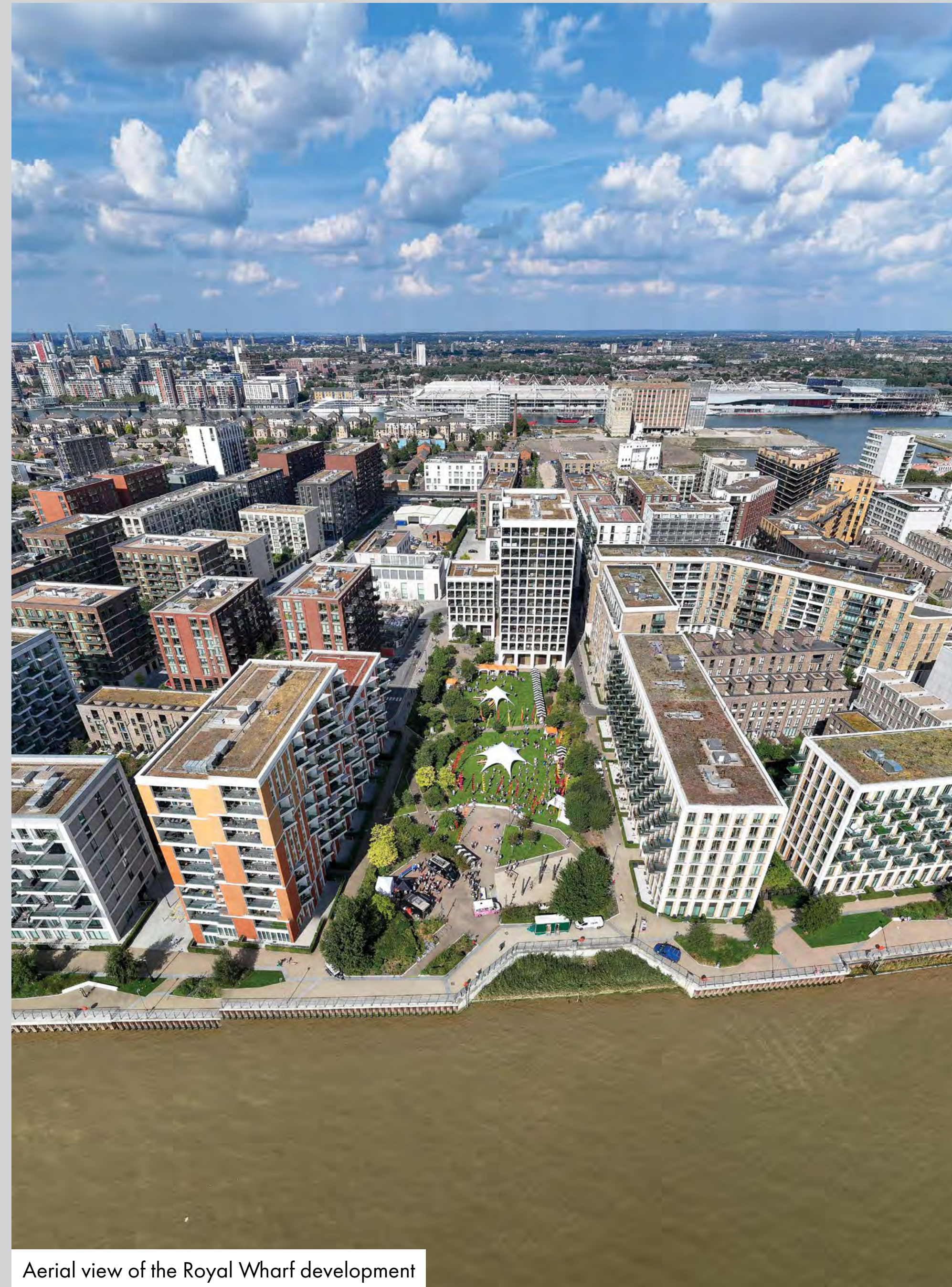


# The story so far

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

## Our track record of delivery

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



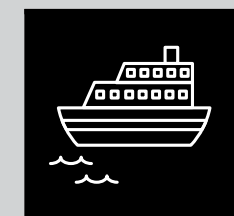
Aerial view of the Riverscape development



A view from within London City Island development



A river view of the Goodluck Hope development



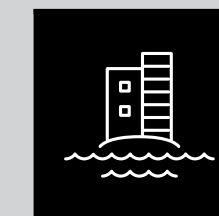
### Royal Wharf

- 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.



### Riverscape

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



### London City Island

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



### 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.

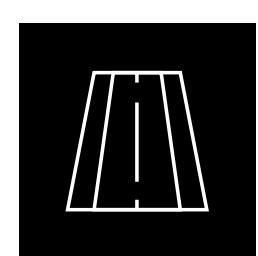


# The opportunity

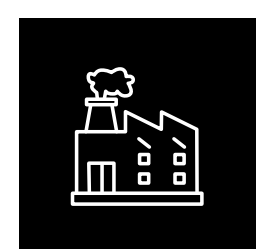
Knights Road has been an important economic hub in our community for decades.

We want to protect and build on this, bringing even more opportunities to local residents, through high-quality homes, renewed investment opportunities, new and enhanced green spaces and valuable jobs.

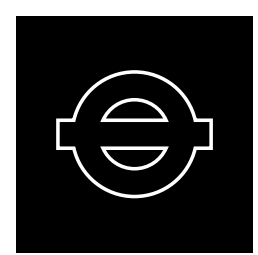
## As a reminder, the site:



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.



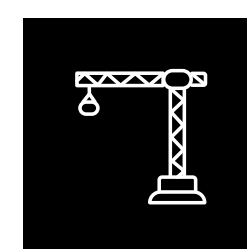
Is currently occupied by industrial businesses, and a small number of residential homes.



Has good transportation links, with West Silvertown DLR Station, a number of bus routes and roads nearby, as well as Royal Wharf Pier.



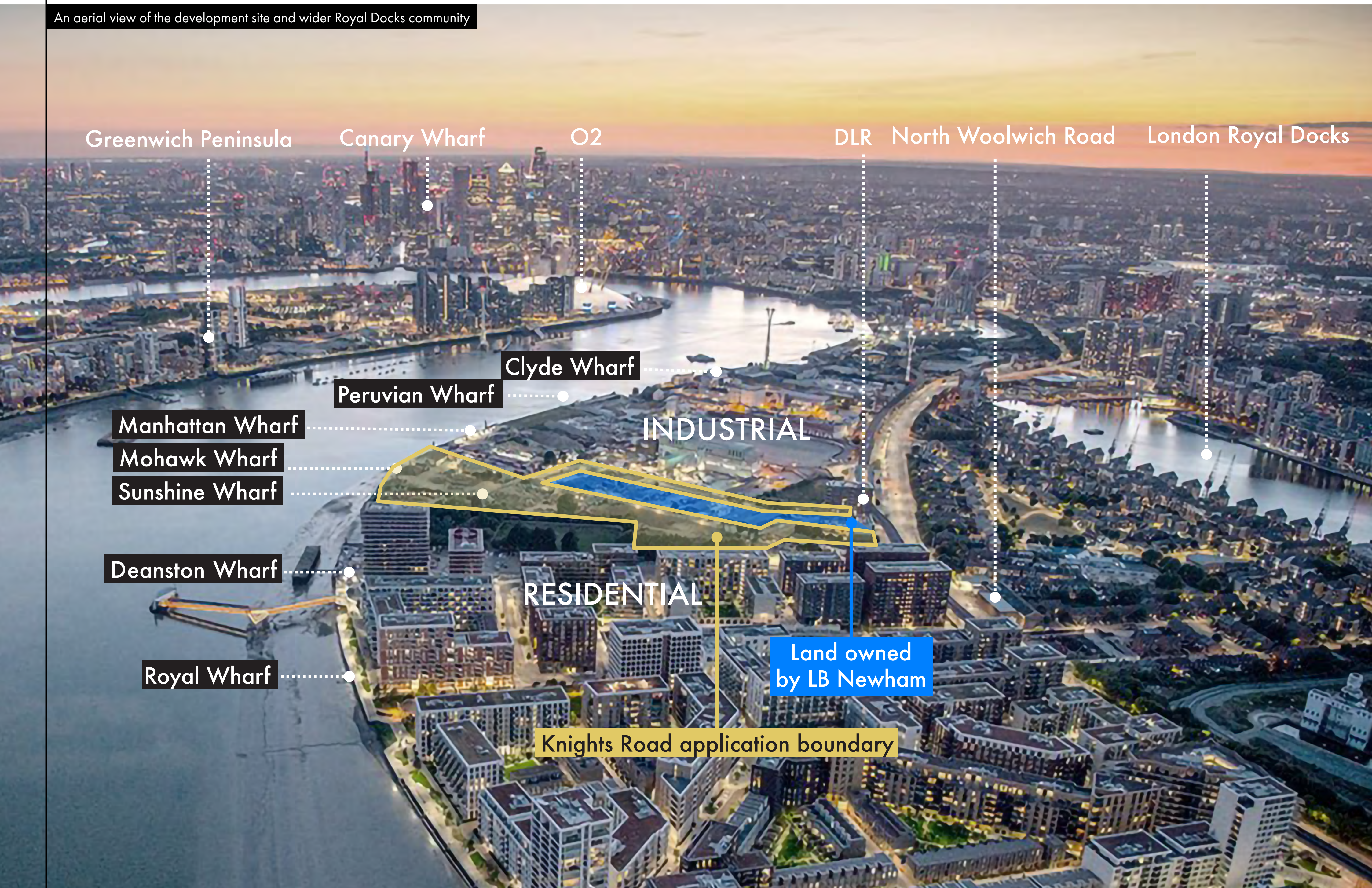
Sits within the Greater London Authority's Royal Docks and Beckton Riverside Opportunity Area.



Has been earmarked as an important strategic site for both Newham Council and the Greater London Authority.

Following discussions with Newham Council, we are now bringing forward an application to redevelop land within our ownership only.

An aerial view of the development site and wider Royal Docks community



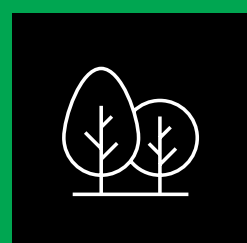


# You said, we will

Your feedback from our first series of events last year is helping to shape our plans for Knights Road.

73% of you support our vision to bring high-quality homes, public spaces and greenery to the neighbourhood.

## Better public realm and open spaces

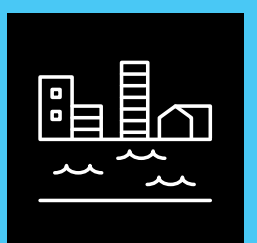


75% of residents wanted to see more investment in public spaces and greenery

### We will:

- Invest in over 10,000sqm of new public realm.
- Create over 8,000sqm of communal open space, complimented by new landscaping, greenery and trees.
- Develop pocket parks around the neighbourhood, so all our residents benefit from green surroundings.

## Riverfront connections



69% of people said they want to see better connections to the river

### We will:

- Extend the walkway linking to our communities at Riverscape and Royal Wharf.
- Create a welcoming and accessible pedestrian and cycle route, with new planting.
- Provide more benches, relaxation areas.

## More eateries and retail spaces



85% of local people said there was a growing demand for these types of facilities

### We will:

- Bring new restaurants, cafes and bars to the neighbourhood.
- Provide new retail spaces, to meet the growing demand for local amenities.
- Support local SMEs and national businesses looking to grow in the Docklands.

## Enhancements to Lyle Park



75% of residents said they'd like to see more activity at, and improvements made to Lyle Park

### We will:

- Plant more trees and invest in further greenery and landscaping.
- Provide more benches and dedicated relaxation areas.
- Install high-quality play facilities.
- Provide outdoor, interactive exercise activities.
- Relocate the tennis courts and invest in more sports facilities.

To mark the 100-year anniversary of Lyle Park, we are creating a mosaic mural depicting its importance to our community.

Let us know what you think about this and our other improvements to the park by completing our short survey!





# Our updated masterplan

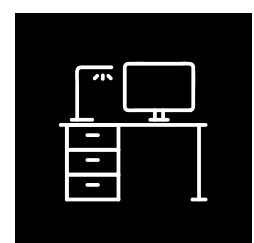
A new thriving neighbourhood with great places to live, work, eat & drink, spend time, play and enjoy.

Since the last exhibition we have been working hard to evolve our masterplan at Knights Road.

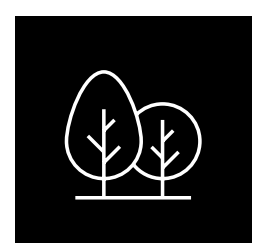
## Key information



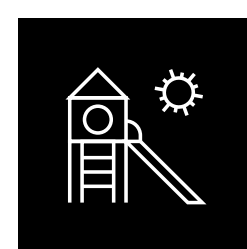
Over 1,300 high-quality homes, including affordable housing.



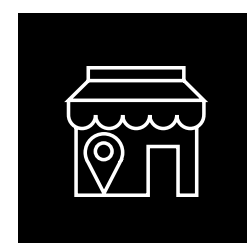
Over 5,000sqm of light industrial and modern workspace.



10,000sqm of public realm with improved landscaping and planting.



8,000sqm of communal open space.



Flexible ground-floor spaces, to support retail and community uses.

### Key



Industrial



Residential

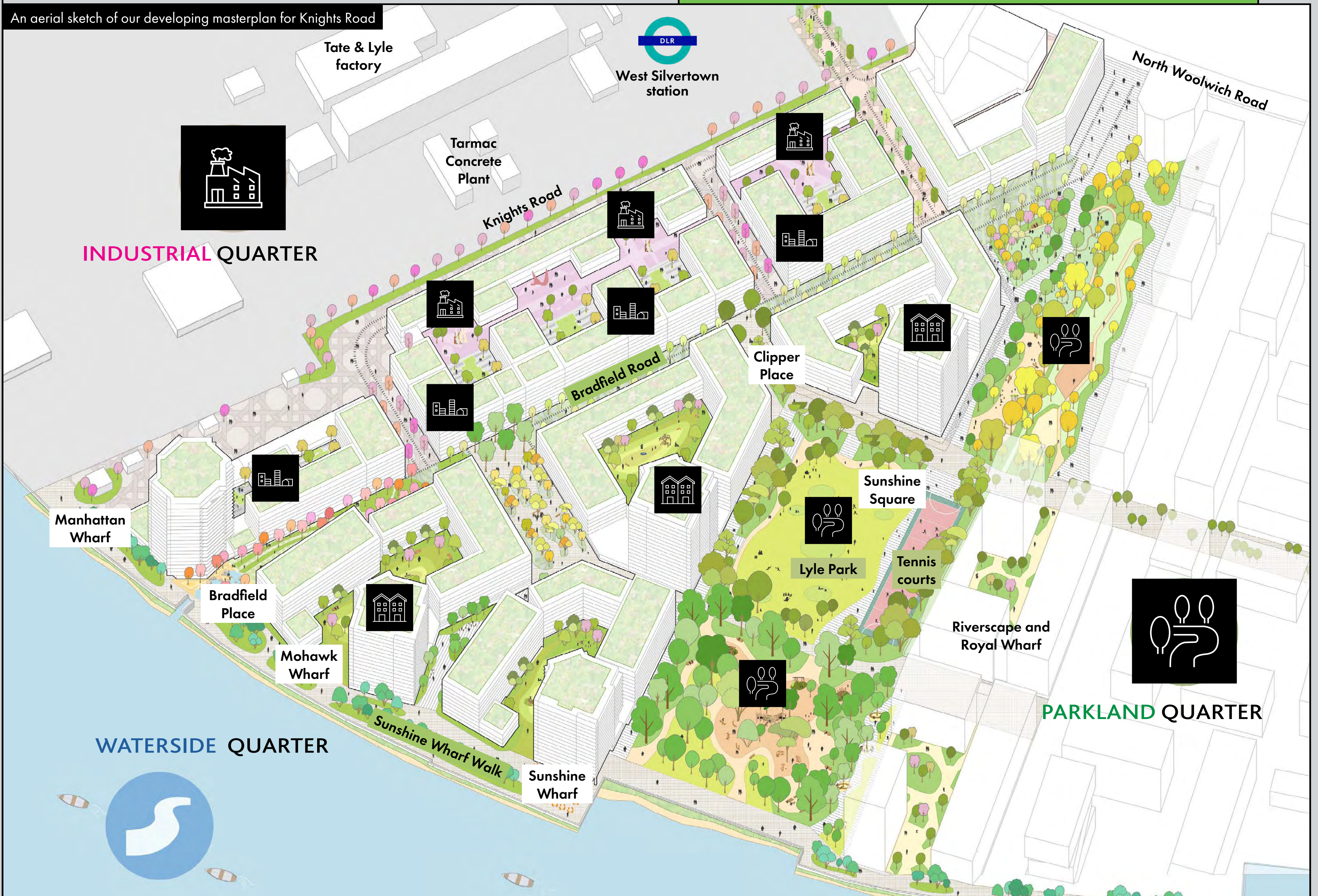


Mixed Use



Greener neighbourhood

An aerial sketch of our developing masterplan for Knights Road





# Creating great places to live and work

A thriving new community in the Royal Docks, with a mix of new homes, light industrial and modern workspaces.

We have continued to evolve our plans over the past few months to create even better places to live and work.



## New homes with unrivalled views

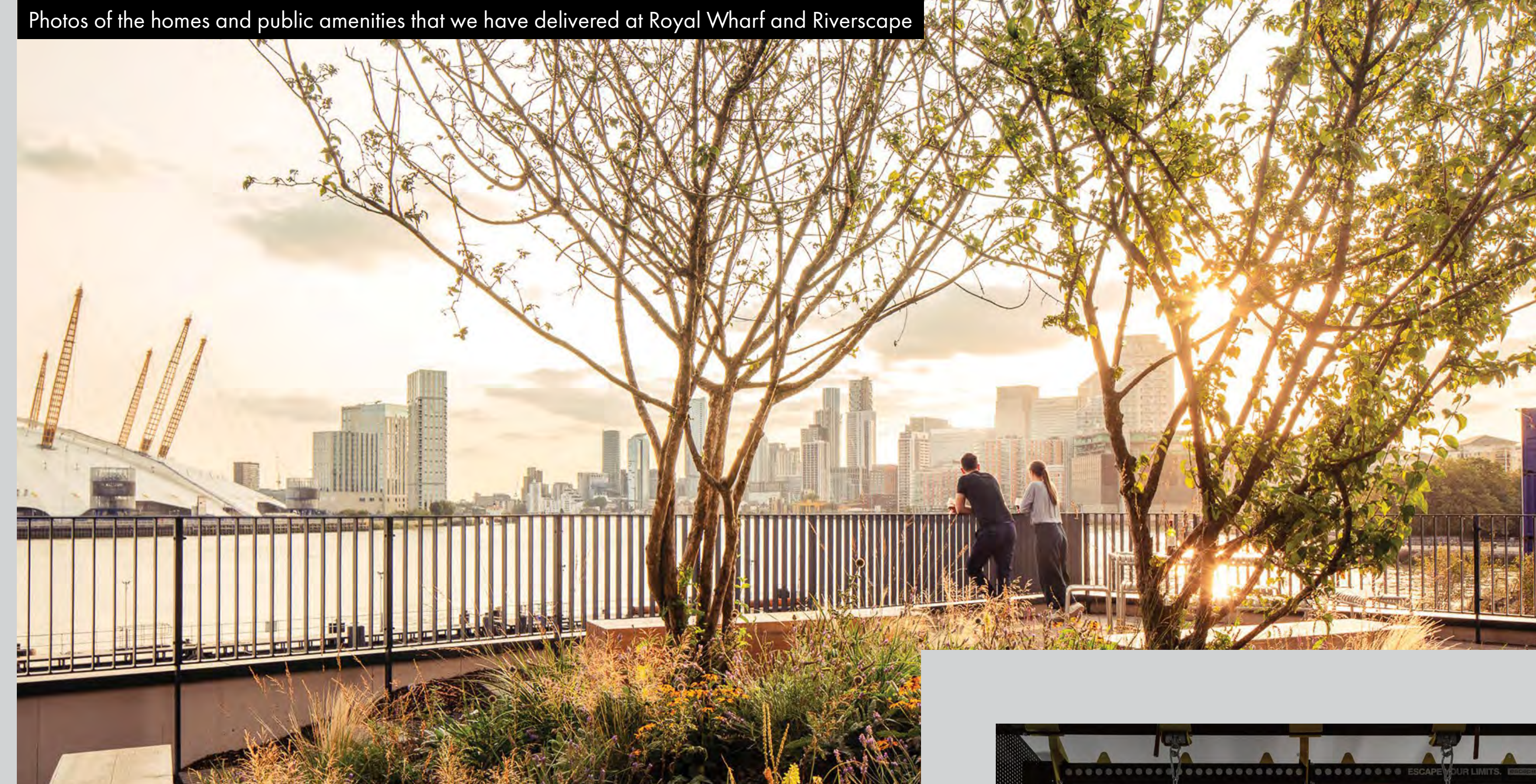
**We will deliver:**

- Over 1,300 high-quality homes.
- As much affordable and family housing as possible.
- Homes suitable for single persons up to larger families.

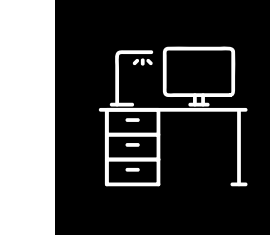
**All our homes will:**

- Be light and spacious.
- Have unrivalled views of parkland, green spaces and the waterfront.
- Have access to private amenity spaces.

Photos of the homes and public amenities that we have delivered at Royal Wharf and Riverscape



Our neighbourhood will create new public spaces and better connections to the wider community



## Light industrial and modern workspaces

Continuing to grow the Royal Docks as an important economic hub for this community remains central to our proposals.

**We will do this by:**

**Preserving the site's industrial legacy, with:**

- Over 5,000sqm of flexible, light industrial and modern workspaces, ready for a range of tenants and uses.
- Spaces supporting the historic uses on this site including distribution, manufacturing, and engineering businesses.
- The industrial spaces will be positioned towards the west of the site, bordering the Tate & Lyle refinery.

**Creating modern workspaces, which will:**

- Open up places to foster creative and digital businesses with new makers yards and co-working facilities.
- Support local creatives and innovators, enhancing the Royal Docks' status as London's only Enterprise Zone.
- Accommodate small to larger businesses in leading industries such as film, media, e-commerce, and research & development.

Our workspaces will be able to support a range of businesses in leading sectors, looking to grow in the Royal Docks

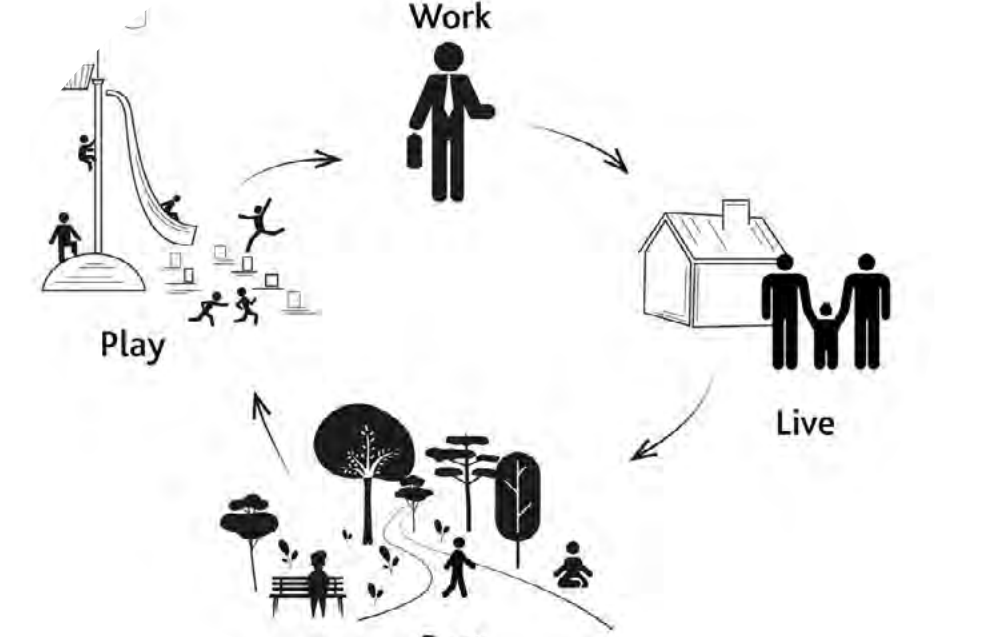





# Evolving our public spaces

We want to create public spaces which are lively, creative and pleasant places to be.

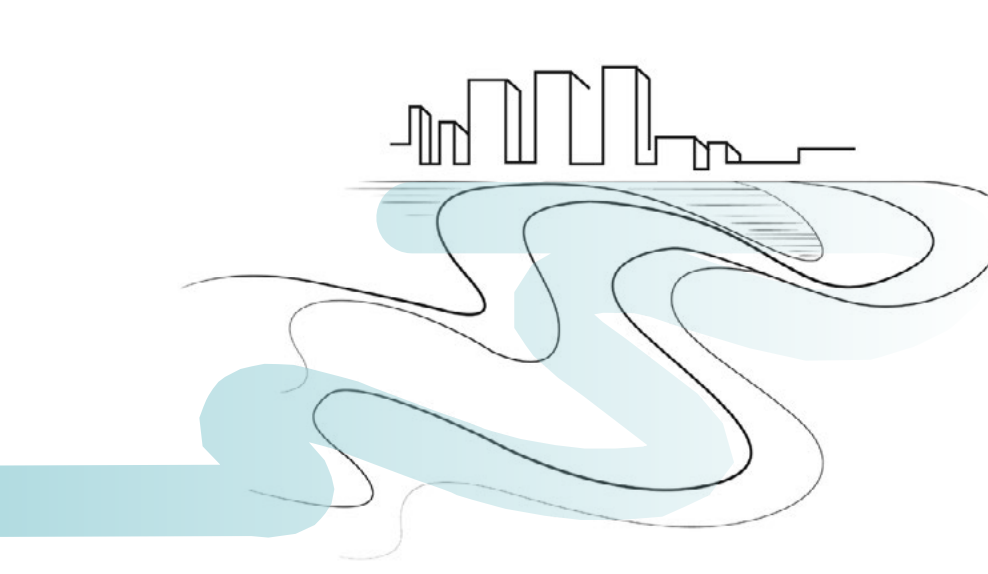
Since our events in December, we have continued to develop our plans for the public spaces. These will deliver:



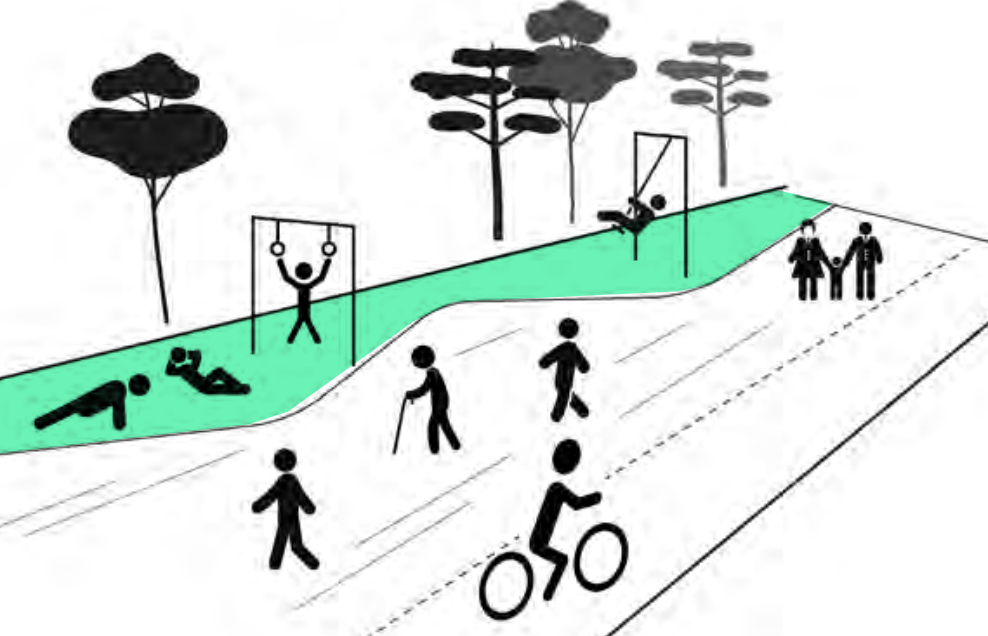
**Outdoor spaces** where the community can live, work, relax and play



**Sport and play areas**



**Waterside living** with riverside connections and thoughtful through routes



**New streets** with shared green spaces

## A greener neighbourhood

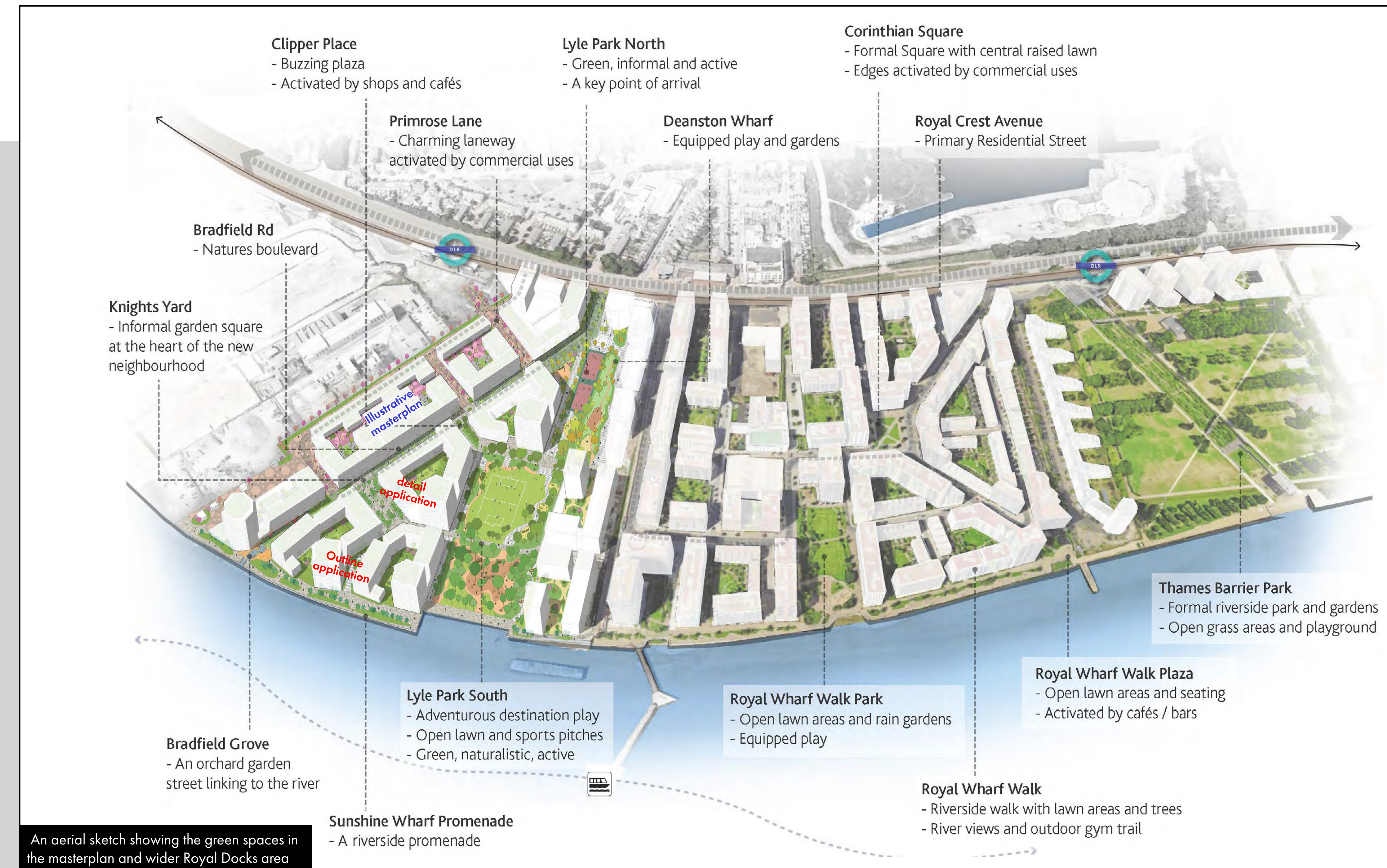
Our existing riverside communities offer expansive open space.

We will recreate this at Knights Road, by:

- Investing in over 10,000sqm of new public realm and greenery.
- Opening the riverfront to the public, creating better connections and landscaping.
- Creating 8,000sqm of communal open spaces, linked by a network of well-connected streets, lanes and mews.

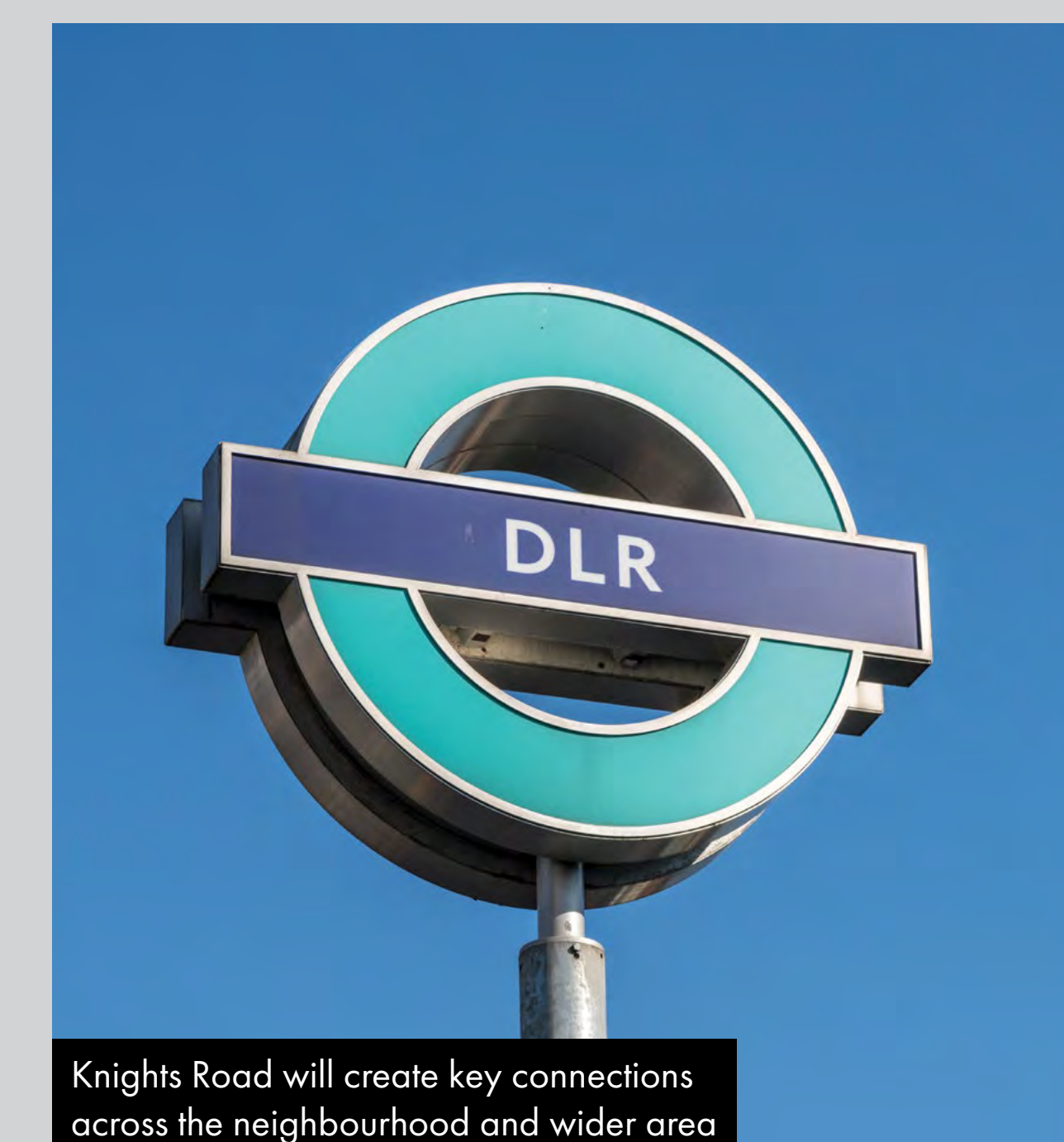
## Activated by shops, cafes and restaurants

We have listened to your feedback and plan to offer a mix of new amenities to meet the local demand including shops, cafés, restaurants and event spaces. These will form an essential part of reimagining the public spaces, with outdoor seating areas and open frontages.



## Improved connectivity

We have developed our plan for better connections between Knights Road and existing communities. This includes a commuter route linking to the DLR stations and smaller neighbourhood laneways connecting green public spaces and sports or play provision. One area that has remained a constant throughout our design evolution is the river walk, a continuous pedestrian and cycle route along the Thames.



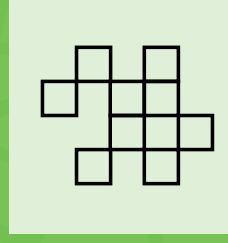


# Lyle Park: A dynamic, green neighbourhood park

As we approach the 100 year anniversary of Lyle Park, it remains an important local landmark and valued community asset.

At our last exhibition, we asked you to share your ideas on how the park could be enhanced. We have listened to your feedback and used this, alongside Newham Council's emerging masterplan, to influence our evolving proposals, and will now deliver:

- Potentially more community and cultural programmes with Newham Council.
- An adventure hub equipped with high-quality play facilities.
- Natural woodland play areas across the park, linking into our neighbourhood.
- New walking and cycling routes, connecting the park to Knights Road and the wider area.
- Improved biodiversity, with more urban greening, trees and landscaping.
- Outdoor, interactive exercise facilities, including new sports pitches.
- Relocate the tennis courts closer to the park.

 **New mosaic mural for Lyle Park**

Our mosaic mural could potentially be placed in Lyle Park, and would represent the role you have played in supporting our ambition to enhance and improve an important local green space. Let us know what you think to help re-imagine this important community space.

 **A historical landmark in our community**

We will celebrate the history of Lyle Park by:

- Creating a nature trail around the park, that details its rich history.
- Restore and repair the water memorial dedicated to those that fought in the first two World Wars.



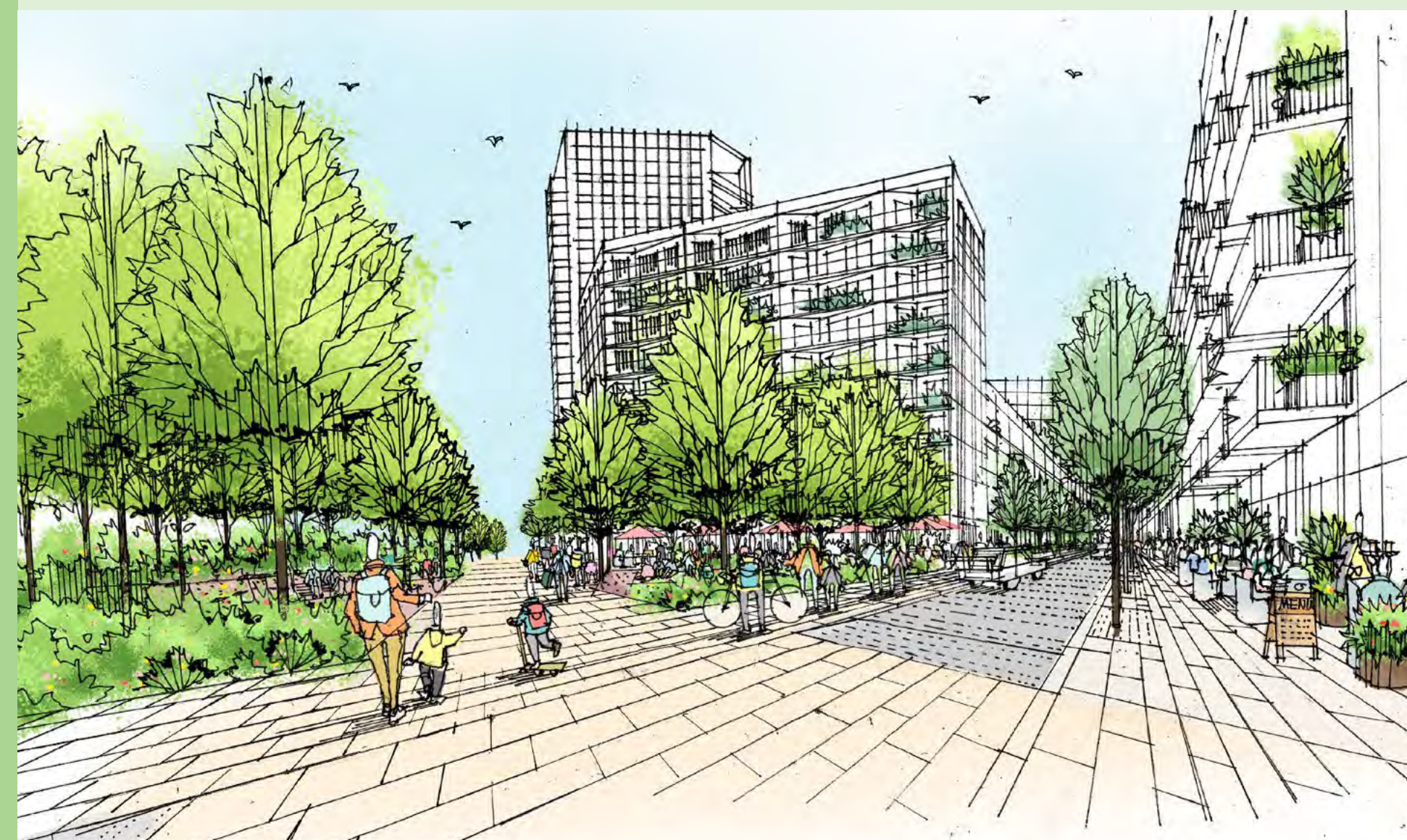
**A green gateway**

We have designed a green gateway that announces the presence of the park at the point of arrival, with tree canopies visible from North Woolwich Road



**A parkland avenue**

Main approach from North Woolwich Road



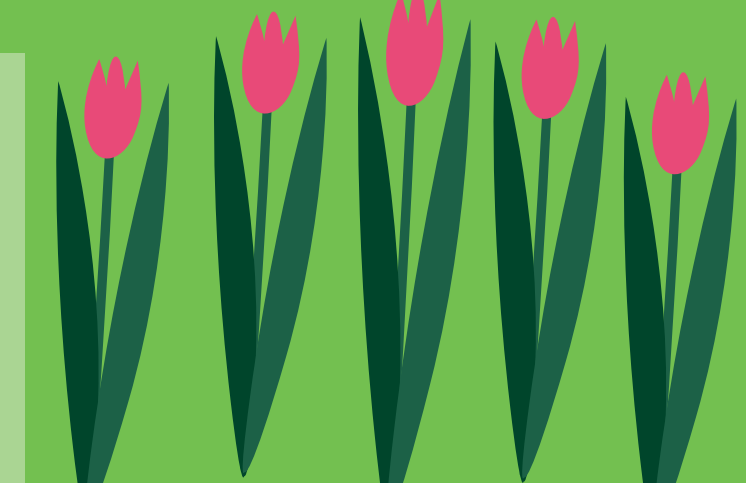
**An aerial view**

Parkland living



**Riverfront connections**

A walkway linking Knights Road to our existing riverside communities





# High-quality, local design

We want the future of Knights Road to honour its heritage and local context.

## Local inspiration

Our designs draw heavily on the existing architectural features of the Royal Docks, and materiality of surrounding buildings, landmarks and streets. This will allow us to deliver a high-quality, masonry finish across all the buildings, that will seamlessly fit into our wider riverside communities at Royal Wharf and Riverscape.



The architectural design of our existing riverside communities is shaping our vision for Knights Road

## Building heights

Our masterplan will see the creation of up to 11 new buildings, ranging in heights of between 4 – 22 storeys. The taller buildings will be located towards the riverfront and Lyle Park, areas where larger developments are already situated, and any potential impact to our neighbours will be minimised.

## A sustainable community

We will minimise our impact on the environment by investing in low-embodied carbon materials and using modern construction methods throughout the building process. We are targeting a minimum BREEAM rating of 'Excellent' – the industry sustainability standard.





# Next steps

Thank you for taking the time to view our updated plans for Knights Road.



Proposed view of Lyle Park from Knights Road

Your feedback so far has been invaluable in shaping our proposals and will continue to do so as the project progresses. We encourage you to share your feedback on the latest designs using the forms provided.

## Indicative timeline



## Have your say

You can share your thoughts and feedback directly with us by:

📍 [knightsroade16.co.uk](http://knightsroade16.co.uk)

✉ [knightsroade16@londoncommunications.co.uk](mailto:knightsroade16@londoncommunications.co.uk)

☎ 0800 092 0427



Fill out our survey