

# KNIGHTS ROAD

THE NEXT STAGE IN OUR GROWING  
ROYAL DOCKS COMMUNITY





# 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.



## Royal Wharf

HOMES	3,385 homes (inc. affordable)
GREEN SPACE	Over 40% of the neighbourhood is green open space
SCHOOLS	Royal Wharf Primary School
COMMUNITY	Home to Royal Wharf Community Dock, an important local hub



## Riverscape

HOMES	768 homes (inc. affordable)
GREEN SPACE	New adventure play area near Lyle Park



## A RICH HISTORY



Main Entrance to John Knight Ltd (1937)

Until the late 17th century, the Knights Road area was predominantly rural, characterised by riverside marshlands and small, scattered communities that relied on shipbuilding and river trade for their livelihood. This pastoral landscape began to change dramatically in the 18th and 19th centuries when the area became part of the Royal Docks, which would go on to become the world's largest port. By the 1880s, Knights Road had been transformed into a thriving industrial hub, attracting workers and businesses from across the country.

Industrial uses linked to the port have defined the area for over a century. Knights Road itself was named after the John Knight Soap Works (later known as The Royal Primrose Soap Works), a prominent business that occupied the now-protected Primrose Wharf from 1880. This thriving enterprise was emblematic of the industrial energy that shaped the area during its peak.



Abram Lyle's refinery, Plaistow Wharf (1882)

Today, remnants of this industrial legacy remain, with the nearby Tate and Lyle factory at Plaistow Wharf and the Tarmac London East Silvertown Concrete Plant continuing operations just west of Knights Road. Tate and Lyle, established by Abram Lyle in 1882, began as a sugar refinery producing the iconic Lyle's Golden Syrup. In 1921, Abram Lyle & Sons merged with Henry Tate & Sons, creating the company we now know as Tate & Lyle. Remarkably, their renowned golden syrup is still produced at the same historic site, linking the area's industrial heritage with its present-day operations.



Henry Tate and Abram Lyle merge to become Tate & Lyle (1921)





# KNIGHTS ROAD

THE NEXT CHAPTER IN OUR GROWING  
COMMUNITY AT THE ROYAL DOCKS

An aerial view of the current site and wider area



# KNIGHTS ROAD: THE OPPORTUNITY

Knights Road is an important strategic site for Newham Council and the GLA, with fantastic local transport links and networks.

It sits within the GLA's Royal Docks and Beckton Riverside Opportunity Area and London's only Enterprise Zone. It's also allocated in Newham Council's emerging and current Local Plan as an area for a mixed-use development.

This is why we're exploring an opportunity to not only retain and protect the industrial uses across the site, but also bring high-quality homes, new investment, green spaces and modern workspaces.



An aerial view of our Knights Road masterplan



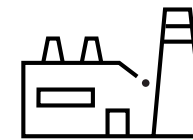


Knights Road masterplan neighbourhood vision

## KNIGHTS ROAD: A SNAPSHOT



**1,600 +**  
homes including on-site  
affordable housing



**5,000 +**  
sqm of light industrial  
and modern workspace



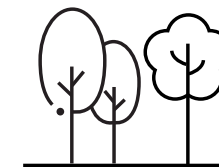
**10,000 +**  
sqm of public realm  
with improved  
landscaping



**8,000**  
sqm of communal  
open space



**Flexible ground-floor  
spaces to support retail  
and community uses**



**A revitalised Lyle Park**



**Improved walking &  
cycling connections**

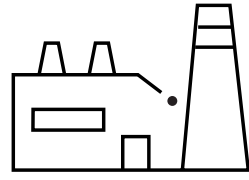


# CREATING GREAT SPACES TO LIVE & WORK



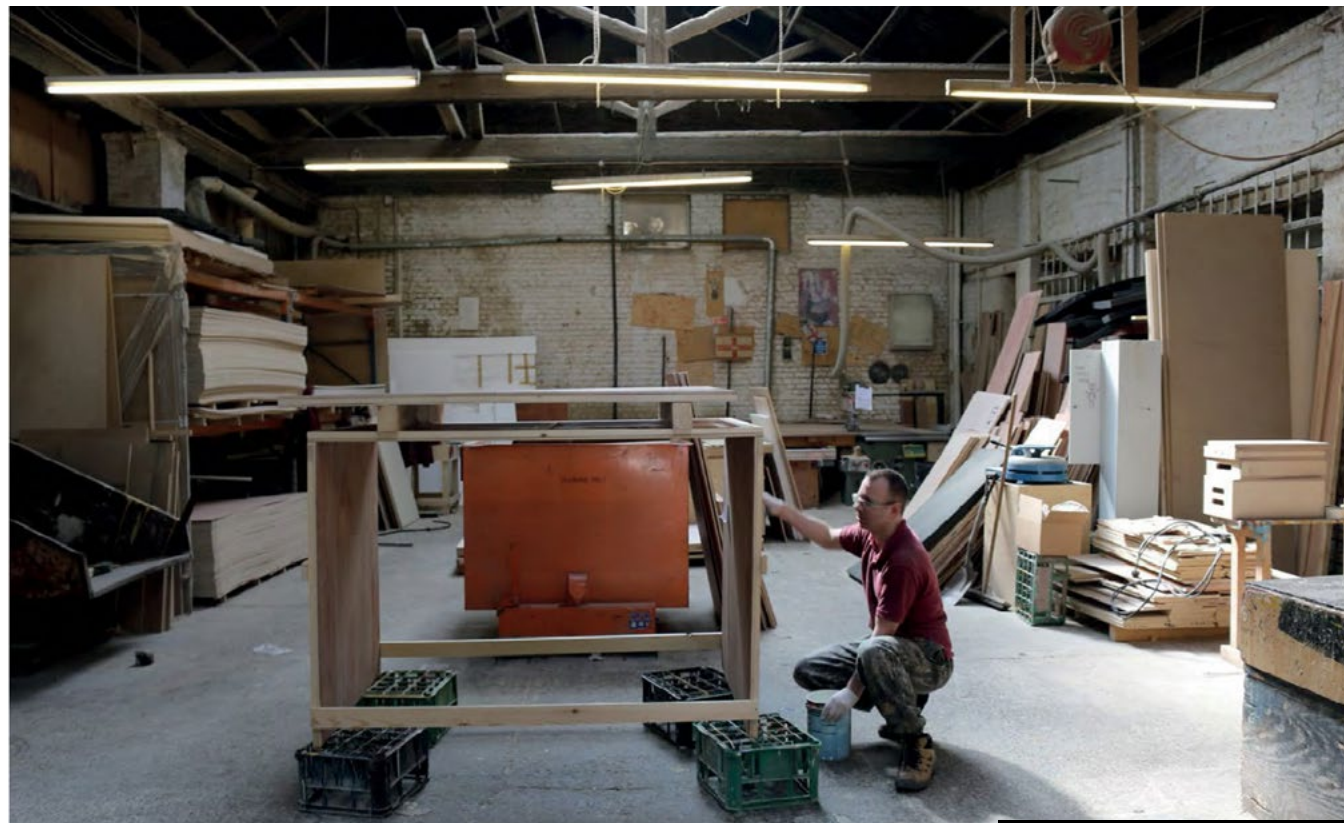
## NEW HOMES WITH UNRIVALLED VIEWS

- 1,667 high-quality homes
- As much affordable & family housing as possible
- Light and spacious homes
- Unrivalled views of parkland, greenspaces and the waterfront
- Access to private amenity spaces, including residential courtyards and gardens



## LIGHT INDUSTRIAL & MODERN SPACES

- Over 5,000 sqm of flexible, light industrial & modern workspaces, ready for a range of tenants & uses
- Support local creatives enhancing the Royal Docks' status as London's only Enterprise Zone



Light Industrial Workspace



Knights Yard illustrative view



# EVOLVING OUR PUBLIC SPACES

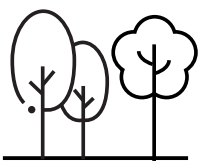
The site’s proximity to Lyle Park provides the chance to extend and enhance this historical landmark within the neighbourhood, maximising its potential as a high-quality open space for the surrounding communities.



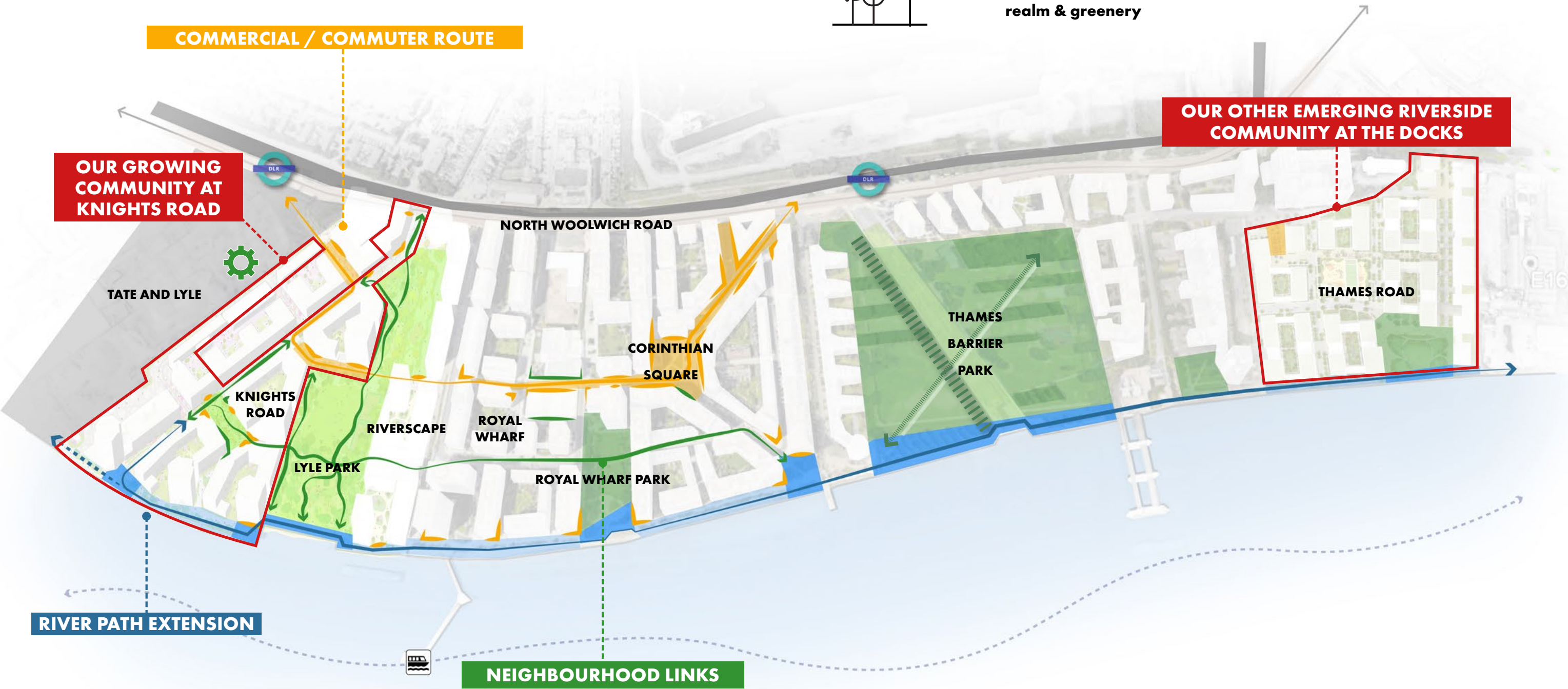
1,600+ homes including on-site affordable housing



Riverfront  
Opening the riverfront to the public, creating better connections & landscaping



10,000+ sqm of new public realm & greenery





# RECONNECT LYLE PARK WITH THE COMMUNITY

Opened in 1924, Lyle Park was gifted to the local community by Abram Lyle from Lyle & Sons (now known as Tate & Lyle). Their workers and families regularly enjoyed great days out at the park.

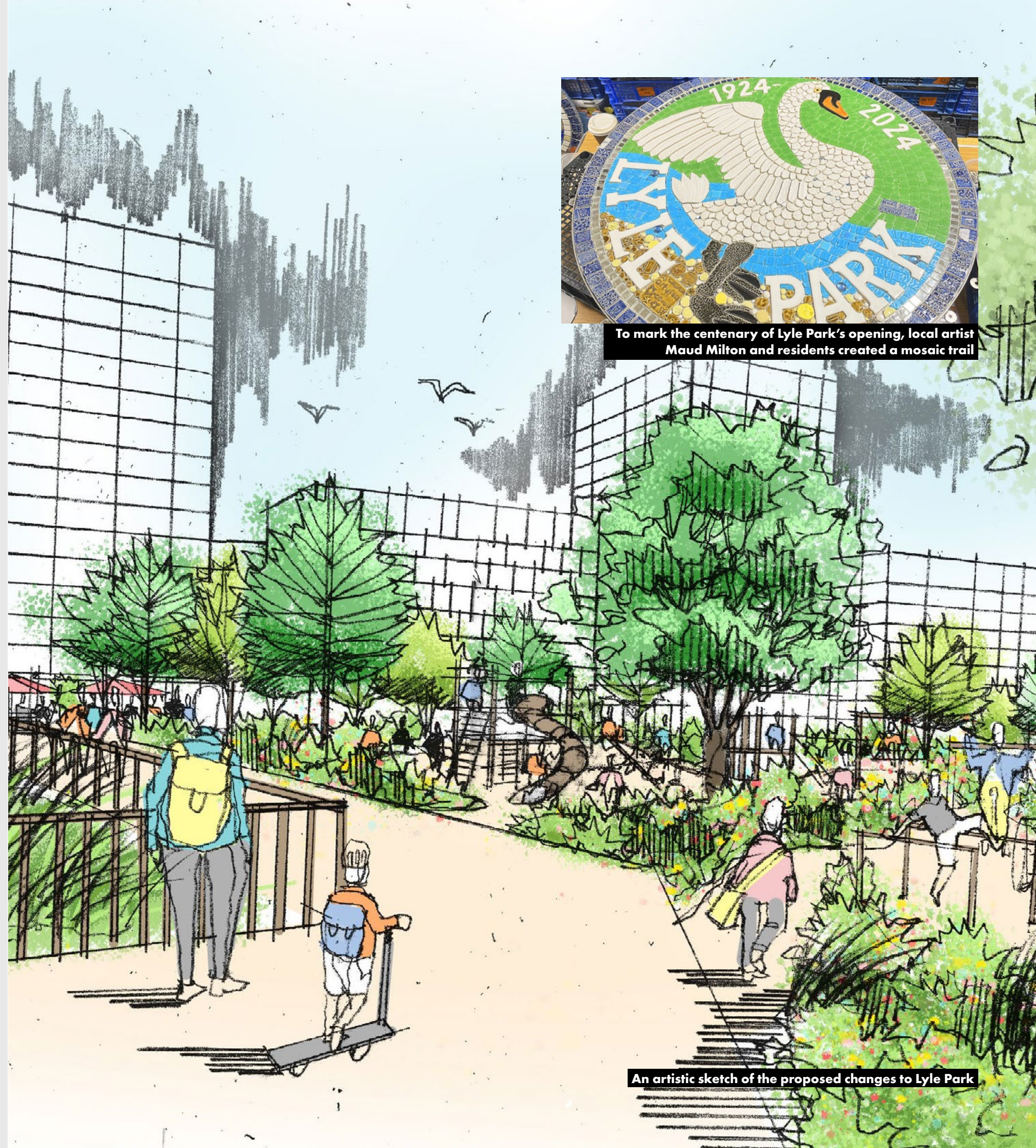
As industries moved away from the docks however, Lyle Park became isolated and underused.

This has changed in recent years, with more people and businesses moving to the area.

Today, it remains an important local landmark and valued community asset.

**We are working with local people and Newham Council to re-imagine the park, by potentially providing:**

- › Community & cultural programmes
- › An adventure hub to play
- › Natural woodland play areas
- › New walking & cycling routes
- › Improved biodiversity
- › Outdoor, interactive exercise spaces
- › Tennis courts closer to the park
- › New mosaic trail to celebrate our local community



To mark the centenary of Lyle Park's opening, local artist Maud Milton and residents created a mosaic trail

An artistic sketch of the proposed changes to Lyle Park





An illustrative image of the proposed Knights Road development



# LYLE PARK: OUR NEIGHBOURHOOD PARK



Illustrative design of Lyle Park

URBAN FOREST



EXISTING PLAYGROUND  
AT RIVERSCAPE



EAST-WEST AVENUE



PROPOSED TENNIS COURTS



CENTRAL LAWN



ADVENTURE PLAY HUB







Lyle Park from the river showing the proposed landscaping and the connection between Knights Road and Riverscape



# WORKING WITH OUR COMMUNITY

8

**public consultation events**

**December 2023 to October 2024**

including 6 in-person exhibitions, a public drop-in at Riverscape and webinar across the year

26

**completed surveys**

14,000+

**promotional items delivered**

**locally promoting the consultations**

10,000+

**residents reached through the B.Life app, print and social media adverts**

122

**visitors attended our public events**

13

**meetings were held with key community and political stakeholders**

18

**local people attended our walking tours of Lyle Park**

2

**mosaic mural workshops with local residents**







Knights Yard illustrative view

## SUPPORT LOCAL PEOPLE ACROSS DIFFERENT INDUSTRIES

From the outset, the masterplan has sought to celebrate this by:

- Developing modern, flexible workspaces suitable for SMEs, as well as manufacturing and engineering businesses
- Ensuring new businesses provide better, diverse employment and training opportunities for local people

Knights Road will allow local businesses and residents to thrive, creating an inclusive and vibrant neighbourhood at the Royal Docks.



Royal Wharf farmers market

The site's proximity to key transport connections including West Silvertown DLR Station, Royal Wharf Pier and Custom House and the destination of Lyle Park as a local landmark provide the opportunity for the area to become an attractive destination for Londoners both locally and from further afield.

From the outset, the development has sought to provide better opportunities for local people, improving connections, attracting more diverse businesses to the area and creating a mix of new amenities to meet local demand such as shops, cafés, restaurants and pop ups.



## PROVIDE EVEN MORE OPPORTUNITIES FOR LOCAL RESIDENTS





## A PLACE WITH CHARACTER

The designs for Knights Road have been inspired by the architectural heritage of the Royal Docks.

We have incorporated a diversity of typologies based on a continuity of routes, vistas, urban grain and massing that complements our existing riverside communities, Riverscape and Royal Wharf.

Also taking inspiration of the red-brick architecture in London's west-end, we have combined a consistency in colour and materiality with greater variety in the texture, patterns, detailing, brick sizes and ornamentation.

This will help to establish a better sense of place and inclusivity in our neighbourhood, while creating a unique character for each set of buildings and open spaces.



Cadogan Estate in London's west-end





# NEXT STEPS...

Illustrative drawing of Knights Road and Lyle Park

## INDICATIVE TIMELINE





# **ballymore.**

**Allies and Morrison**



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