



# Barking Riverside Gateways Housing Zone

Development Opportunity for 3,000 homes & modern commercial space



## Executive Summary

Barking Riverside is one of London's largest housing development sites with outline planning approval for 10,800 homes and associated facilities. With 2km of River Thames frontage it offers superb potential to provide housing in a new community with superb accessibility to central London in a borough where property prices are more affordable for London's workforce. One of Barking Riverside's current challenges however is the oppressive entrance to the new development through a dated, unattractive industrial area. The contrast between Barking Riverside's award winning architecture and the industrial area is stark and it also acts as a physical and perceptual barrier between residential communities.

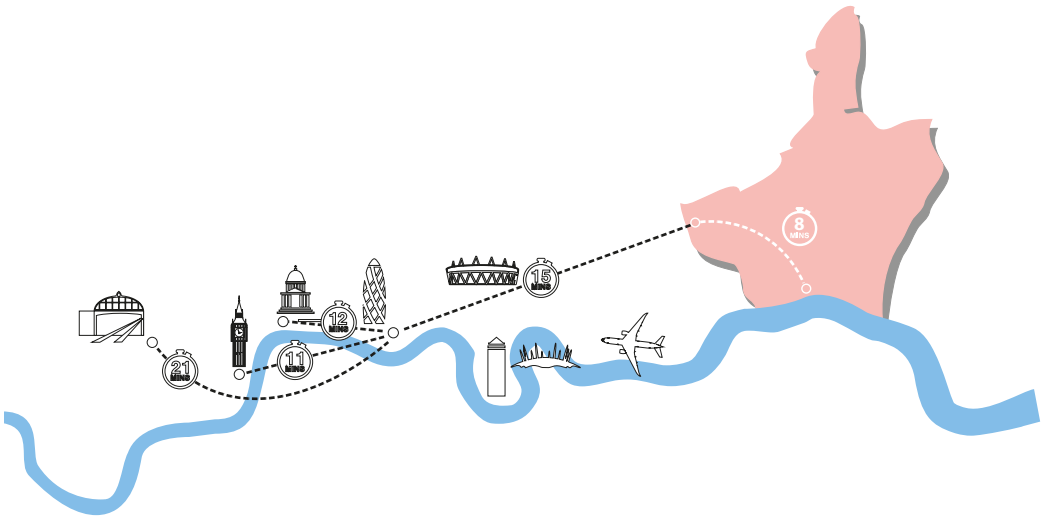
Unlocking development potential at the Thames Road industrial area could release capacity for up over 3,000 homes, modern employment space and community facilities and address these challenges. This site is known as Barking Riverside Gateways and has been given Housing Zone status by the GLA.

The Council and Be First (see page 8) will be seeking a development and investment partner to work with us to unlock the full potential of the Housing Zone with a strong focus on place-making and transformational change.

# BARKING WITHIN THE LONDON CONTEXT

London is moving East.

Barking is extremely well connected being just 15 minutes to Fenchurch Street. The extension of the London Overground from Barking to Barking Riverside by 2021 will provide an 8 minute journey where travellers can then use the C2C, District, Hammersmith & City or London Overground lines to speedily get to numerous locations. Three East London Transit services also serve the area providing high frequency connections.



The Barking Riverside Housing Zone site is shown in red comprising of industrial land in a variety of ownerships. The site lies between the Thames View Estate with its green corridor and waterway and the first phases of Barking Riverside with its award winning architecture and superb ecology and green and blue space. The site is served by East London Transit and the Council works closely with TfL on ensuring bus services alter to meet new demands.

Unlocking development potential is not without challenges and will not come forward without public sector intervention – this has been recognised by the GLA, who approved an allocation of £30m to the Barking Riverside Gateways Housing Zone when designated in April 2016. The Council is looking to invest a similar amount and making it an initial Be First project. The key initial challenge is land assembly and the Council/Be First therefore seeks a partner to work with us to address this backed up by CPO powers.







# BARKING GATEWAY REGENERATION OBJECTIVES

- Improved gateway into Barking Riverside – Improving perceptions and raising land values
- Strong sense of place and identity but aligned to Barking Riverside
- Removing physical and perceptual barriers between Barking Riverside and Thames View Estate
- Bringing forward development far quicker than without intervention
- Delivery of thousands of new homes plus commercial space
- Delivering a range of tenures
- Delivery of site for a new secondary school
- Alignment with and following the principles of the Barking Riverside Healthy New Town
- Potential to showcasing new housing delivery methods and new models of mixed use development.
- Opportunity for Council/Barking and Dagenham Reside investment in rental properties to deliver long term income.



## BE FIRST

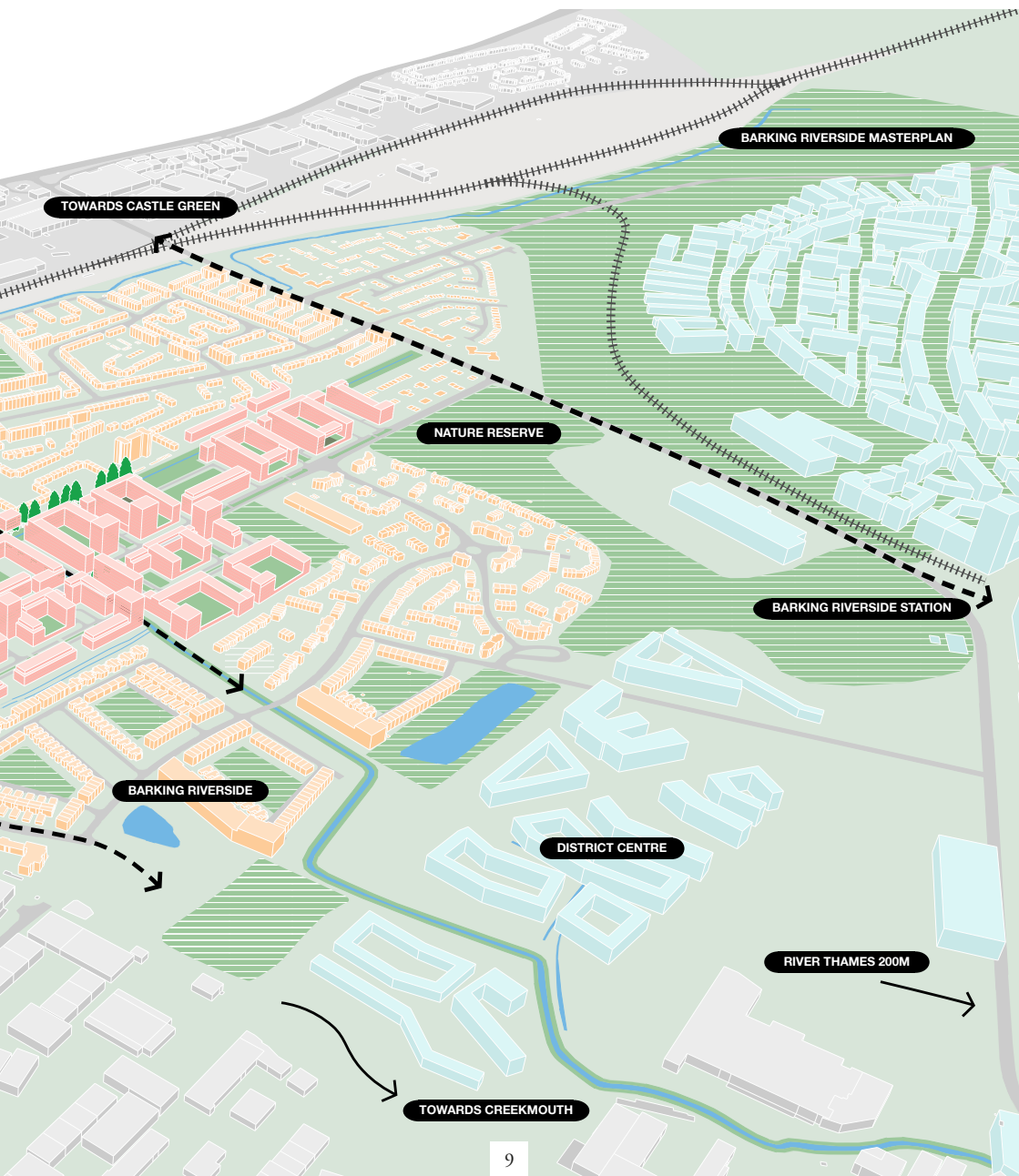
A new regeneration company due to be operational by 1 October 2017 – will harness the opportunities presented by burgeoning growth in East London and Barking and Dagenham in particular. The move follows the recent investigation by an independent Growth Commission into the prospects for the borough, which recommended the establishment of a borough-wide regeneration company.

Barking Riverside Gateways is one of its first flagship projects. Though the council will continue to make final decisions on planning applications and to approve strategic plans and policies, the company will offer a range of strategic services, pre-planning services and project delivery as well as setting up joint ventures and other special purpose companies to deliver regeneration. This is an ideal project for Be First.

[www.befirst.london](http://www.befirst.london)







TOWARDS CASTLE GREEN

BARKING RIVERSIDE MASTERPLAN

NATURE RESERVE

BARKING RIVERSIDE STATION

BARKING RIVERSIDE

DISTRICT CENTRE

RIVER THAMES 200M

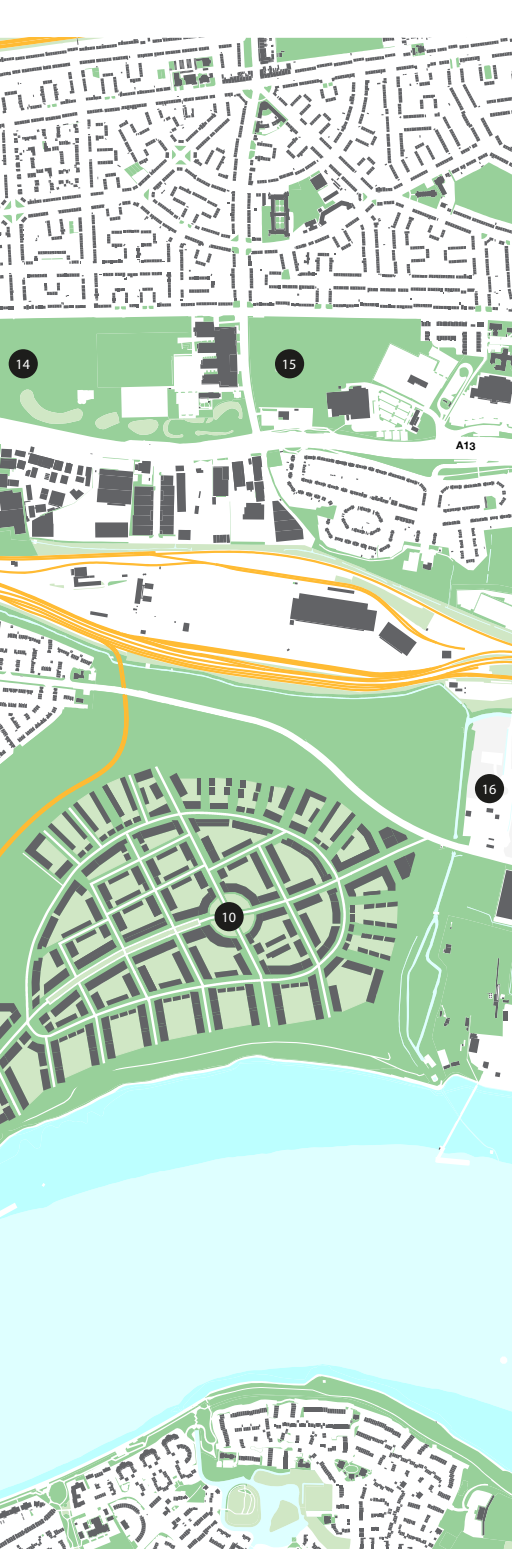
TOWARDS CREEKMOUTH

# MASTERPLAN

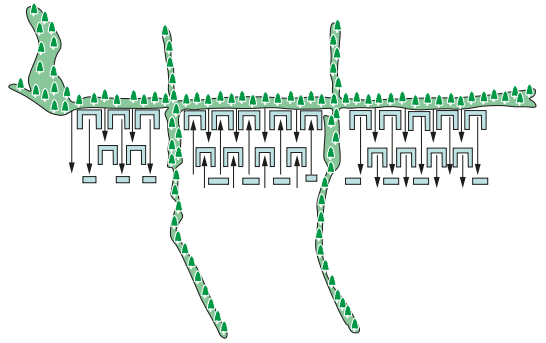


## Key

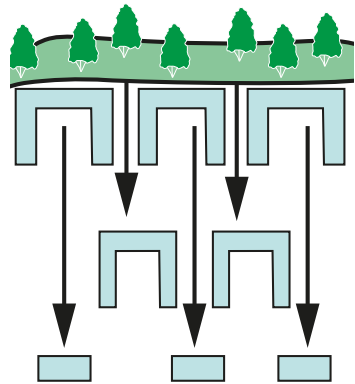
- 01 Greatfields Park
- 02 River Roding
- 03 Thames View Estate
- 04 Farr Avenue Shops
- 05 Health Centre
- 06 Thames View Schools
- 07 Barking Riverside
- 08 Barking Riverside Local Centre
- 09 Barking Riverside Station
- 10 Barking Riverside Masterplan
- 11 East London Transit Terminus
- 12 Existing Primary School
- 13 Thames View East (Reside scheme)
- 14 Castle Green
- 15 Existing Sports Ground
- 16 Sustainable Industries Park



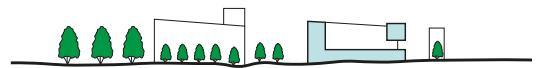
A flexible framework



Southern aspect and views for every plot



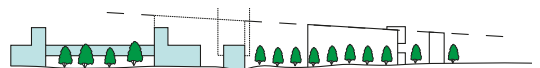
Creation of streets and squares



Diversity of character of open spaces



Maximising frontage onto landscape



Community facilities at the heart of the development



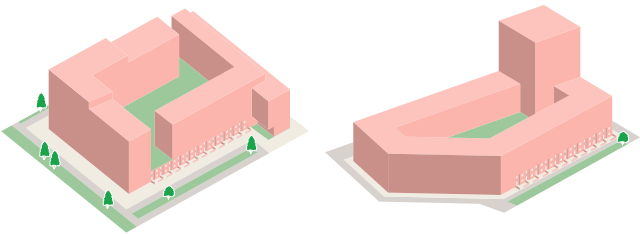




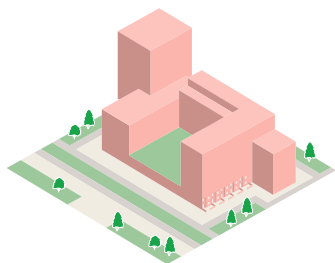
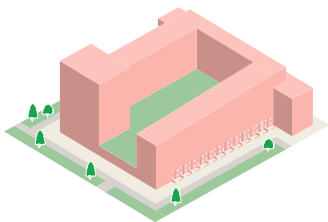
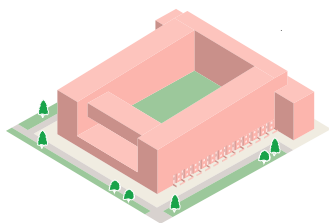


# BLOCK TYPOLOGIES

A podium model creates elevated garden configurations and character areas.







ELEVATED GARDENS TO MAXIMISE SOUTHERN ASPECT







RE-IMAGINING THAMES ROAD

DISTINCT AREAS





A rich series of character areas  
connected to landscape and locality



STREET FRONTAGE RETAINS EMPLOYMENT USES

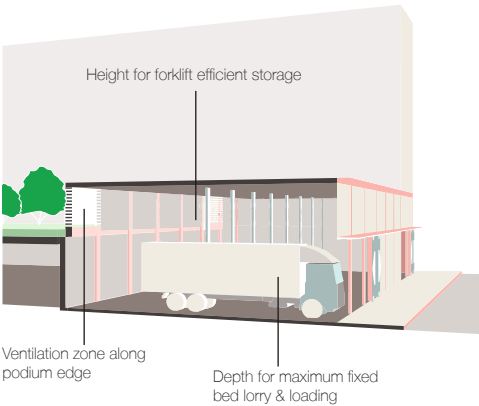




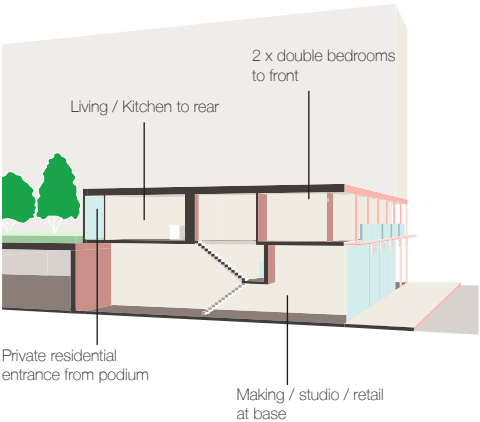
# FLEXIBLE EMPLOYMENT TYPOLOGIES

Allows transition and retention of employment types

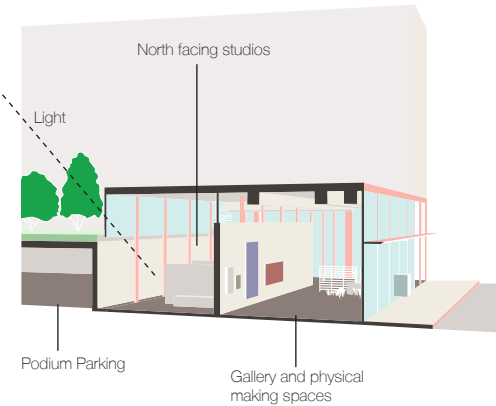
WAREHOUSE



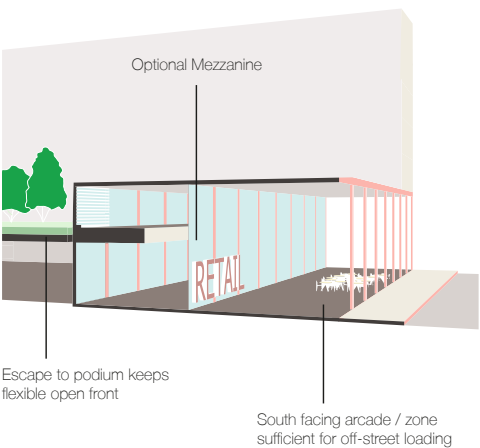
LIVE WORK



STUDIO / GALLERY



RETAIL ARCADE

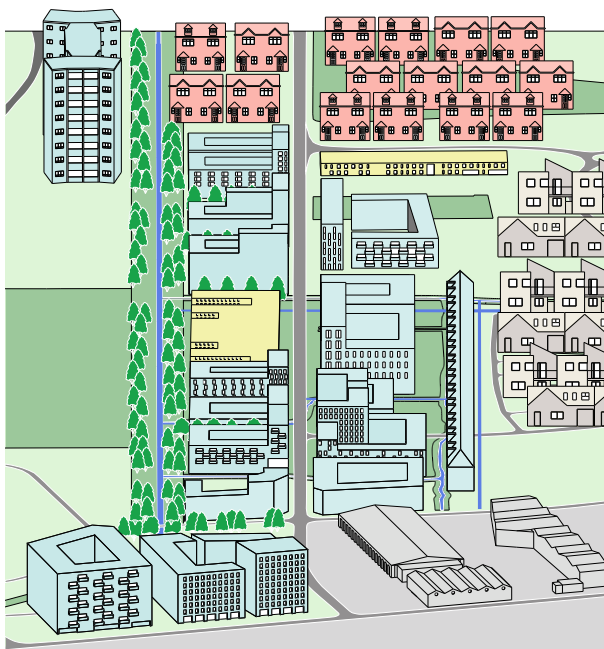


## OVERVIEW OF TENDER PROCESS

The Council and Be First will be undertaking a procurement process to select a development partner later in 2017, mostly likely through a competitive process with negotiation. The competitive procedure with negotiation was introduced by the Public Contracts Regulations 2015 and is still a relatively new procedure in the UK. The process is similar to the restricted procedure but allows for meetings and negotiations with bidders prior to final tenders being submitted.

### INDICATIVE TIMETABLE

Cabinet Approval	April 2017
OJEU notice	May 2017
Return of Selection Questionnaire (PQQ)	June 2017
Issue ITT	June/July 2017
Return ITT	July/August 2017
Meetings with Bidders	August/October 2017
Call for final tenders	October 2017
Evaluation of tenders	November 2017
Contract award and completion	December 2017







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