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.
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.
4. Diverse ecology

The development can celebrate the mosaic habitat of the site - former marshland can be restored around the existing, ecologically rich watercourses and riverbanks and enhanced with native flora. The industrial landscape legacy can be retained in sweeping banks of planted grassland. Leafy street corridors, brown and green roofs and courtyards with orchard trees and food gardens complement the wilder habitats.

5. Variety in residential typologies

Barking Riverside can offer a mix of dwellings catering for a diverse population and lifestyles. Dwellings range from townhouses, mews houses, duplexes and flats of various sizes. Apartment buildings respond to the site in scale and massing, materials and orientation.

6. Integrated amenity hubs

The site could provide accessible hubs where different forms of transportation, public space, amenities and housing are brought together in distinct districts.

7. Connectivity and pedestrian friendly transport

The Overground will bring St. Paul’s within half an hour’s travel time and three bus lines will complement the train connection. Walking and cycling can be given priority over private motor traffic - the site provides attractive options from boulevards, mews and park paths to choose from.

8. Spacious outdoor play for children and families

The courtyards can provide varied play and learning spaces with their landscaping and orchards. These door-step play spaces are complemented by the small local parks and sports fields. Pylon Park and the foreshore path are teaching and learning opportunities for the environment and ecology.
13.3.2 Village centres - retail & commercial provision

The village centres serve as a focus to the different communities and optimise walking distances from home to the local amenities. While each village centre serves its local vicinity, each provides a slightly different offer to promote movement between the villages, variety, and character. Retail will be located primarily at the village centre, animating frontages to public spaces and along the local high streets. Overall, xxm² of retail and commercial space is provided. A supermarket is located in Village 2, plus a combination of independent units to support a wide range of retailers: health and beauty, family wear, hairdressers, delicatessens and specialist food retailers, cafes and restaurants. In addition, farmers markets and other market trading will be promoted to add to the offer.

Details of the specific provision for each village is described under the chapter on the villages but it should be noted that Village 1 is conceived as the village centre with the highest density and offer and acts as the main centre for the whole of Gilston Park estate.

Commercial, civic, leisure, and residential frontages not only engage and activate the public squares, together with the green network throughout the development, the frontages will also form part of the pedestrian experience connecting to pocket gardens, linear parks, and the open landscape of Gilston Park.

The application presents more detailed guidance on the different housing typologies proposed.
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.
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
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
NEW LANDSCAPE SPINE TO CONNECT THAMES VIEW TO BARKING RIVERSIDE
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
FLEXIBLE EMPLOYMENT TYPOLOGIES

Allows transition and retention of employment types

WAREHOUSE

- Height for forklift efficient storage
- Ventilation zone along podium edge
- Depth for maximum fixed bed lorry & loading

LIVE WORK

- 2 x double bedrooms to front
- Living / Kitchen to rear
- Private residential entrance from podium
- Making / studio / retail at base

STUDIO / GALLERY

- North facing studios
- Light
- Podium Parking
- Gallery and physical making spaces

RETAIL ARCADE

- Optional Mezzanine
- Escape to podium keeps flexible open front
- South facing arcade / zone sufficient for off-street loading
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

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<th>Activity</th>
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<tr>
<td>OJEU notice</td>
<td>May 2017</td>
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<td>Return of Selection Questionnaire (PQQ)</td>
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<td>Evaluation of tenders</td>
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<td>Contract award and completion</td>
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