



## Redevelopment of an employment site on the bank of the River Thames

Victoria Dock, London Borough of Newham

### ICENI PROJECTS – CASE STUDY

## Iceni were instructed to produce a promotional masterplan and document for a former employment site in London's Docklands.

The design team worked in conjunction with Iceni's London planning team and engagement team to produce three options for a high density masterplan which delivered varying quantum of residential and employment use.

The first option included solely employment space, in a mix of B8 warehousing and B1 office space. The second and third options provided increasingly more creative options to deliver a combination of residential and employment space, with the third option proposing an underground loading bay for industrial use below residential buildings.

Each of the options provided the opportunity to restore public access to the River Thames.

## 5 interesting facts about the project

### 1: SPINE ROAD

Each of the development options provides a link for the proposed link road which runs through the site east to west.

### 2: EMPLOYMENT AND RESIDENTIAL

The third development option delivers a comprehensive scheme which decks public open space for residential development over employment space.

### 3: RESIDENTIAL DEVELOPMENT

Where residential development is proposed, the site can deliver 400 dwellings in three buildings.

### 4: ACCESS TO THE DLR

The site's location ensures that it is well served by road links for the employment use, and to local transport infrastructure for the residential component.

### 5: SUSTAINABLE TRANSPORT

The masterplan included London Plan policy compliant cycle parking provision both for residents and for visitors.

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**London:** Da Vinci House, 44 Saffron Hill, London, EC1N 8FH

**Manchester:** This Is The Space, 68 Quay Street, Manchester, M3 3EJ

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