

Welcome to Thameside West

Thameside West is a proposed residential-led mixed-use development in the Royal Docks, located between the River Thames and Royal Victoria Dock.

The masterplan for the site has planning permission for up to 5,000 new homes, alongside new public spaces, walking and cycling routes, shops, cafés and community uses.

We have been working to refine and improve our proposals, shaped by the community's feedback, to create a deliverable scheme that will bring forward the public benefits of the consented scheme.

We are currently developing plans for Stage 1, east of the Cable Car, which is expected to deliver approximately 1,500 new homes across six buildings, and a new publicly accessible park, connecting Royal Victoria Dock to the River Thames.

The two planning applications required to secure Stage 1 are expected to follow later this Summer.

Future phases of the Thameside West masterplan will come forward over the coming years and will require additional planning approvals.

The Thameside West site is being brought forward by Arada and Keystone, working closely with GLA Land and Property, as joint landowners.



Illustrative CGI

meet the team

Bringing forward Thameside West



Arada London

Arada London, part of the Arada Group since 2025, is dedicated to shaping high-quality, integrated and sustainable places across the capital. With a pipeline of over 17,000 homes, the business is one of London's leading mixed-use developers, with expertise spanning residential, student accommodation, workspace and complex regeneration projects.

We put people first. That is why we embrace modern methods of construction to reduce environmental impact, invest in community-oriented initiatives such as on-site construction academies and work together with landowners, councils, and local stakeholders to deliver projects that enhance community life and transform urban landscapes.



Devonshire Place, Southwark

Fulton & Fifth, Wembley



Keystone

Keystone was founded in 2003.

Keystone is a family office specialised in real estate and private equity, based in Zug, Switzerland.

Our philosophy is value creation. We acquire land and develop projects from vision to completion. We apply a hands-on approach to execution, focused on producing excellent results for our clients and stakeholders. This involves recognising opportunities, embracing challenges, solving complexities and working with expert talent. We think with ingenuity, work with passion and build with sustainability.



Alto Wembley



Emerald Gardens



MAYOR OF LONDON



The Royal Docks Team

The Royal Docks Team was established by the Mayor of London, and Mayor of Newham, to lead the area's long-term regeneration. The team has responsibility for seven major development sites and is delivering a comprehensive regeneration programme across the Royal Docks, on land owned by the Greater London Authority.

The Royal Docks is one of the largest concentrations of development and investment opportunity in London. Spanning 175 hectares of public land and water, it is the Mayor of London's largest and most ambitious regeneration programme.

Over the next 20 years, the Royal Docks is expected to deliver around 36,000 new homes and 55,000 jobs. With more than £10 billion of investment, major transport improvements and 12 miles of waterfront, it is becoming one of London's most significant regeneration areas.



Millet Place



Brunel Street Works

meet the consultant team

A carefully selected team are crafting the emerging proposals for Stage 1 of Thameside West, bringing together expertise in architecture, landscape, planning, engineering and other key specialisms. The team is working collaboratively to help create a connected waterfront neighbourhood that contributes to the neighbouring communities of the Royal Docks.



Gensler

Architecture and Masterplanning

Gensler is a global architecture, design and planning firm with extensive experience delivering large-scale mixed-use, residential and regeneration projects around the world, Gensler is leading the masterplan and architectural design for Thameside West, including buildings, streets, public spaces and connections across the neighbourhood.



PLANIT

Landscape Architecture

Planit is a landscape architecture and urban design practice specialising in public realm, parks, waterfronts and landscape-led regeneration projects. At Thameside West, Planit is leading the landscape and public realm strategy, helping shape the central park, riverside walk, green spaces and pedestrian connections across the site.



Planning Consultancy

DP9 is a planning and development consultancy with experience across major regeneration and mixed-use developments in London.

The design team is supporting the ongoing planning process and helping coordinate the emerging proposals as they continue to evolve.

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POINT

MARS
FIRE ENGINEERING

ARUP

RSK

W WALSH

Wider Technical Consultant Team

The wider consultant team also includes specialists in

- ◇ Engineering and infrastructure
- ◇ Transport and movement
- ◇ Flood protection
- ◇ Sustainability and energy
- ◇ Building safety and accessibility
- ◇ Public realm and environmental design

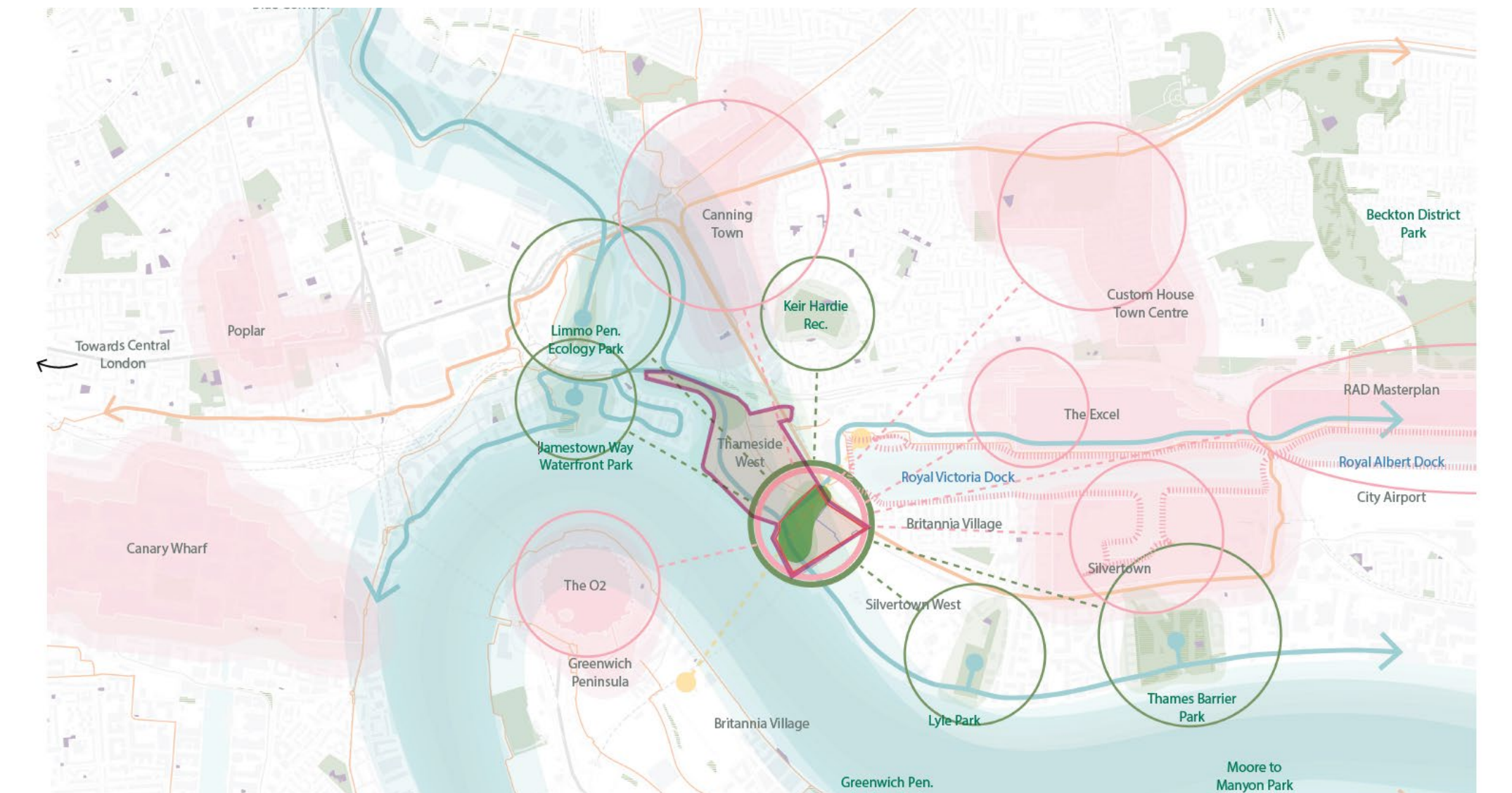
the site and the royal docks

Thameside West in context

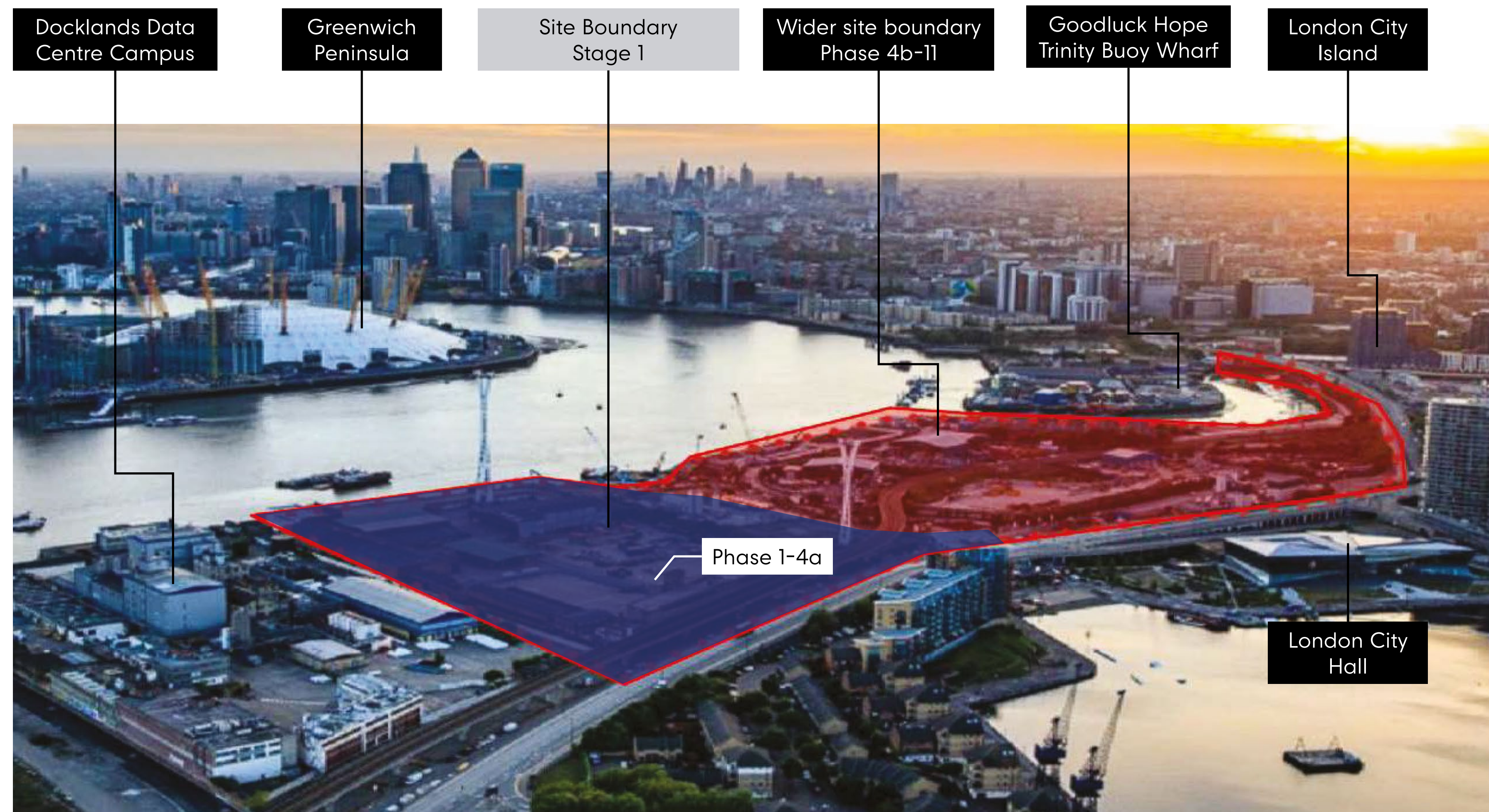
Thameside West is a large waterfront site in the Royal Docks, located between the River Thames and Royal Victoria Dock.

The site forms part of the wider Royal Docks Opportunity Area & Beckton Riverside Opportunity Area, a key part of East London with a strong industrial and maritime heritage that continues to shape the identity and character of the area today.

Thameside West sits within the Royal Docks – the Mayor of London and Mayor of Newham’s flagship regeneration programme, with over £10bn of investment, 36,000 new homes and 55,000 jobs planned across the area. Find out more at royaldocks.london



Site within the wider context



The site benefits from excellent access to the DLR, the Elizabeth line, London City Airport and the Silvertown Tunnel. It also sits alongside other major regeneration projects across the Royal Docks, helping to create an inter-connected, vibrant and sustainable part of East London.

By transforming a largely vacant brownfield site, Thameside West will play a significant role in the continued regeneration of the Royal Docks, forming a key connection between Canning Town and Silvertown along the River Thames.

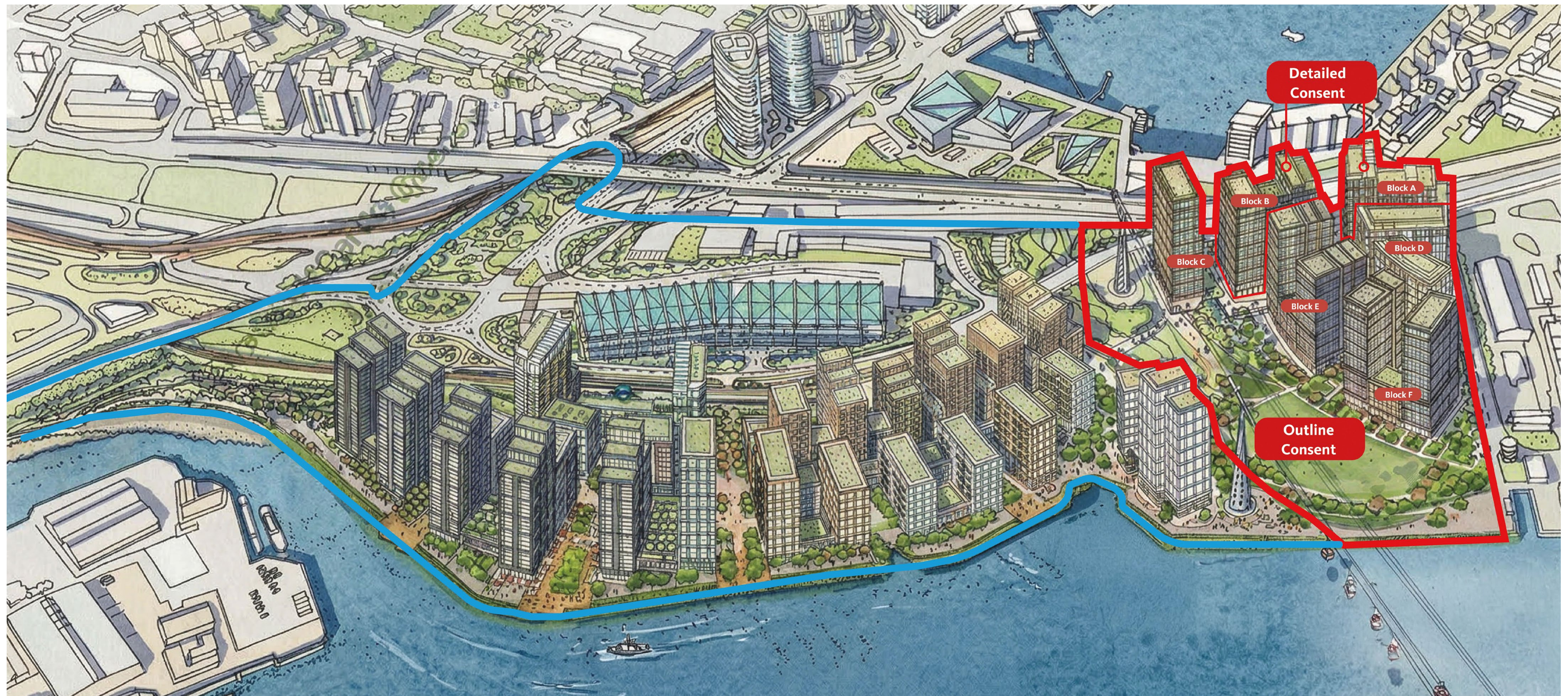
The Thameside West proposals are actively exploring the delivery of the proposed Thames Wharf DLR station. The station design will be integrated into the wider masterplan. Further updates regarding the station design shall follow as this workstream continues.

the story so far

The approved scheme

Planning permission for the wider Thameside West masterplan was granted in October 2021. The approved masterplan established a framework for up to 5,000 new homes, public spaces, shops, cafés, community uses and improved connections between Royal Victoria Dock and the River Thames.

Our commitment to the homes and jobs already approved, including much-needed affordable housing, remains.



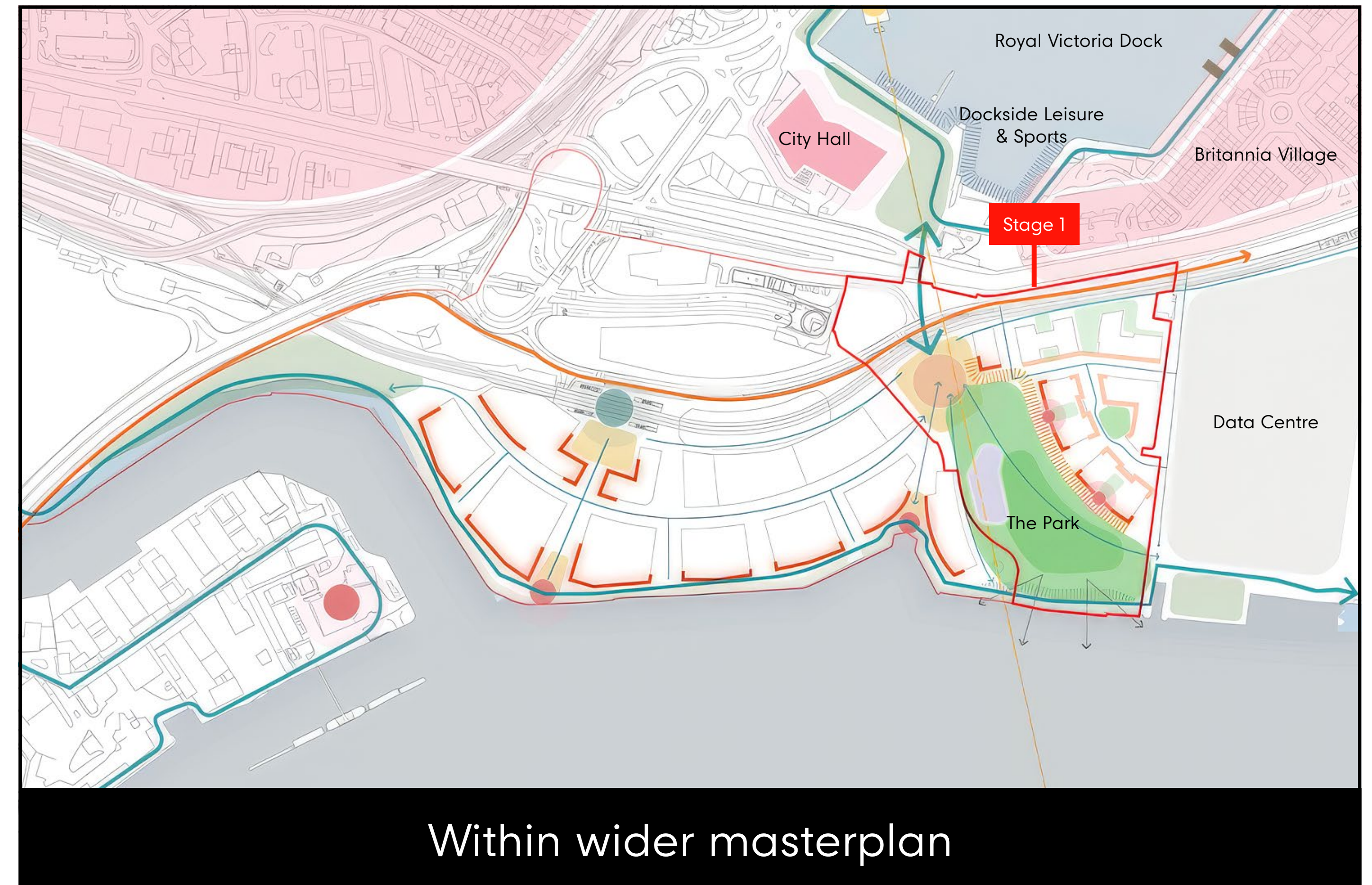
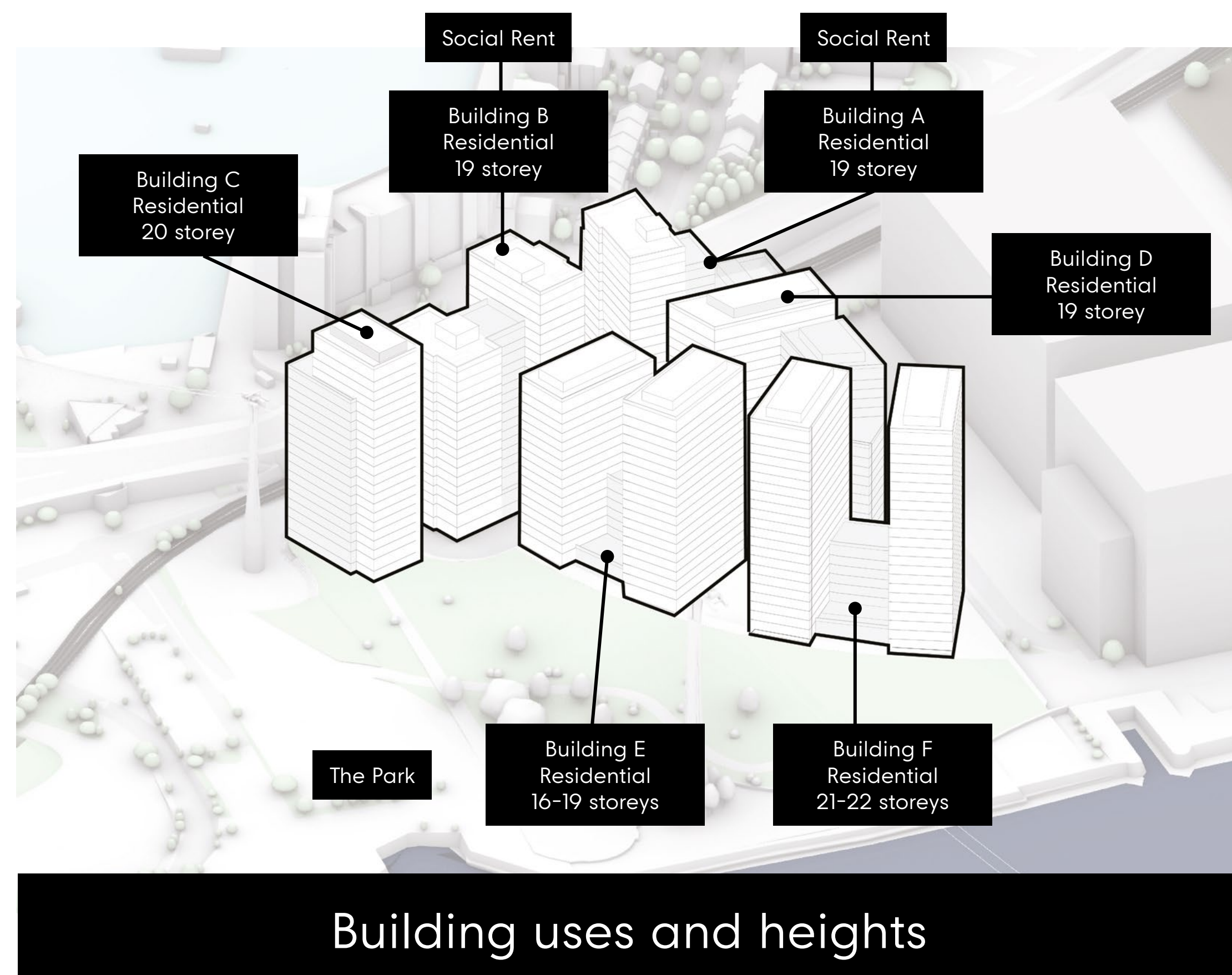
Masterplan

what is being proposed for stage 1?

The proposals will require two planning submissions: a Non Material Amendment ("NMA") to amend the Hybrid Planning Permission to update the approved development parameters and detailed design of Buildings A & B (Phase 1); and a Reserved Matters Application for the detailed design of Buildings C to F (Phases 2 & 3) and The Park (Phase 4a).

Stage 1 will deliver:

- ◇ Approximately 1,500 new homes, across six new buildings
- ◇ Affordable housing within Buildings A and B
- ◇ Private housing within Buildings C, D, E and F
- ◇ The Park, a publicly accessible green space
- ◇ Shops, cafés and other flexible ground-floor uses
- ◇ New links between Royal Victoria Dock and the River Thames



- Streetside activation (retail, F&B, Residential functions)
- Neighbouring centres and developments
- Greenspaces and ecology areas
- River corridors and docks
- Main walking, wheeling and riverpath connections
- Other main cycling connections
- Cable car stations and route
- Dockside leisure/future activation



A phased approach

The Thameside West site will be delivered over a number of phases. Buildings A and B received detailed planning permission in 2021.

Buildings C–F and The Park received outline planning permission, meaning the principle of development was approved, with detailed designs to be developed and approved at a later stage.

stage 1 design

The 2021 planning permission establishes the parameters for the overall size and height of the buildings on the site.

The emerging design looks to enhance the approved masterplan to create a stronger relationship between homes, public spaces and The Park.

The Stage 1 design is for the following:

- ◇ Six new buildings ranging in height from 18-22 storeys
- ◇ Increased activation of ground floor street-frontage
- ◇ Creating a new parade to contribute to the park setting
- ◇ Changes to Building D massing to respond to neighbouring developments
- ◇ Other changes to ensure the buildings are designed to meet key requirements which ensure they are safer, greener and more comfortable.



Proposed Plans

Lower Ground Level - Activation



Proposed Plans

Upper Ground Level - Activation

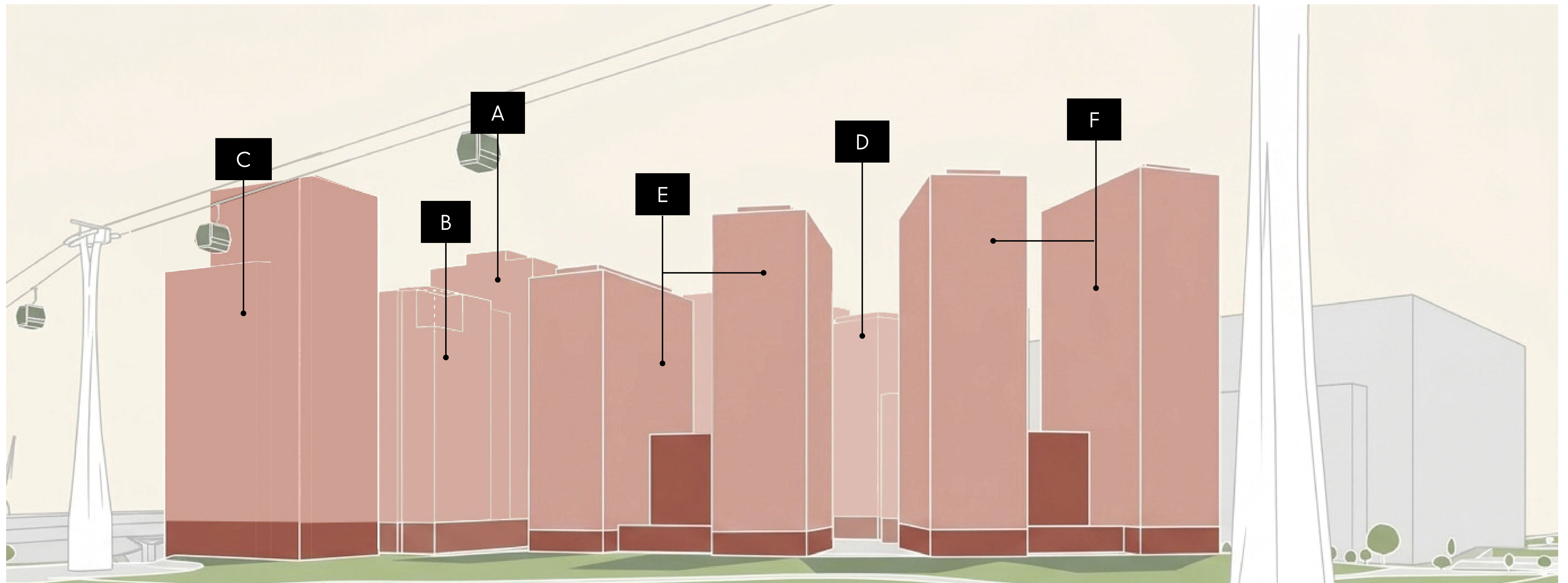


homes and design

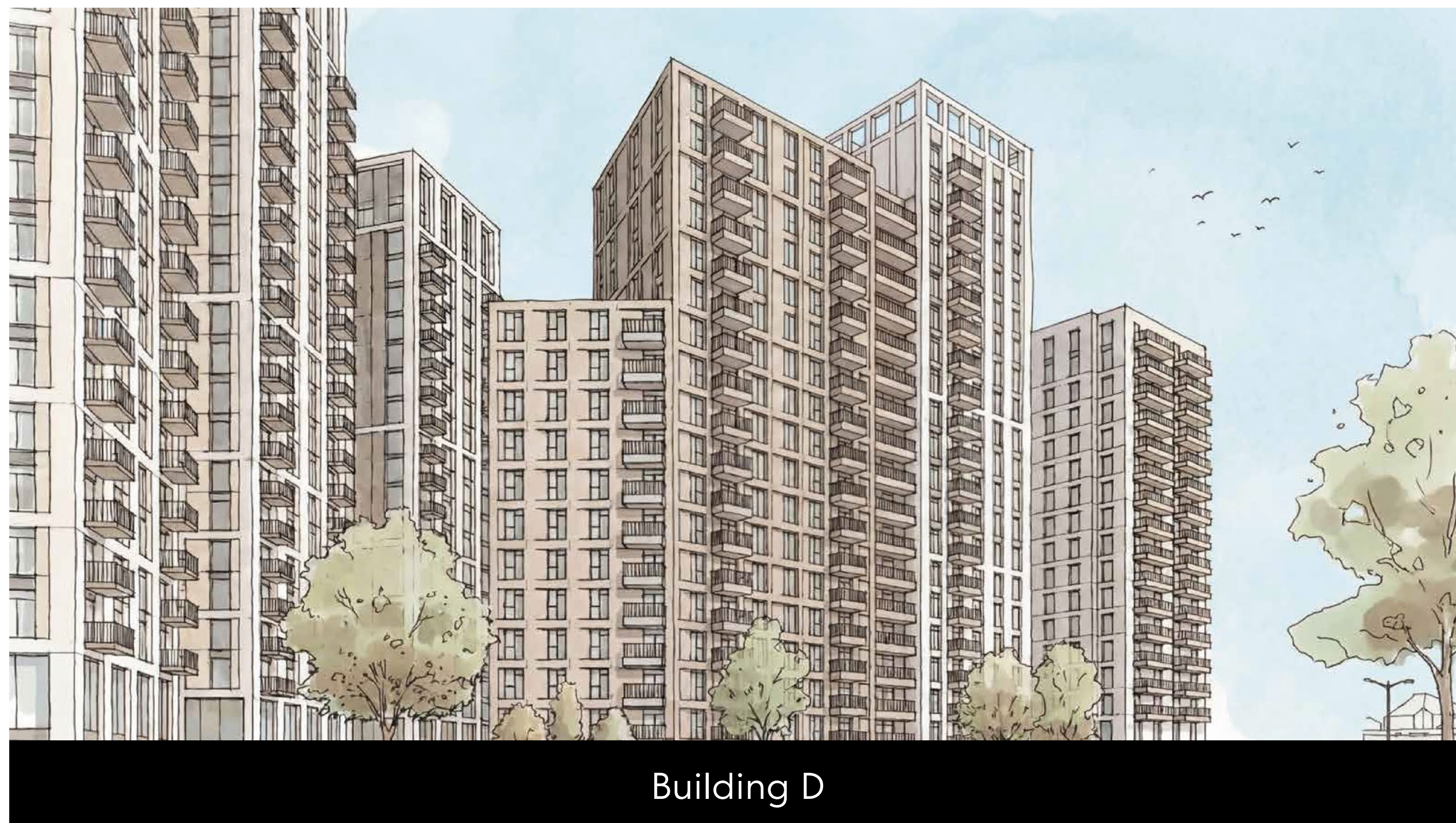
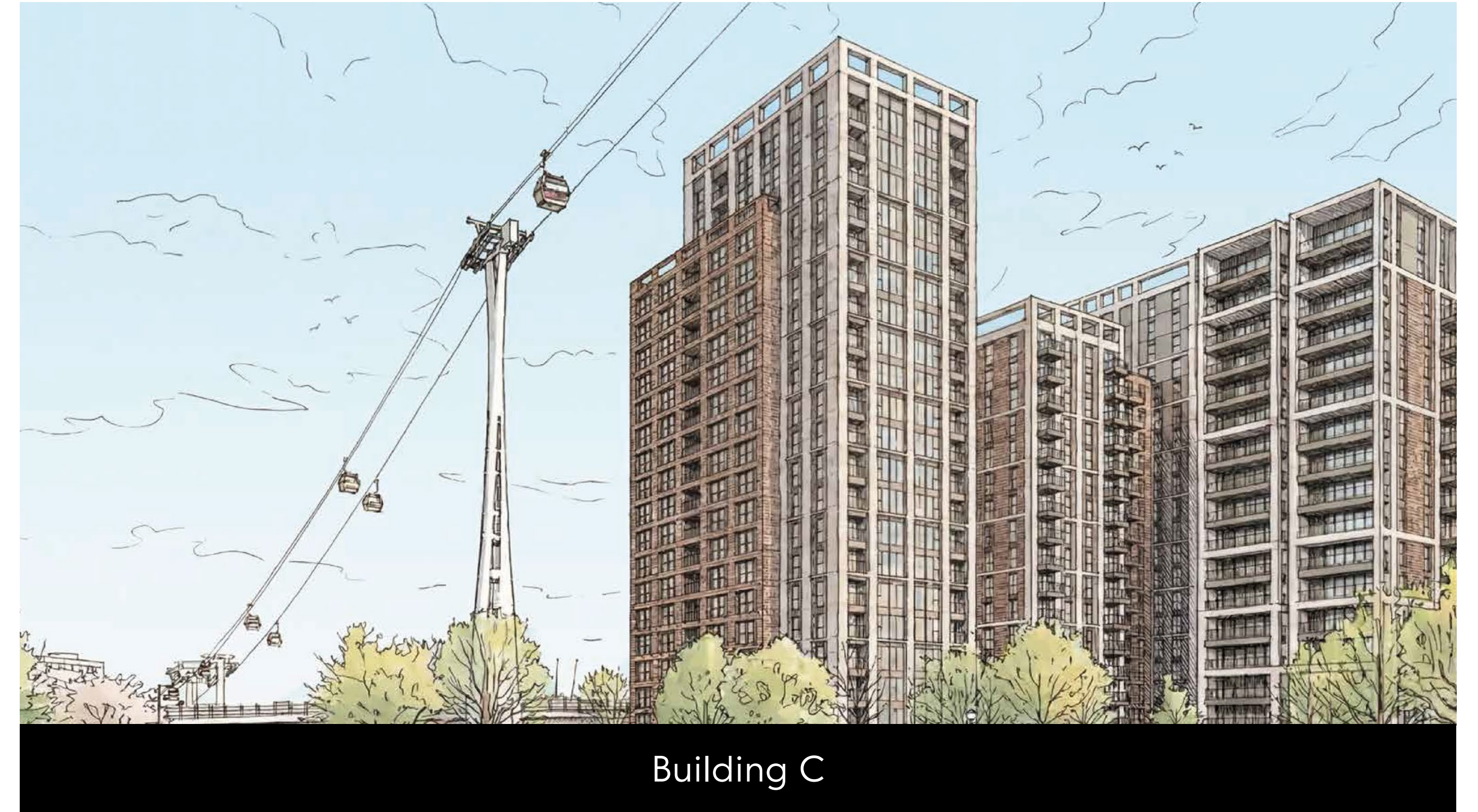
Stage 1 Buildings

The Stage 1 homes have been designed as a family of buildings, with a shared architectural character that creates a cohesive neighbourhood. Each building has its own identity, responding to its location within the site.

- ◇ **Blocks A & B:** Framing the dockside
- ◇ **Block C:** Creates a landmark building at the heart of the development.
- ◇ **Block D:** Marks the main gateway into the site and provides an attractive frontage to Bell Lane.
- ◇ **Blocks E & F:** Overlook the new publicly accessible park, helping to create a green and welcoming environment.



homes and design



a better design for people and place

The emerging Stage 1 design builds upon the approved masterplan to create a stronger relationship between the new homes, public spaces and The Park.

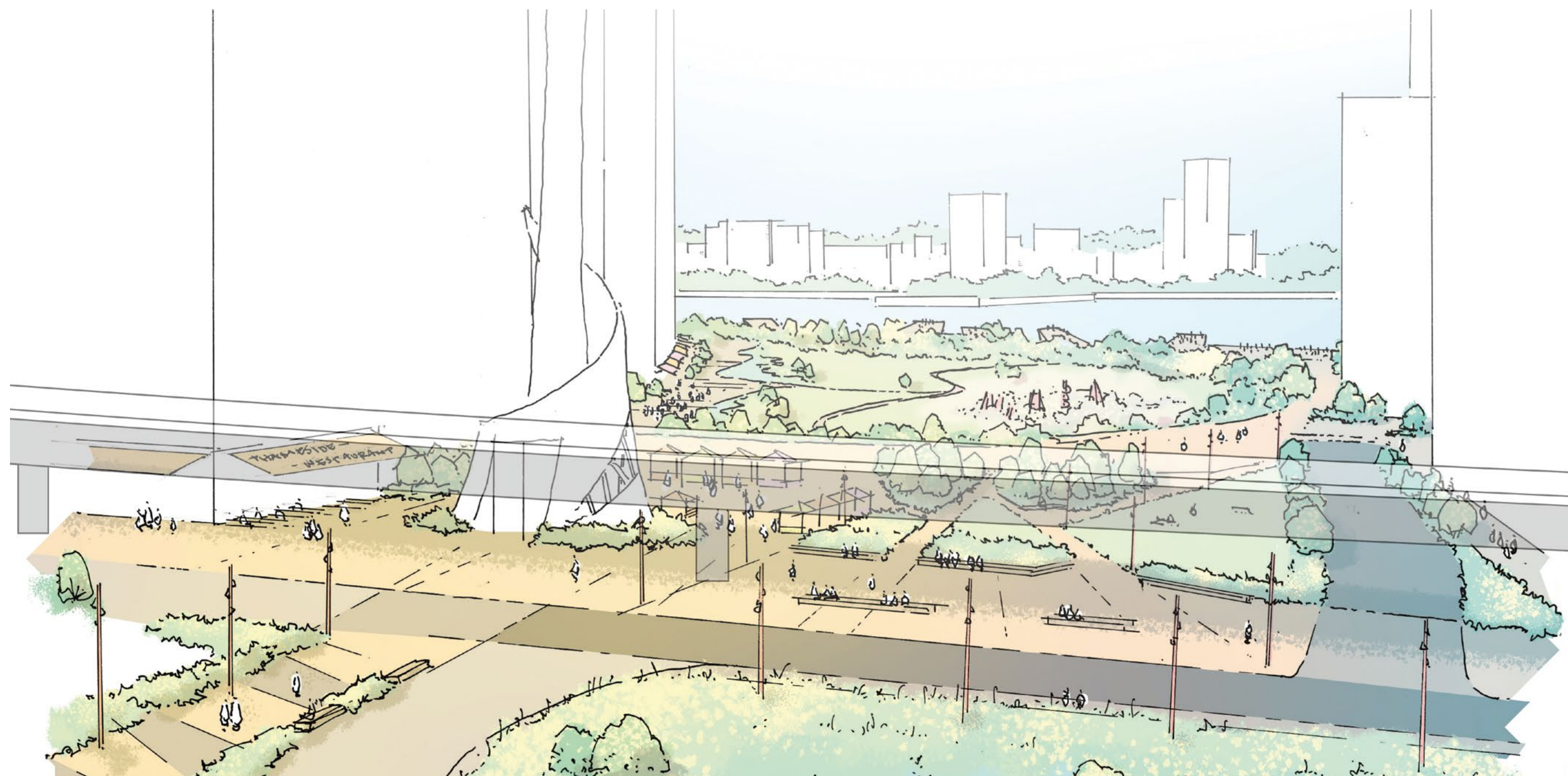
A Stronger Relationship with The Park

Bringing life to The Park

Shops, cafés and other ground-floor uses will help create welcoming spaces around The Park, encouraging activity throughout the day.

Better Connectivity

The design improves links between buildings, streets and public spaces, making it easier to move through the site and access both the River Thames from Royal Victoria Dock and Silvertown.



Indicative View Across The Park

Designed around People

Homes designed for today

The proposals respond to key requirements to create safe, comfortable and sustainable homes for future residents.

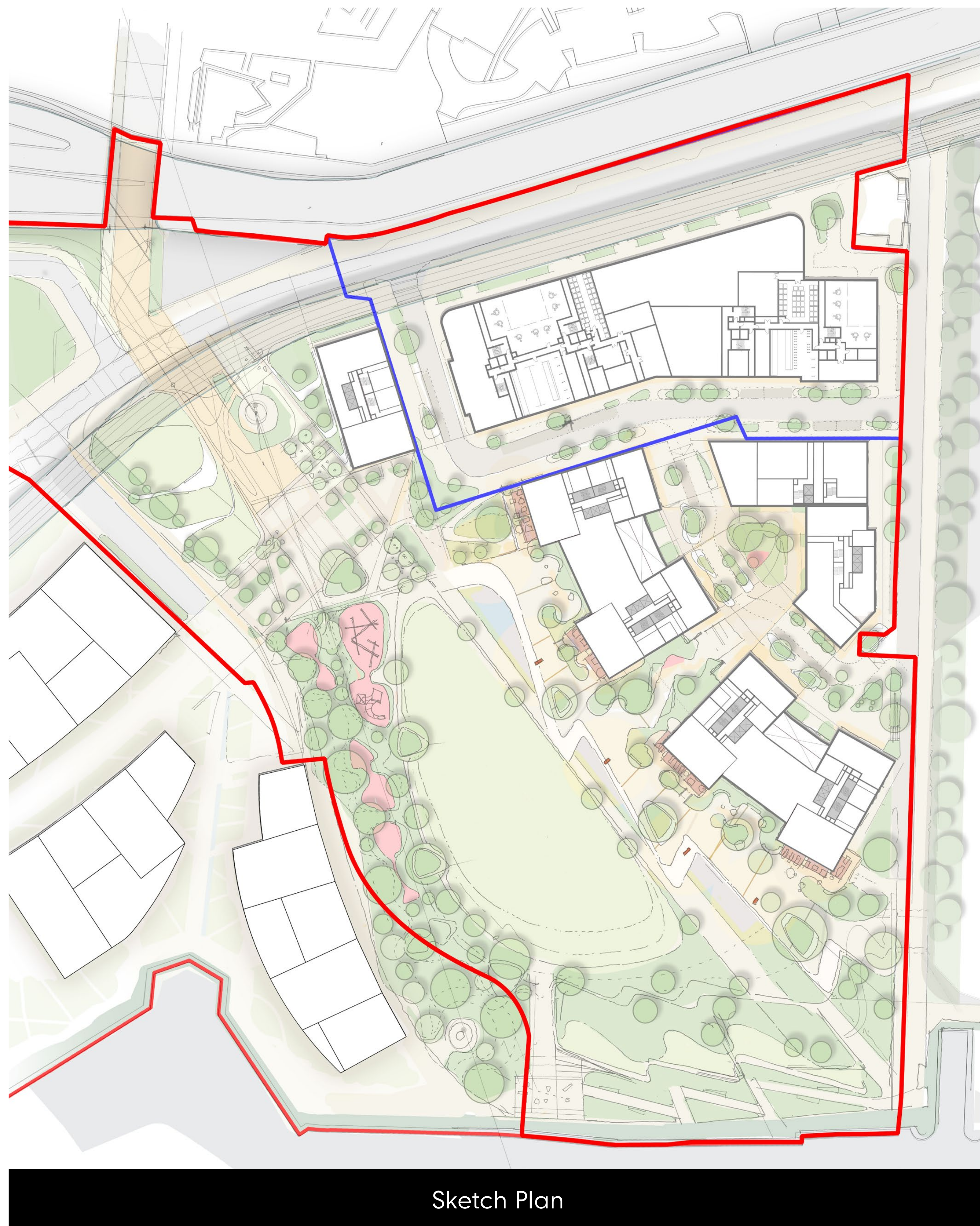
A neighbourhood centred on The Park

Buildings have been designed to overlook and connect with The Park, helping to create a lively and attractive green space at the heart of the neighbourhood.



Neighbourhood Streets

the park at the heart of stage 1



The site will provide a new public park on the banks of the River Thames, creating a green and welcoming space for local residents, workers and visitors.

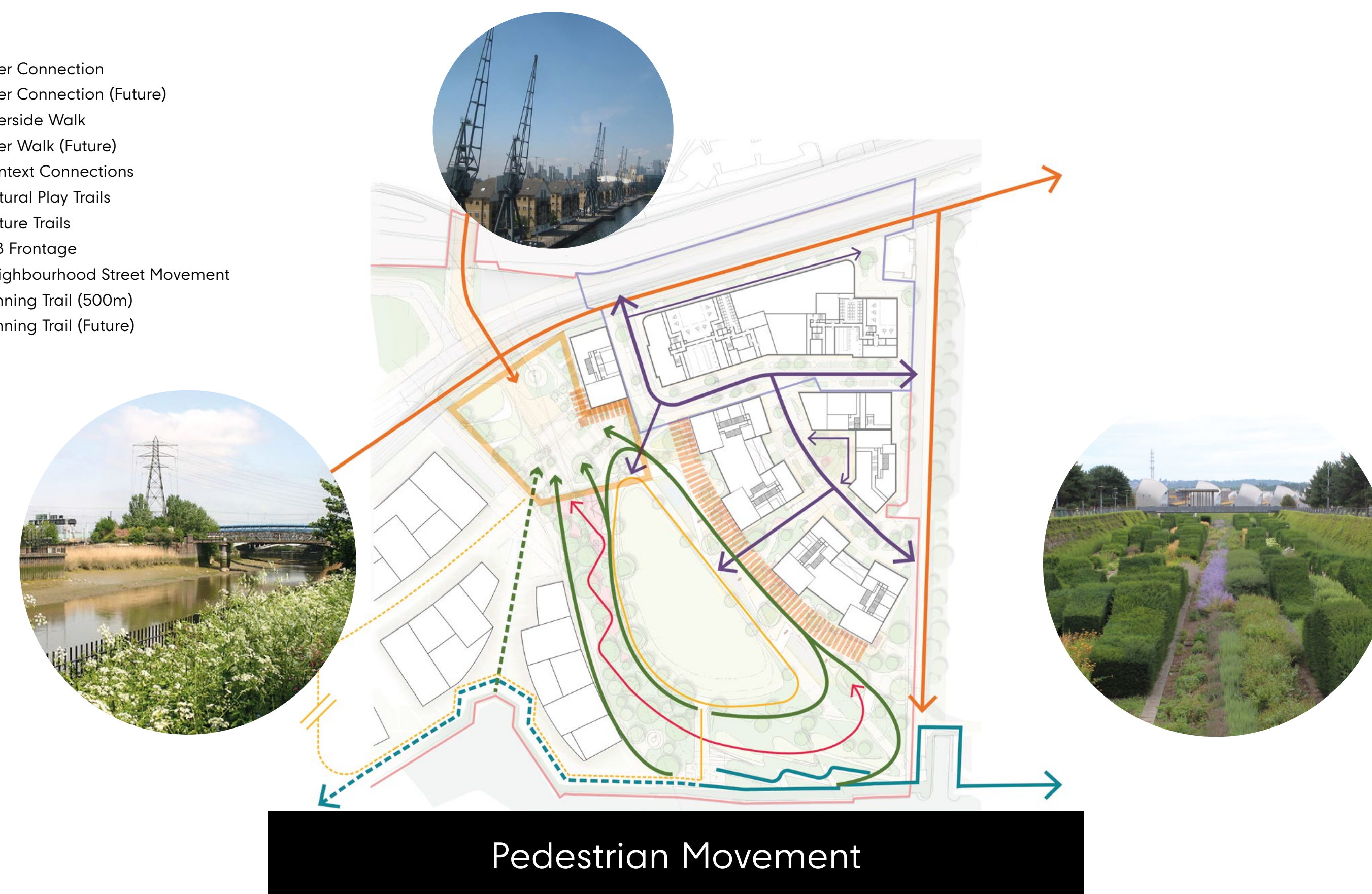
Designed for local residents, new residents, workers and visitors, the park will provide space to relax, exercise and enjoy the river.

The Park for everyday use

The Park is designed to support a range of activities throughout the year, including:

- ◇ Walking and cycling
- ◇ Play and recreation
- ◇ Community events and activities
- ◇ Relaxing and spending time outdoors
- ◇ Enjoying views of the river and surrounding neighbourhood

- River Connection
- - - River Connection (Future)
- Riverside Walk
- River Walk (Future)
- Context Connections
- Natural Play Trails
- Nature Trails
- F&B Frontage
- Neighbourhood Street Movement
- Running Trail (500m)
- - - Running Trail (Future)



the park's character areas

A park with different spaces to enjoy

The new park will provide a variety of spaces for different activities throughout the day and across the year. Whether you want to relax, meet friends, enjoy nature or spend time by the river, each area has its own purpose while forming part of one connected public space.

Together, these spaces will create a welcoming park that can be enjoyed by local residents, workers and visitors.

The new Park will offer:

- ◇ Places to relax and enjoy nature
- ◇ Spaces for play and recreation
- ◇ Walking, wheeling and cycling routes
- ◇ Places to meet friends and spend time together
- ◇ New planting and greener public spaces
- ◇ Better connections to the River Thames



- 1. Gateway
- 2. Central Open Parkland
- 3. Play
- 4. The Riverbank
- 5. Riverside Walk
- 6. The Park Promenade
- 7. Green Links
- 8. People-focused Streets
- 9. Gateway Square
- 10. Bell Lane

the sculpted riverfront

Illustrative view of the Riverside Walk.



The Riverbank & Riverside Walk

A new riverside route will follow the edge of the River Thames, providing space to walk, pause and enjoy views across the water, while celebrating the area's waterfront setting.

At the lower level, the Riverside Walk will form part of a continuous Thames Path, with new planting and habitats strengthening the river edge and improving biodiversity. Small open spaces along the route will provide opportunities to rest and take in the views.



have your say. shape your park.

Join the Park Design Panel

We're recruiting a group of local residents to help shape the future of the park through a series of creative workshops, site visits and design activities.

No design experience required

You don't need any qualifications or technical knowledge. We're looking for experts by experience - people with local knowledge, different perspectives, lived experience and ideas to share. You'll work alongside the design team to explore what this community needs and bring your ideas to life.

Who are we looking for?

We want the panel to reflect the diversity of the local community and are keen to hear from people of different ages, backgrounds, experiences and interests.

We particularly encourage young adults, local residents, workers, students and members of community groups to register their interest.

Your time matters

Panel members will be paid for their time at the London Living Wage in recognition of the valuable expertise, knowledge and lived experience they bring to the project.

Interested?

Scan the QR code or visit: thamesidewest.co.uk to register your interest today.

Register your interest by Sunday 26 July 2026



What will you do?

As a member of the Park Design Panel, you'll:

- ◇ Explore ideas for the future park
- ◇ Visit inspiring parks in London
- ◇ Attend five half-day workshops, site visits and design activities
- ◇ Share your experiences of the local area
- ◇ Help prioritise what matters most
- ◇ Influence the future design of the park
- ◇ Explore opportunities for community participation and stewardship



thank you



Listening to local voices

Thank you for visiting our consultation event. Your feedback will help shape Stage 1 as the proposals develop towards an updated planning application later this summer.

We'd love your thoughts on:

- ◇ The Park: how you'd like to use it through the year
- ◇ Play, sport and spaces for families and young people
- ◇ Walking, cycling and getting around
- ◇ Shops, cafés and community facilities
- ◇ What you value most about the local area

Please fill out a comment form or speak with a member of the team.

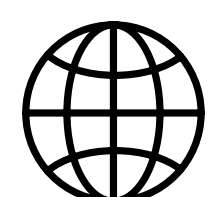
Stage 1 Timeline:

Targeted Submission: Summer 2026

Targeted Start on Site: Early 2028

Stay in touch

Information about Thameside West and future engagement activities will also be available online.



Website:
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FREEPOST RESIDENT CONSULTATION



Mailing List

Do leave your contact details on one of our feedback forms should you wish to be added to our mailing list.