

A new neighbourhood for the Royal Docks

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

The wider Thameside West masterplan already benefits from planning permission for up to 5,000 new homes, alongside new public spaces, walking and cycling routes, shops, cafés and community uses. Arada London and Keystone are now developing proposals for Stage 1 of the development, focused on the part of the site located to the south of the Cable Car.

Thameside West is being brought forward by Arada and Keystone Development Company, in partnership with GLA Land and Property.

Stage 1 is expected to deliver approximately 1,500 new homes alongside The Park, a new publicly accessible green space connecting Royal Victoria Dock to the River Thames. Planning applications for Stage 1 are expected to be submitted later this summer. Future phases of Thameside West will come forward over the coming years and will require further planning permissions.

We welcome the opportunity to continue engaging with local residents, businesses and community organisations as the project develops.



Green Areas



Cafes



Walking and Cycling Routes



New Homes

meet the team

Bringing forward Thameside West



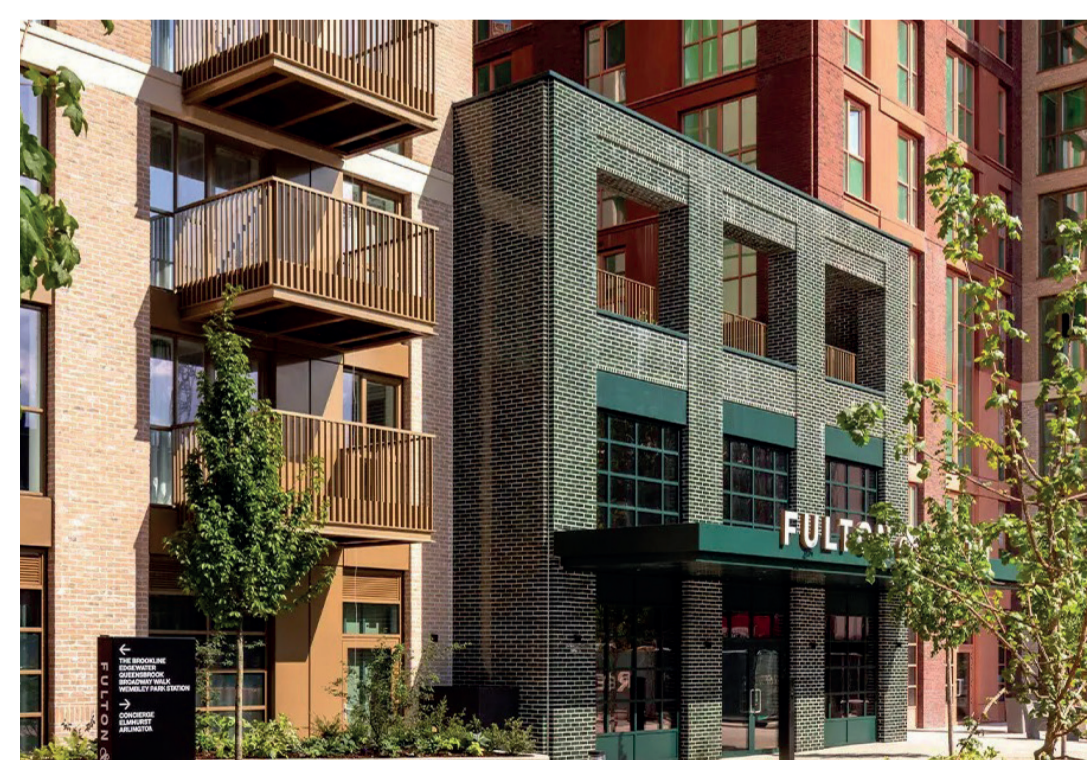
Arada London

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 Development Company

Keystone was founded in 2003.

We are 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

meet the consultant team

A wider consultant team is supporting the emerging proposals for Thameside West, bringing together expertise in architecture, landscape, planning, engineering and public realm design. The team is working collaboratively to help shape a connected waterfront neighbourhood that responds to the Royal Docks context, the site's infrastructure constraints and the surrounding community.



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



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



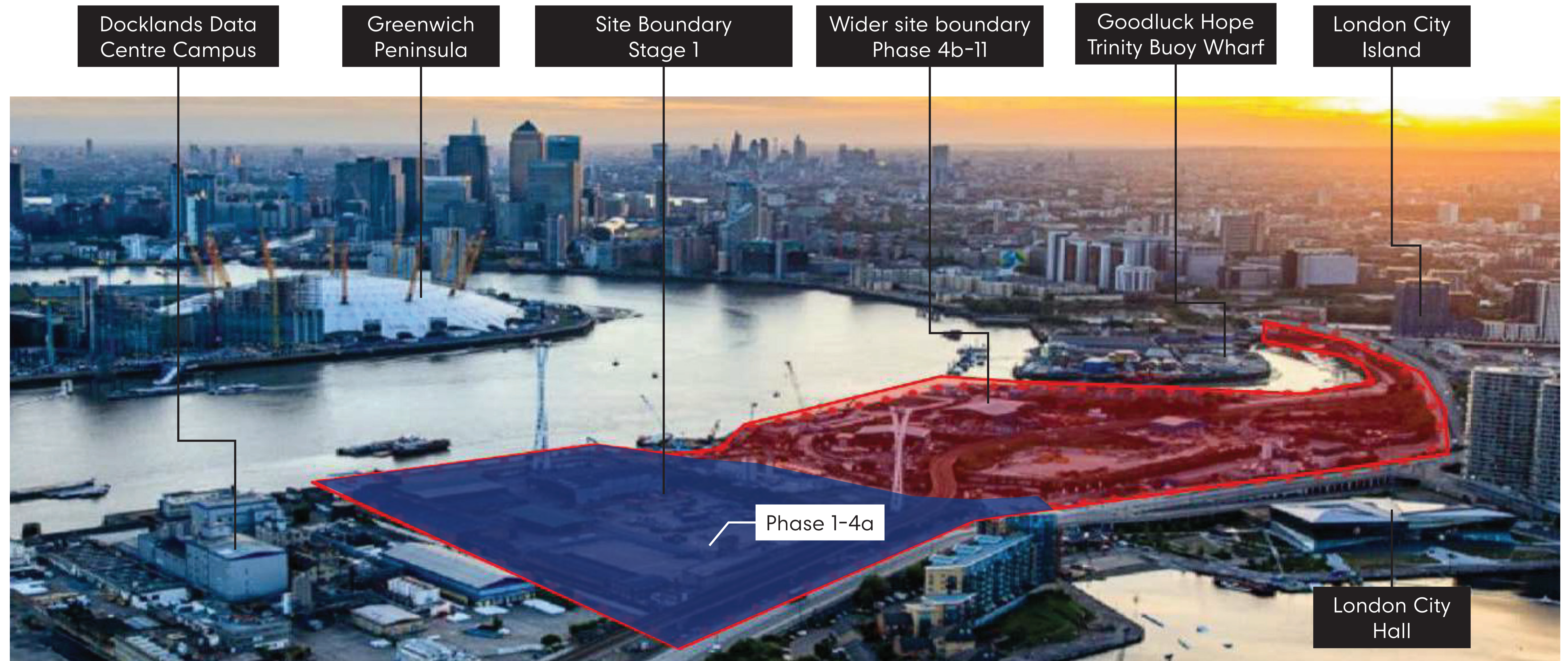
MAYOR OF LONDON



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, 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 forms part of 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



existing planning permission

The approved masterplan

Planning permission for the wider Thameside West masterplan was approved in 2021. The approved masterplan includes new homes, public open spaces, shops, cafés, community uses and improved connections to the waterfront.

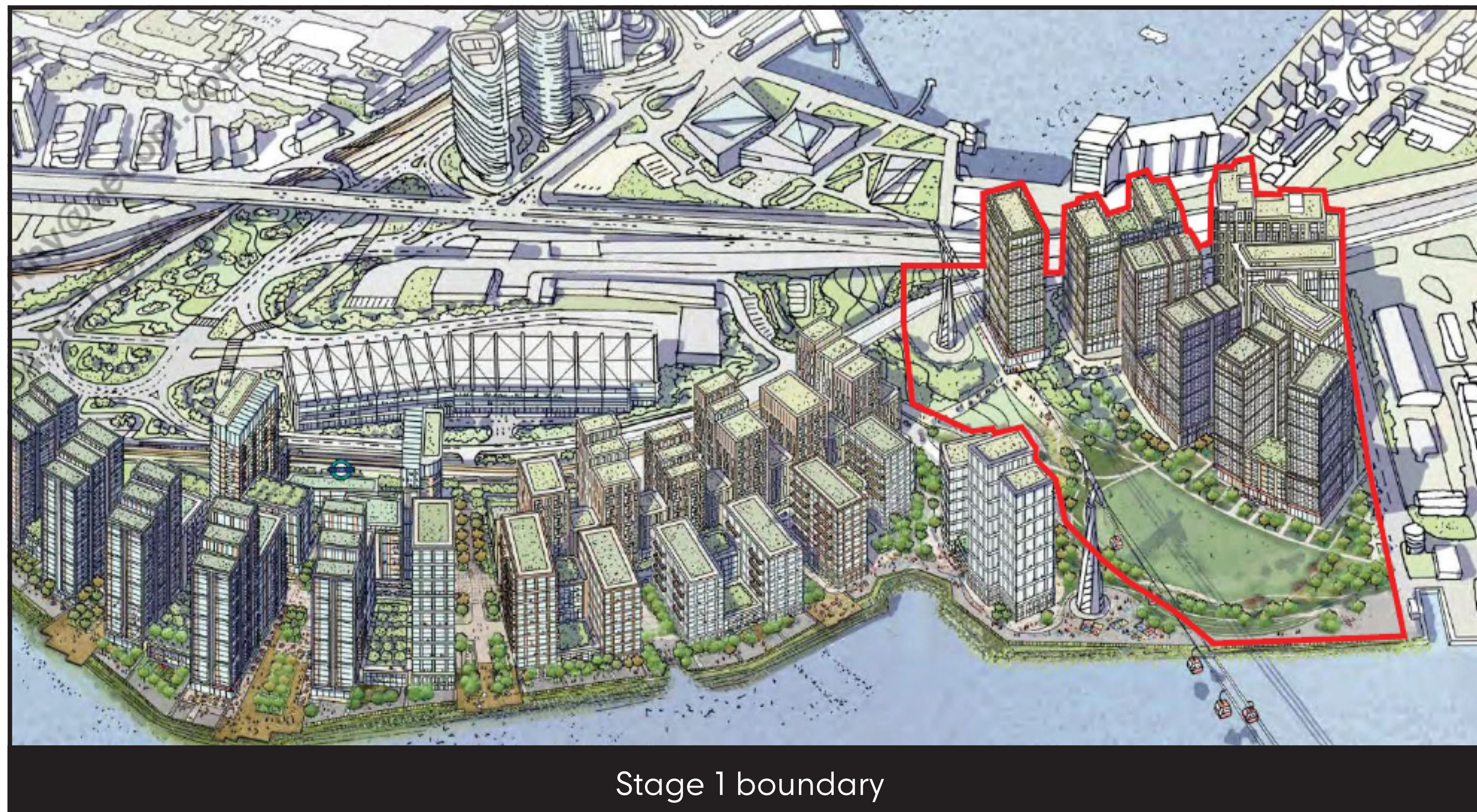
The wider vision is to create a new mixed use neighbourhood within the Royal Docks, connected to both the River Thames and Royal Victoria Dock.

Existing hybrid planning permission

A phased approach

Since the original permission was granted in October 2021, there have been significant changes to building regulations and safety requirements, including new standards relating to fire safety, overheating and energy performance.

These changes affect how buildings are designed, including their layout, height and appearance, and have increased the complexity of development. We are now working through these changes to ensure the development remains deliverable, while continuing to meet our commitments to the Thameside West site and bringing the scheme forward over a number of phases in the coming years.



what we are bringing forward

We are currently working to bring forward Stage 1 of Thameside West, which includes Phases 1, 2 and 3, alongside The Park within Phase 4.

This first stage is expected to deliver approximately 1,500 new homes alongside flexible non-residential uses at ground level, helping create a new publicly accessible local hub connecting Royal Victoria Dock to the River Thames.

The first stage of development will deliver:

- ◇ New homes
- ◇ New public spaces, including a landscaped park
- ◇ Better connections to the waterfront

The approved masterplan sets out the overall framework for the neighbourhood, showing how homes, green spaces and public areas will connect across the site.

Phase 1: Buildings A and B

Phases 2-4: Buildings C-F and Dock Park



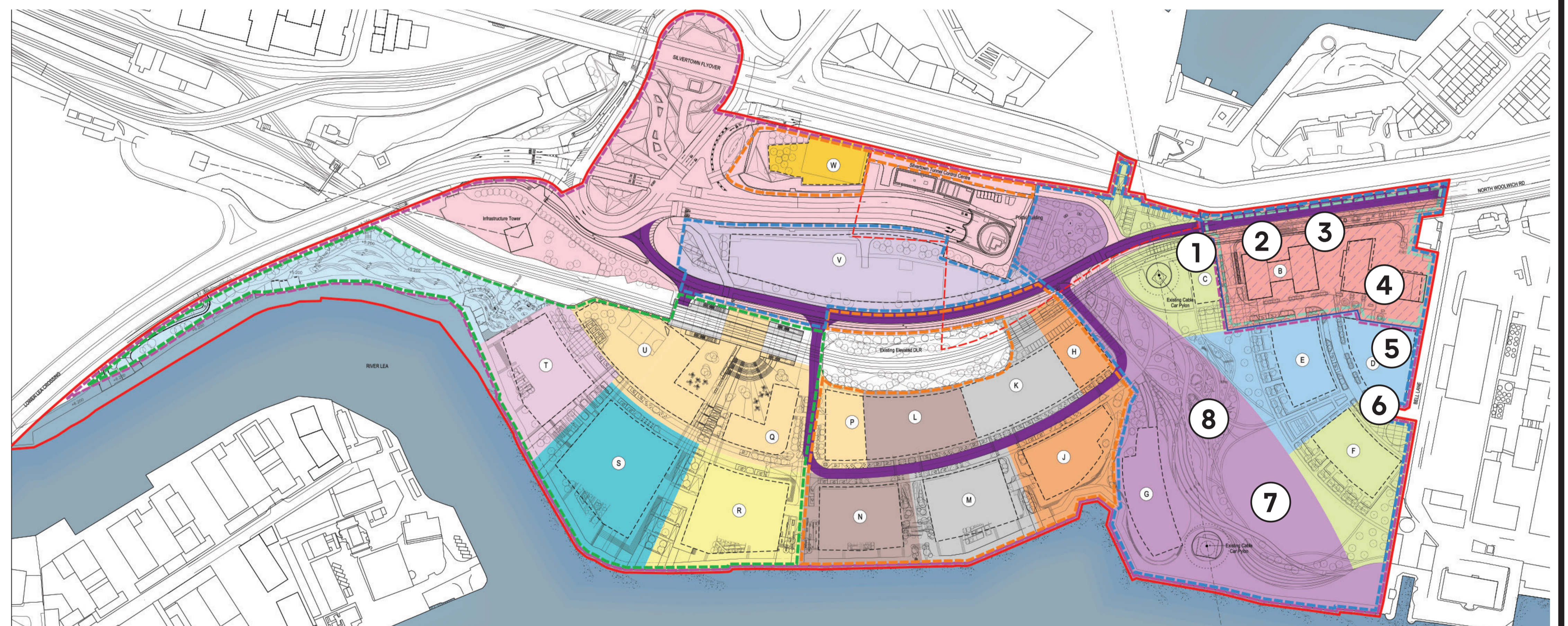
Indicative examples of landscaped public spaces



Residential streets



The park



A phased approach

landscape and public realm

Landscape and public space are central to the proposals, helping connect the River Thames, Royal Victoria Dock and the surrounding neighbourhoods.

The emerging vision for Thameside West focuses on creating a greener and better-connected waterfront neighbourhood, with homes, parks and public spaces designed around everyday life.

Homes, parks and public spaces

The project team is exploring how Thameside West could provide:

- ◇ New homes, including affordable housing
- ◇ Green public spaces and a central park
- ◇ Walking and cycling routes
- ◇ Shops, cafés and local amenities
- ◇ Spaces for recreation and everyday activity

The vision is to create welcoming streets and public spaces that can be enjoyed throughout the year.

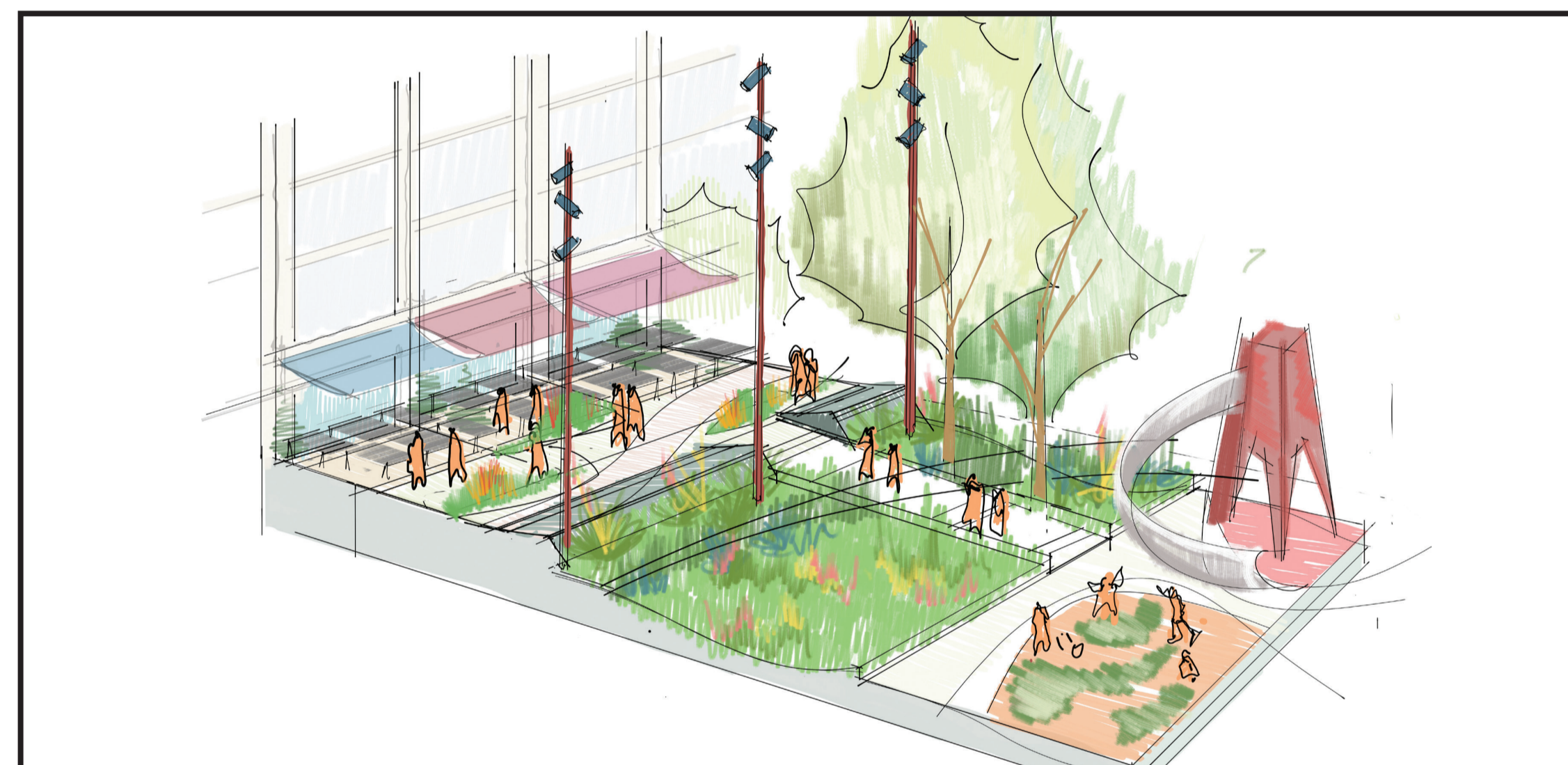


Concept Masterplan

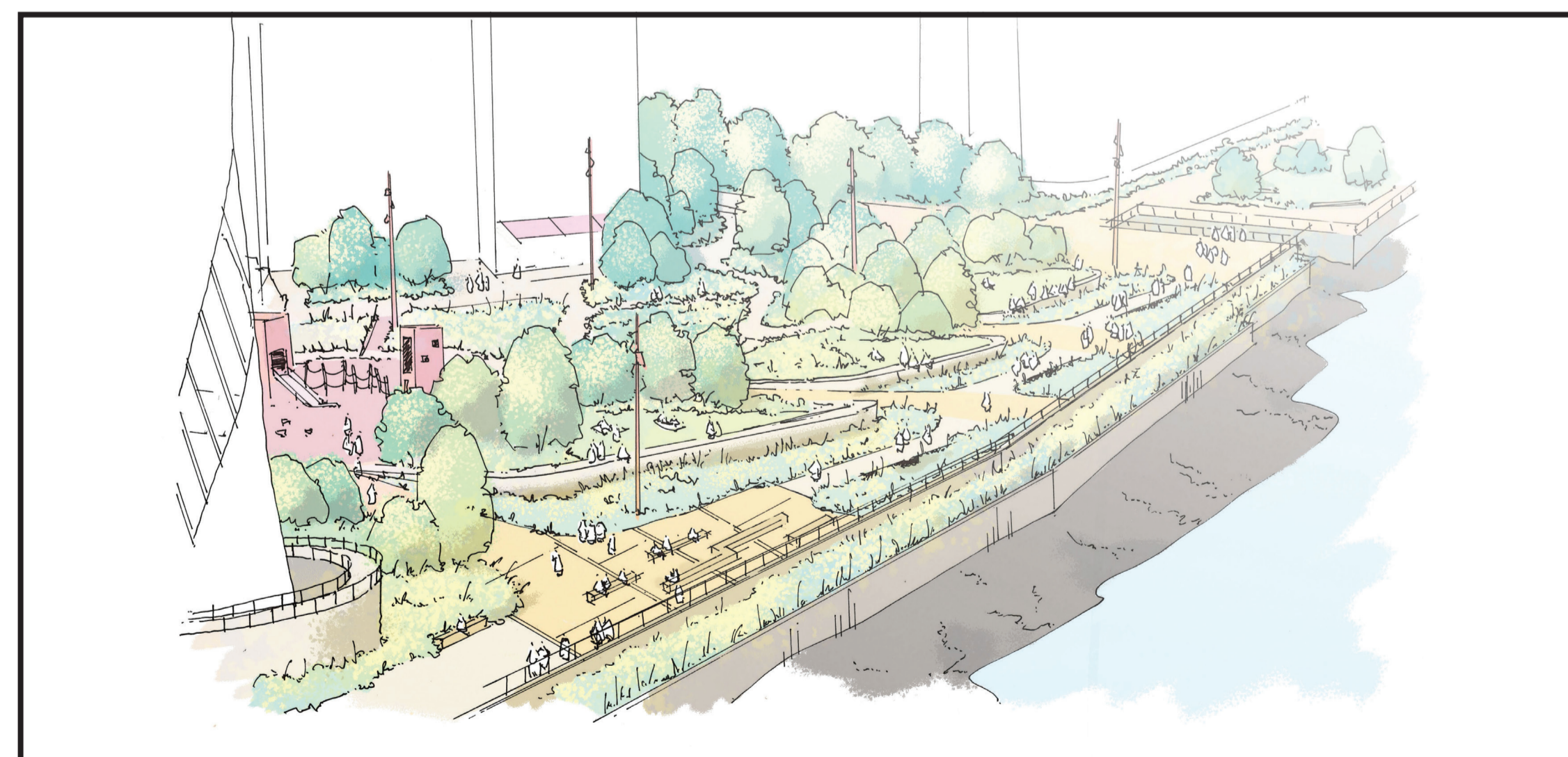
landscape and public realm

Thameside West will help strengthen connections between the Royal Docks, public spaces and the waterfront, creating new routes and spaces for people to enjoy throughout the year.

Early ideas include new routes through the site, active park edges and public spaces that encourage people to spend time by the river and docks throughout the year.



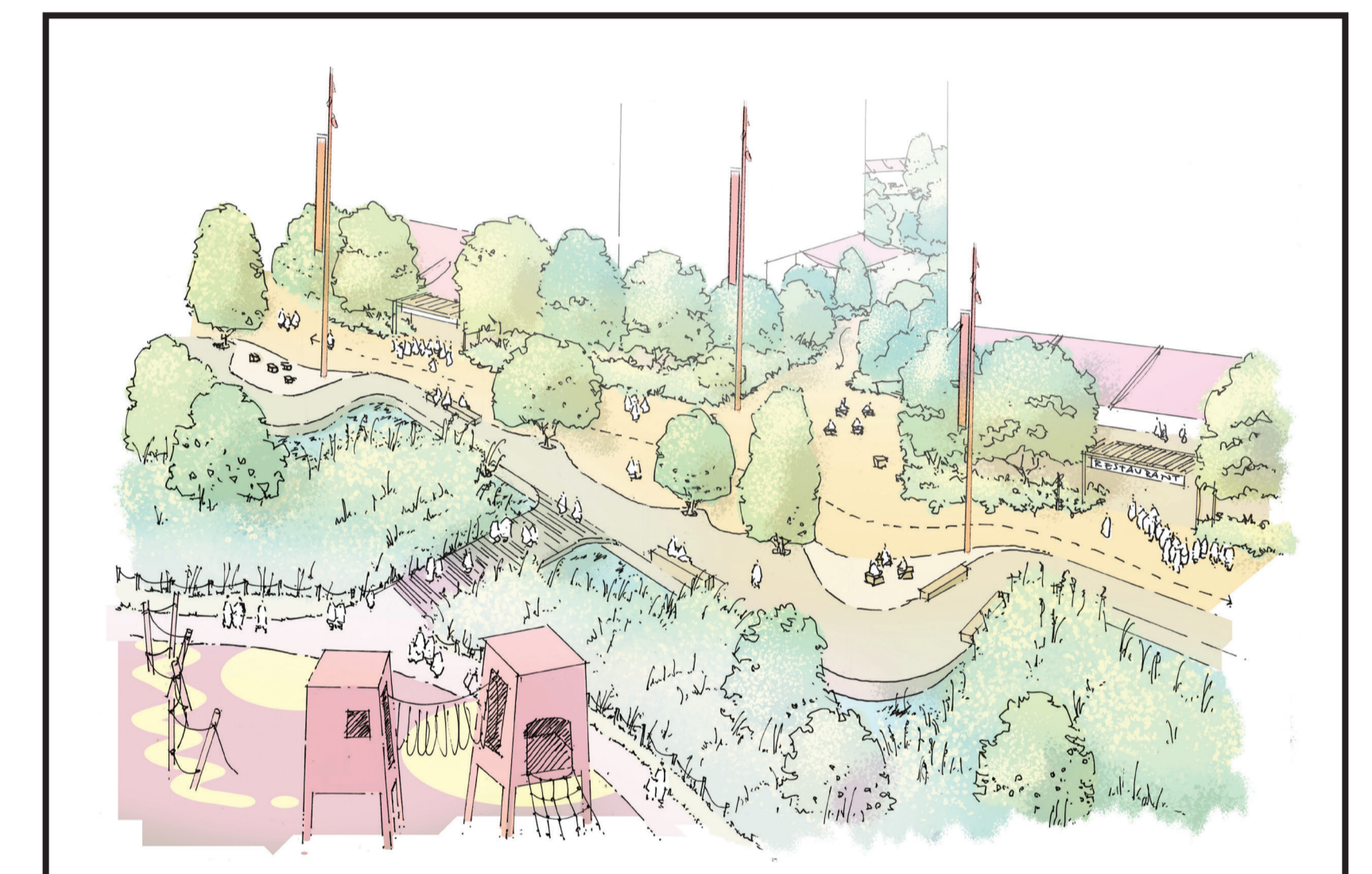
Spaces for recreation and everyday activity



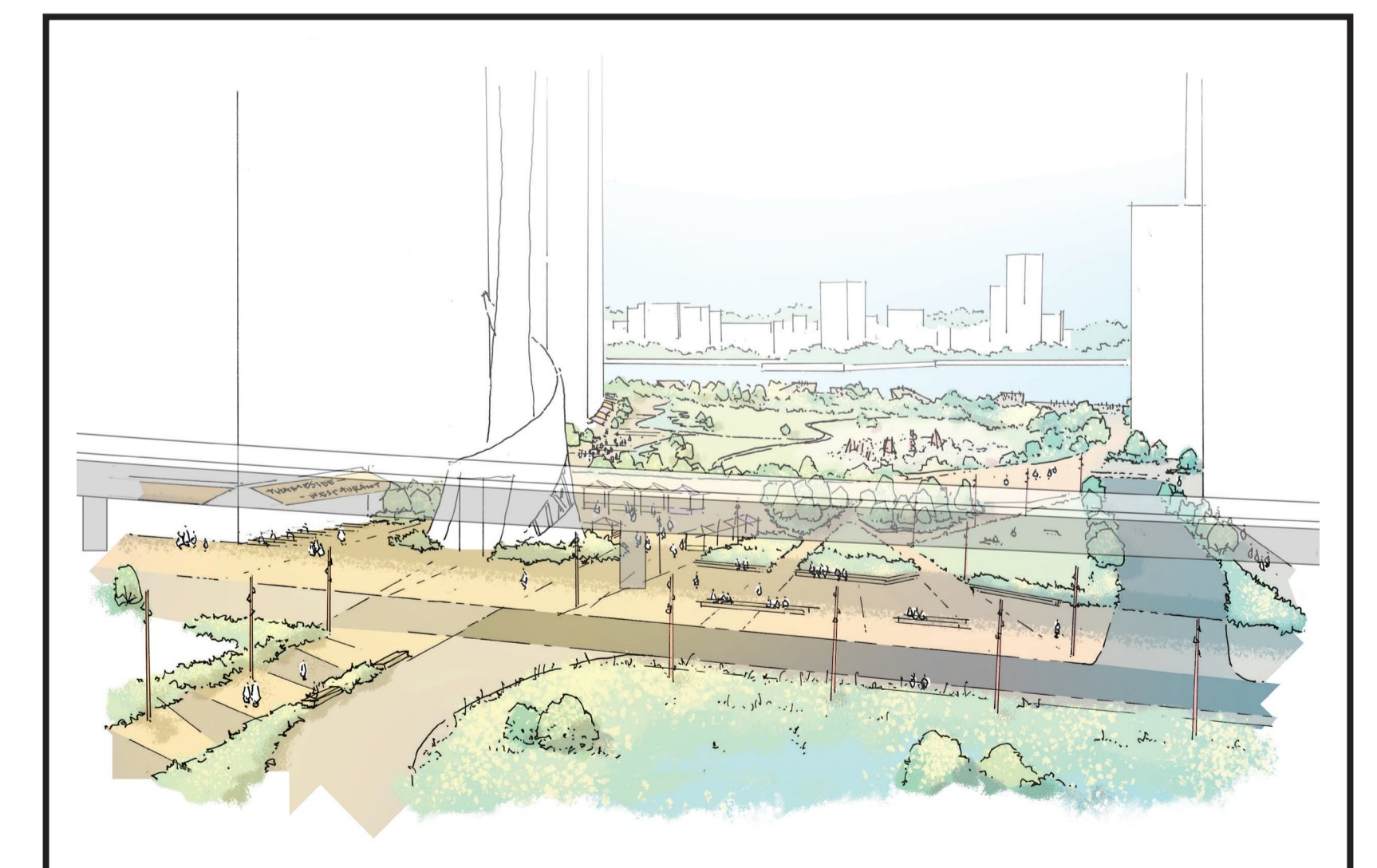
The Park and riverside spaces



Stage 1 overview



Park spaces and play areas



Waterfront connections

thank you



Listening to local voices

Thank you for attending our Meet & Greet event.

We would like to hear from local residents, businesses and community organisations as proposals for Stage 1 continue to develop. Your feedback and local knowledge will help inform the next stages of the project and future engagement activities.

Community ideas wall

During today's event, we would like to hear your thoughts on:

- ◇ Public spaces and greenery
- ◇ Walking and cycling routes
- ◇ Spaces for families and young people
- ◇ Community facilities
- ◇ What you value most about the local area



Scan to access the online

Please visit the community ideas wall and speak with the project team.


Stay in touch

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

 **Website:**
www.thamesidewest.co.uk

 **Email address:**
feedback@thamesidewest.co.uk

 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.