

The End of Suburbia?

The regeneration of the River Lea Valley
and the restructuring of London

Tahl Kaminer

[...] the modern suburb involved discarding the old preference for center over periphery; radically disassociating home and work environments; creating neighborhoods both on the idea of a single class and that of a single (domestic) function; and, finally, creating a new kind of landscape in which the clear line ... between city and country becomes thoroughly blurred in an environment that combines the two.

(Robert Fishman, 1987)

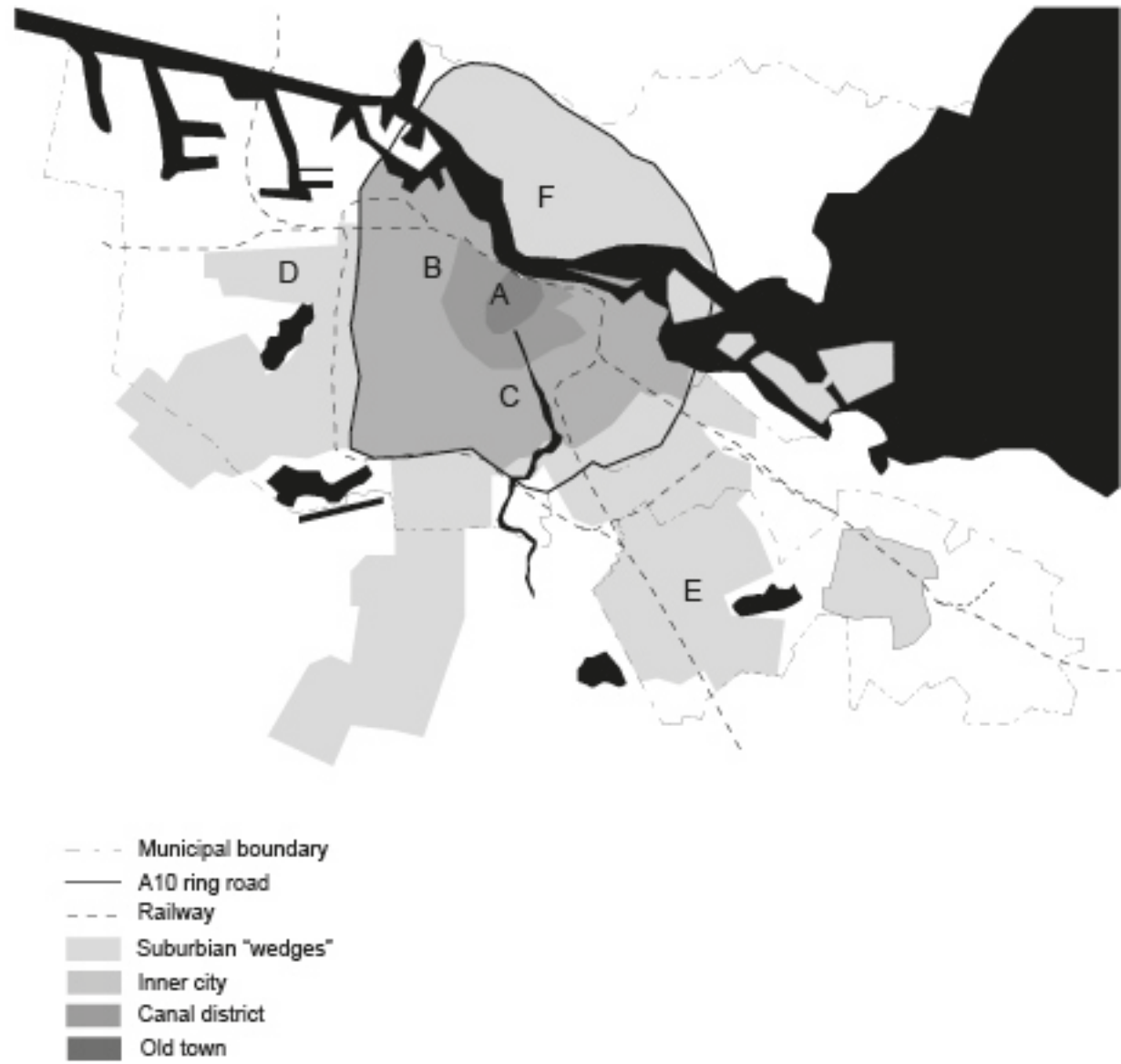
1 The end of the suburb?

1 Extreme housing costs in the inner city.

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2 No (or limited) spatial expansion.

Amsterdam



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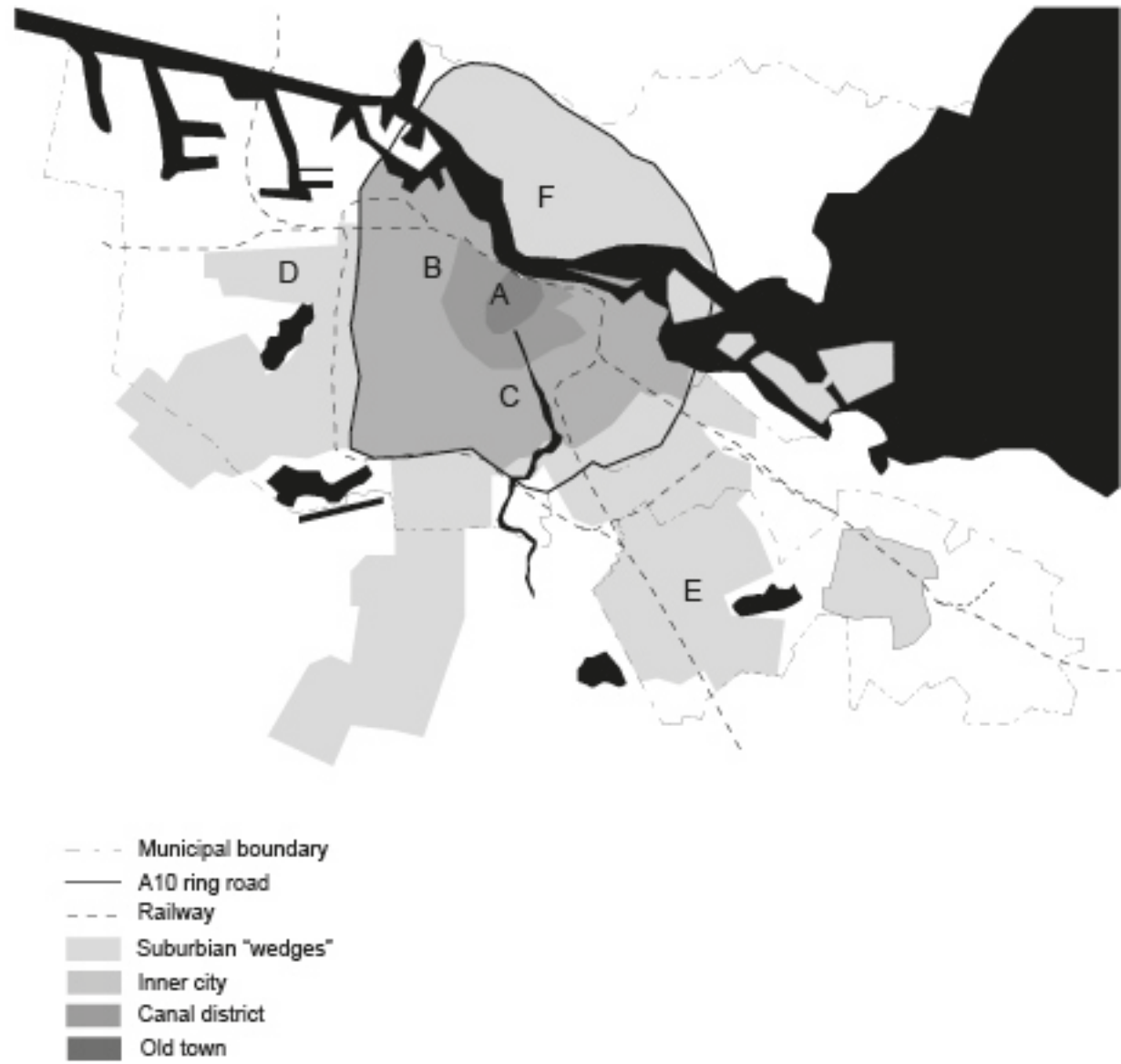
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Change of live/work ratio

Amsterdam

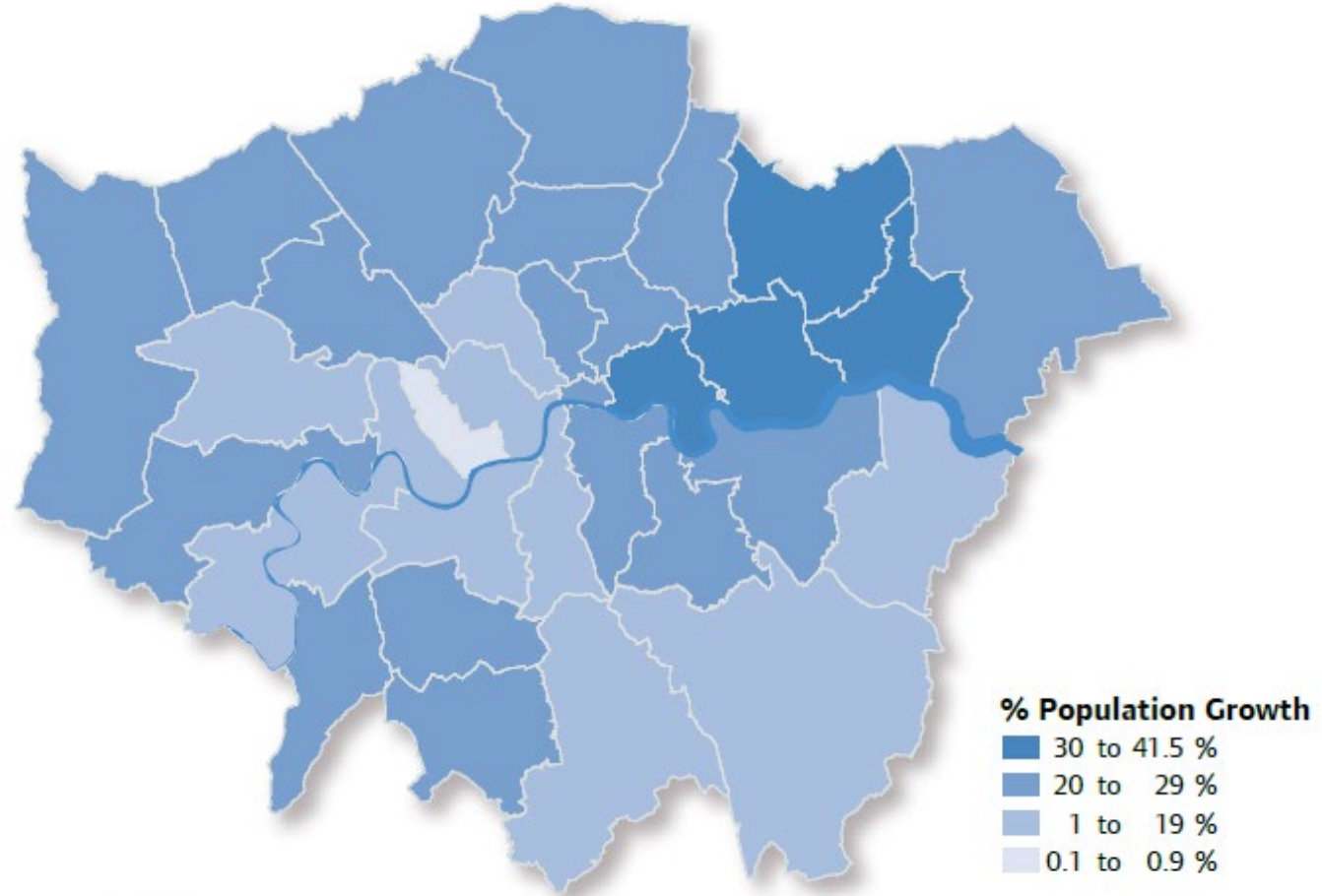


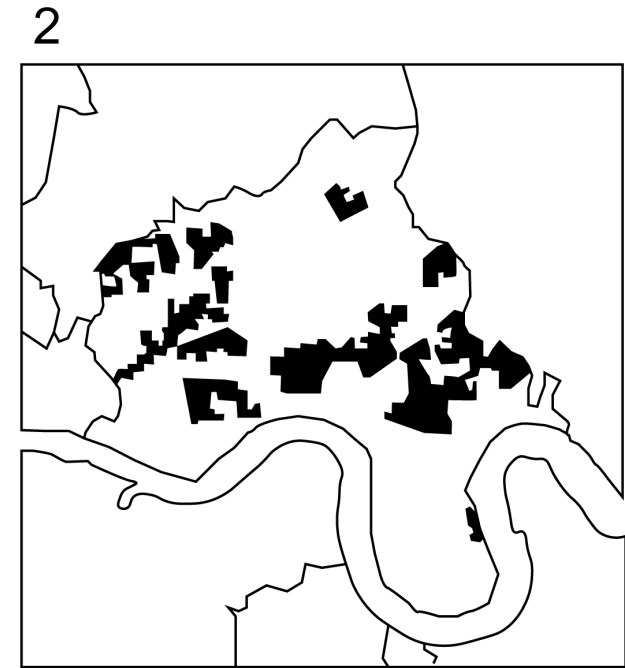
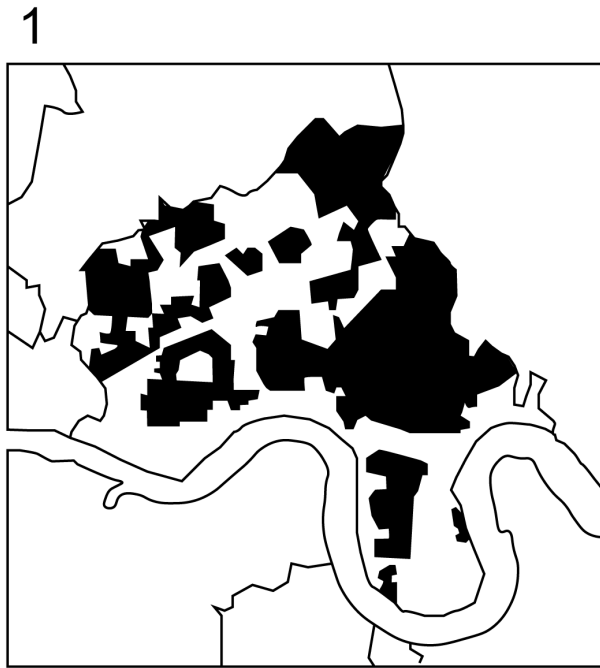
2 London's outer boroughs



London boroughs

Map 1.1 Distribution of population growth 2011 – 2036 (% growth)





Deprivation in Tower Hamlets
In 2004 (1) and 2015 (2)

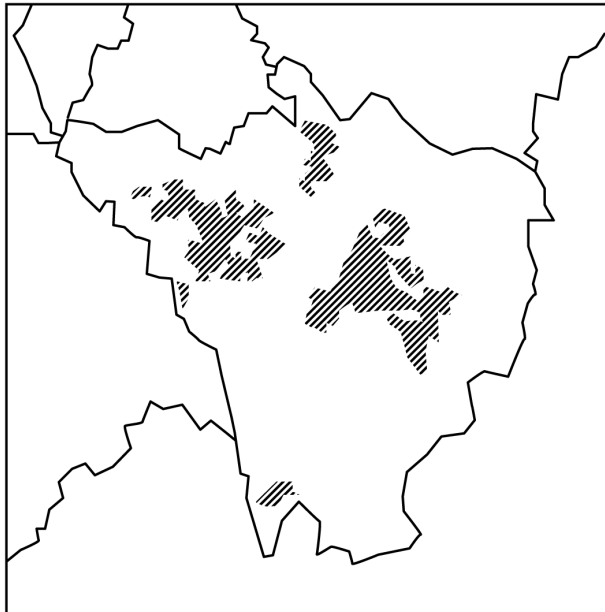
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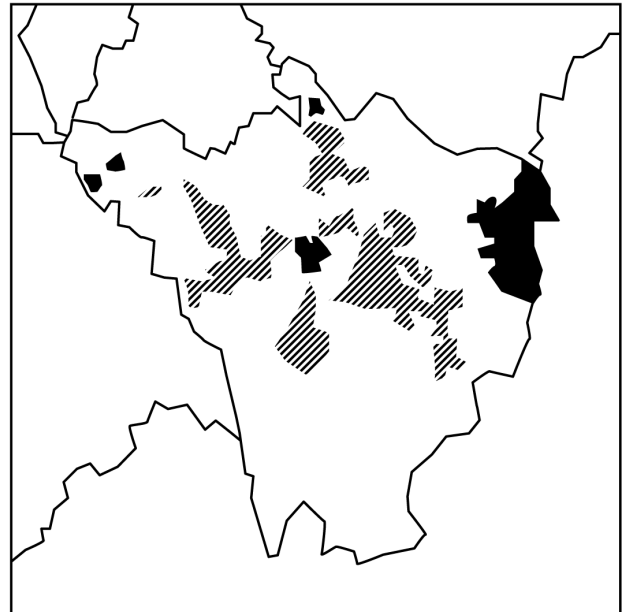
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3



4



Deprivation in Tower Hamlets
In 2004 (1) and 2015 (2), and
In Bromley in 2004 (3) and 2015 (4).
Based on maps by Alasdair Rae.

1.2.5

All options for using the city's land more effectively will need to be explored as London's growth continues, including the redevelopment of brownfield sites and the intensification of existing places, **including in outer London**. New and enhanced transport links will play an important role in allowing this to happen, unlocking homes and jobs growth in new areas and ensuring that new developments are not planned around car use.

2.0.3

If London is to meet the challenges of the future, all parts of London will need to embrace and manage change. Not all change will be transformative – in many places, change will occur incrementally. **This is especially the case in outer London, where the suburban pattern of development has significant potential for appropriate intensification over time, particularly for additional housing.**

4.2.5

The small sites target represents a small amount of the potential for intensification in existing residential areas, **particularly Outer London [...]**

SD6, G

Tourist infrastructure, attractions and hotels in town centre locations, **especially in outer London**, should be enhanced and promoted.

E10, G

In outer London and those parts of inner London outside the CAZ, serviced accommodation should be promoted in town centres and within Opportunity Areas [...] where they are well-connected by public transport, particularly to central London.

6.10.1

London is the second most visited city in the world and the Mayor wants to spread economic and regeneration benefits by working with London & Partners to promote tourism across **the whole of the city, including outside central London**. This Plan supports the enhancement and extension of London's attractions particularly to town centres and **well-connected parts of outer London**, complemented by supporting infrastructure including visitor accommodation, a high-quality public realm, public toilets and measures to promote access by walking, cycling and public transport.

6.1.4

Outer London will see growth in office employment but the development of significant new office floorspace is anticipated to be focused in selected locations, particularly in west and south London [...] and where values are sufficient to make new office development viable. Office growth in these locations should be supported by improvements to walking, cycling and public transport connectivity and capacity

Table 6.1 - Projected office employment and floorspace demand 2016-2041

Location	Office employment growth 2016-2041		Office floorspace demand 2016-2041
	Total	% of total growth	Gross Internal Area (million sq.m.)
Outer London	142,200	23%	0.3 – 1.5
CAZ and NIOD	367,700	59%	3.5
Inner London (outside CAZ+NIOD)	109,400	18%	1.0 – 1.1
London total	619,300	100%	4.7 – 6.1

Source: Ramidus Consulting, 2017 (Note: numbers may not sum due to rounding)

Private rental tenure:

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2006

Inner London: 23.5%

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Inner London: 28.9% (+5.4%)

Outer London: 21.2% (+5.7%)

(ONS)

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Newham, private rental tenure:

2001 18% (Bernstock 2014)

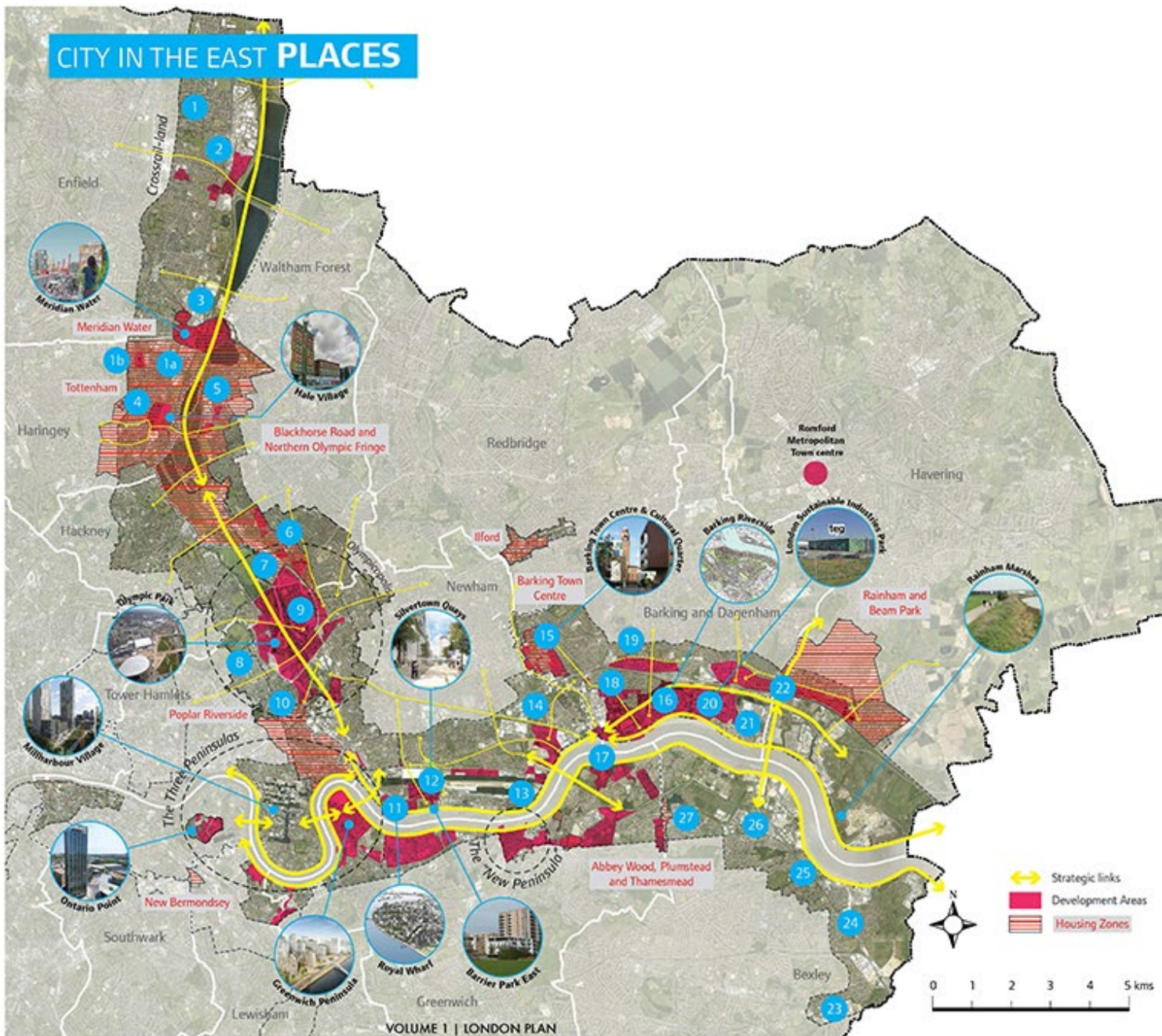
2006 25% (ONS) - 6th among London boroughs

2015 41.4% (ONS) - highest among London boroughs

2020 34-35% (ONS) - joint highest with Tower Hamlets and Wandsworth

3 River Lea Valley Regeneration

CITY IN THE EAST PLACES



UPPER LEE VALLEY

20,100 homes and 15,000 jobs

1. A10 / A1010 corridor
- 1a. Northumberland Park
4,500 homes and 4,000 jobs
- 1b. High Road West masterplan
1,600 homes and 700 jobs
2. Ponders End masterplan
1,100 homes and 700 jobs
3. Meridian Water masterplan
5,000 homes and 3,000 jobs
4. Tottenham Hale District Centre framework
5,000 homes and 4,000 jobs
5. Blackhorse Lane masterplan
2,500 homes and 1,000 jobs

OLYMPIC LEGACY

32,000 homes and 50,000 jobs

6. Northern Olympic Fringe
3,000 homes and 110,000 sq. m. commercial
7. Olympic Park
2,000 homes and 50,000 sq. m. commercial
8. Hackney Wick and Fish Island
6,000 homes and 160,000 sq. m. commercial
9. Stratford
12,000 homes and 700,000 sq. m. commercial
10. Southern Olympic Fringe
9,000 homes and 300,000 sq. m. commercial

ROYAL DOCKS

15,000 homes and 40,000 jobs

11. Thameside West
12. Silvertown Quays
13. Albert Island
14. Beckton Riverside

LONDON RIVERSIDE

26,500 homes and 16,000 jobs

15. Barking Town Centre
16. Barking Riverside
10,800 homes and 65,600 sq. m. commercial
17. Creekmouth
18. Thames Road
19. Castle Green
20. Sustainable Industries Park
21. Barking Power Station
22. A1306 sites including Rainham and Beam Park

BEXLEY RIVERSIDE

21,500 homes and 8,500 jobs

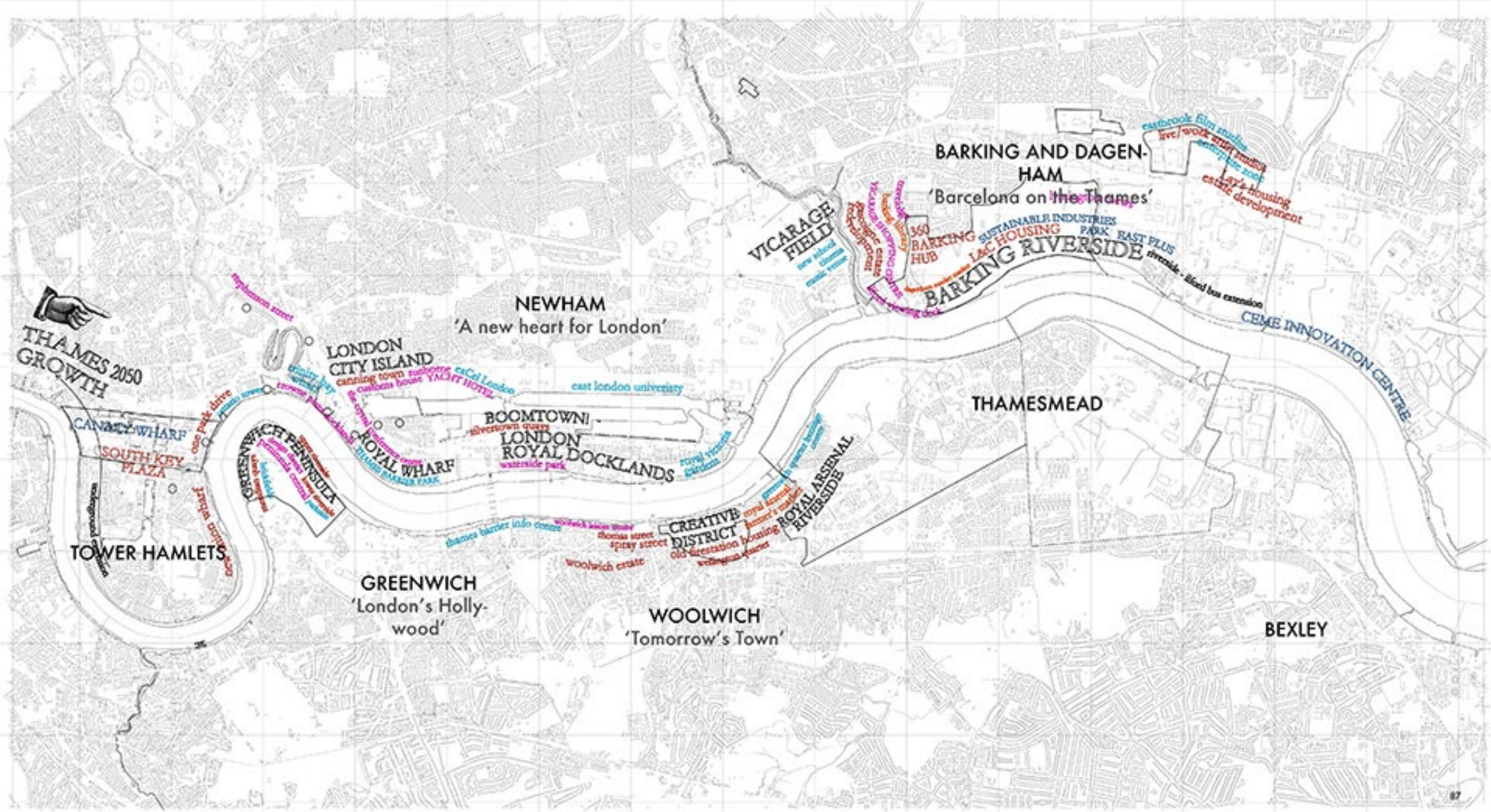
23. Crayford
1,000 homes and 500 jobs
24. Slade Green
2,000 homes and 1,000 jobs
25. Erith
2,500 homes and 1,000 jobs
26. Belvedere
11,000 homes and 5,000 jobs
27. Thamesmead / Abbey Wood
5,000 homes and 1,000 jobs

↔ Strategic links

■ Development Areas

▨ Housing Zones





THAMES 2050
GROWTH

TOWER HAMLETS

CANAL WHARF
SOUTH KEY PLAZA

DOCKENYARD PENINSULA

GREENWICH
'London's Hollywood'

LONDON CITY ISLAND

BOOMTOWN LONDON
ROYAL DOCKLANDS

NEWHAM
'A new heart for London'

WOOLWICH
'Tomorrow's Town'

CREATIVE DISTRICT

VICARAGE FIELD

BARKING AND DAGENHAM

'Barcelona on the Thames'

BARKING HUB
LAC HOUSING
BARKING RIVERSIDE

THAMESMEAD

ROYAL ARSENAL RIVERSIDE

BEXLEY

CEME INNOVATION CENTRE

eastbrook film studios
live/work studio
newport
Lay's housing estate development

SUSTAINABLE INDUSTRIES PARK
EAST PLUS
riverside - island bus extension

east london university

woolwich estate
thames barrier into centre
woolwich leisure centre
thomas street
spray street
old firestation housing
withington tower

360 BARKING HUB
LAC HOUSING
BARKING RIVERSIDE



HOME REGISTER YOUR INTEREST

DEVELOPMENT

A NEW NEIGHBOURHOOD IN LONDON

In 2007, outline planning permission was granted to build 10,000 homes on the site of the former power station at Barking. In September 2021, the Mayor of London approved the 'Vision Statement' ensuring Barking Riverside London will give a new look to the 'Biggest Thames Gateway redevelopment since which will provide thousands of much-needed homes, tens of thousands of jobs, and key infrastructure facilities such as schools, and transport links.

Barking Riverside London itself will create a brand new London destination, housing 25,000 people on the banks of the 'New Thames', which runs north of London and the South East.

SITE AND SCOPE

The development, covering 442 acres, will include 22,000 homes of mixed size and style, including houses and apartments. There is also provision for 60,000 square metres of commercial floor space for shopping, restaurants, cafes, community and leisure facilities, healthcare and schools. There are also plans for large open spaces, public squares and a brand new car park with bus and cycle transport interchange providing excellent links to central London.

REGISTER YOUR INTEREST

HERE IS AN ENTIRE NEW PLACE CREATING ITSELF. A WHOLE NEW SWATHE OF LONDON THAT BRINGS TOGETHER CULTURE WITH COMMUNITY WITH MODERNITY. 15,000 NEW HOMES. 13,000 NEW JOBS. 7 NEW NEIGHBOURHOODS. ALL WRAPPED BY THE RIVER THAMES. HERE THE FOUNDATION OF IT ALL IS CREATIVITY.



VICARAGE FIELD CONSULTING LTD

Sharing the best Consulting Firm to about Vicarage Field

HOME OUR PRESENT THE FUTURE CONTACT US

Vicarage Field Redevelopment

Thank you for visiting the Vicarage Field redevelopment website

Outline planning permission has now been granted for a transformational redevelopment of the Vicarage Field Shopping Centre in Barking town centre.

This follows an extensive design and pre-application consultation, which saw over 1,000 local residents attending events including an exhibition and co-works programme of activities run by Barking-based organisation Studio 3.

We believe our proposals will play a significant role in securing the future of the town centre and drive further investment to the Borough by delivering a number of key benefits, including:

- A new modern shopping offer - with up to 200,000 sq ft of retail space.
- An enhanced town centre evening and weekend economy - with an improved leisure offer, music venue, hotel and selection of restaurants which will attract new visitors.
- Supporting community uses - including a modern healthcare facility, a 3-store primary school, a bike hub and employment space for local businesses.
- A greener, more welcoming environment.
- Around 800 new homes, and
- A significant economic boost to the town centre - with the potential to add an additional spend of £8.11 million per year from new residents and up to 1,500 new full-time jobs.

We will update local communities again once the GLA has reached its decision, but in the meantime we would like to thank everyone for taking an interest in the plans.

HOME WHAT'S ON VISIT US FUTURE DEVELOPMENT BARGINGTON STORES FOOD & DRINK NEWS

LONDON'S ROYAL DOCKS FUTURE DEVELOPMENTS

London's Royal Docks are fast evolving into a vibrant 21st century environment to live, work and visit. Read out more about the ambitious plans to create the latest exciting chapter in the evolution of an area of the capital that has barely stood still in 200 years.

Royal Albert Dock

Construction has already begun on one of the most exciting development projects in Europe which will see the Royal Albert Dock in London's East End transformed into London's third business and financial district. It will be a hub for businesses from Asia looking to reach new markets in Europe and for European companies wanting to do business with them and expand into the Far East. The £7 million sq ft development comprises mainly office but will residential, retail and public realm.

The project near to London's City Airport has generated widespread interest with support from the Mayor of London, and the UK central Government. A&P, the company behind the project, is a Chinese developer with a strong track record in China of taking urban areas of regeneration and transforming them into vibrant and successful business districts. The first phase of the project will be completed in 2019 at the same time that London's high speed rail line, Crossrail, opens nearby.

[Visit development website](#)

£1.7 billion investment will create up to 30,000 jobs, and

RARE

With vibrant creative culture

Berkley's ongoing commitment to the Royal Borough of Greenwich has seen it work alongside the council to provide a home for a new creative district. Berkley has been working with the council to identify the right mix of organisations to bring to Greenwich, supporting the borough's objective to deliver further jobs through tourism as well as providing the local community with improved access to the arts.

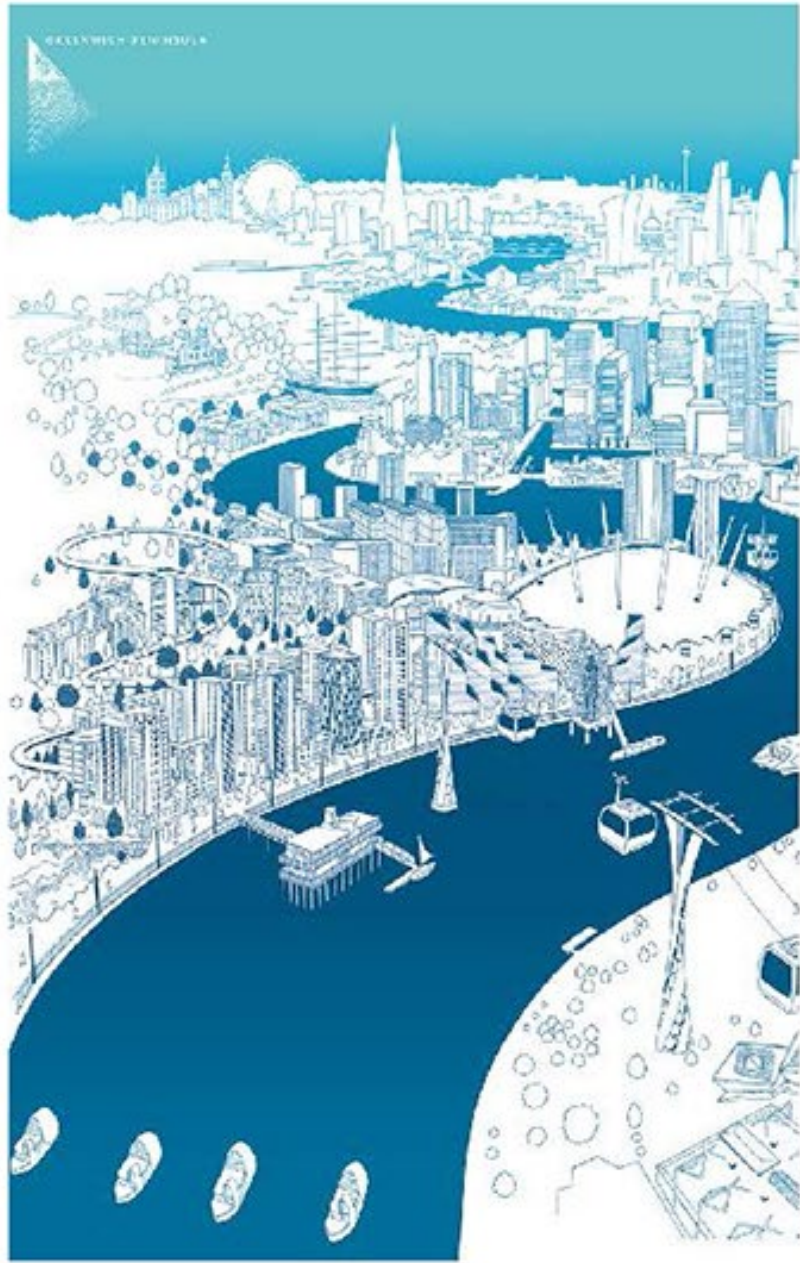
Royal Arsenal Riverside will soon be getting its very own Creative District. 14,500 sq metres is set to be transformed into a space that will include a 400-seat theatre, a performance courtyard seating up to 600 and 10 rehearsal studios.

RARE a place for culture.

SIMILAR Berkley Sales & Marketing Suite

SIMILAR Berkley Waterside Club

HOME MENU









Woolwich Arsenal



Royal Arsenal Riverside,
Woolwich, by Berkley:
£385,000 for a studio up to
£1,400,000 for 3 bed penthouse



ROYAL ARSENAL
RIVERSIDE

ROYAL BOROUGH OF GREENWICH, LONDON



Royal Arsenal Riverside, Pavilion Square - Property E6-2-3, Second Floor

Dimensions

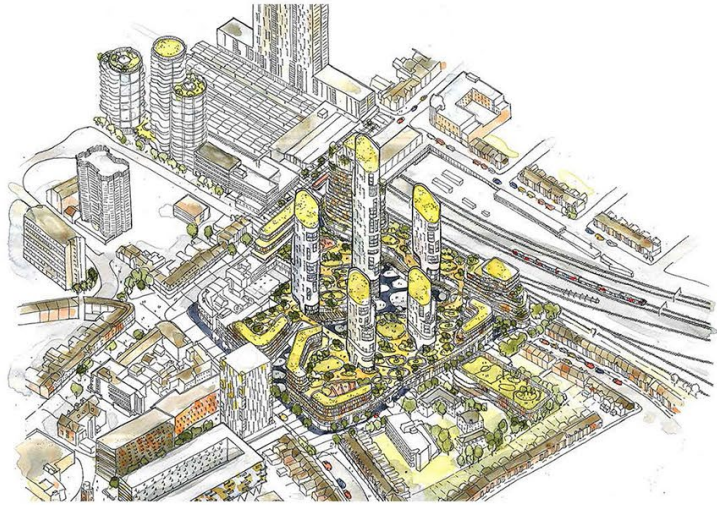
Living/Dining/Kitchen	17' 6" x 14' 8"	5.35m x 4.49m
Balcony	9' 5" x 4' 9"	2.88m x 1.45m
Total Area	403 sq ft	37.5 sq m

Key

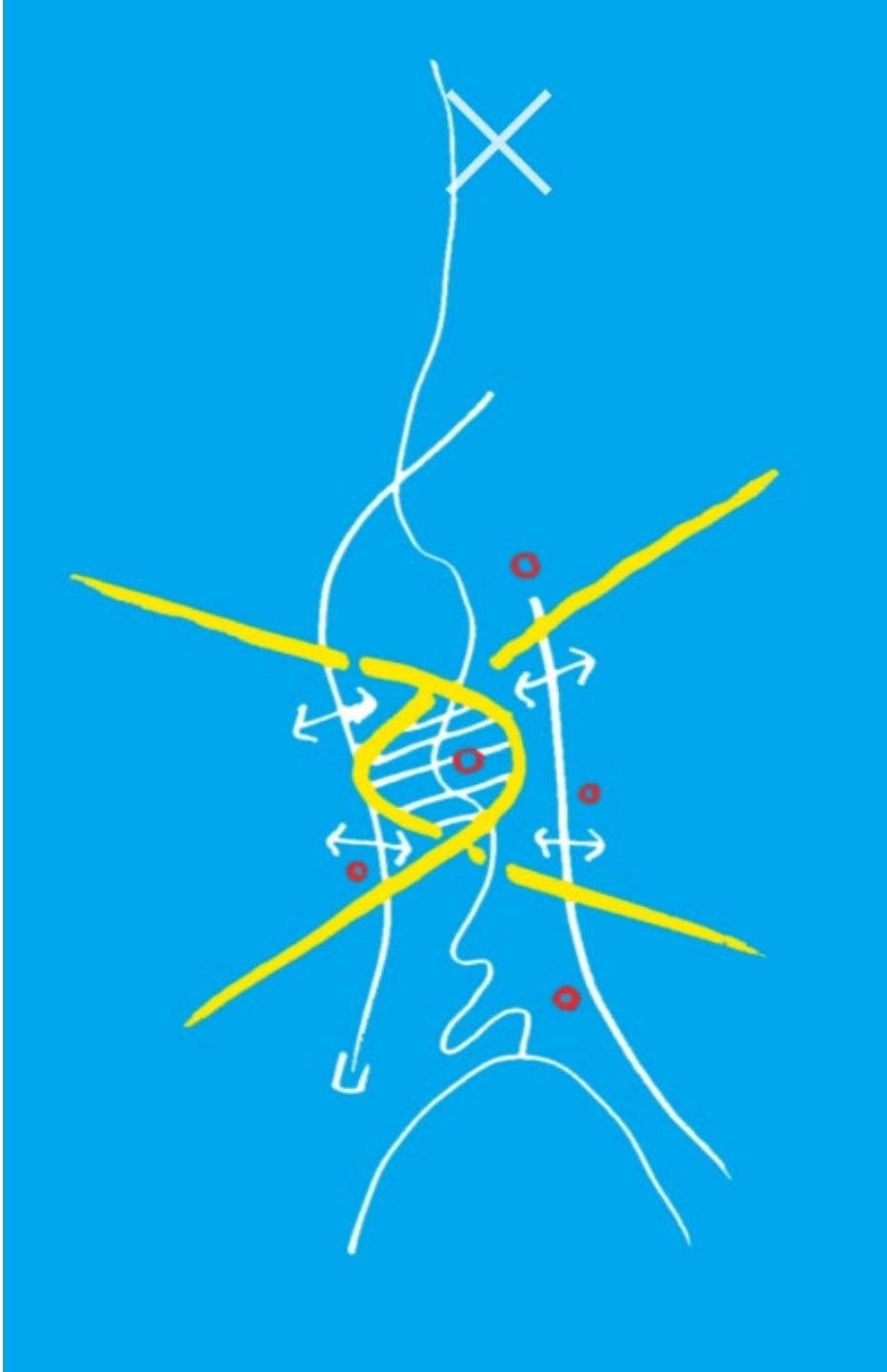
U Utility

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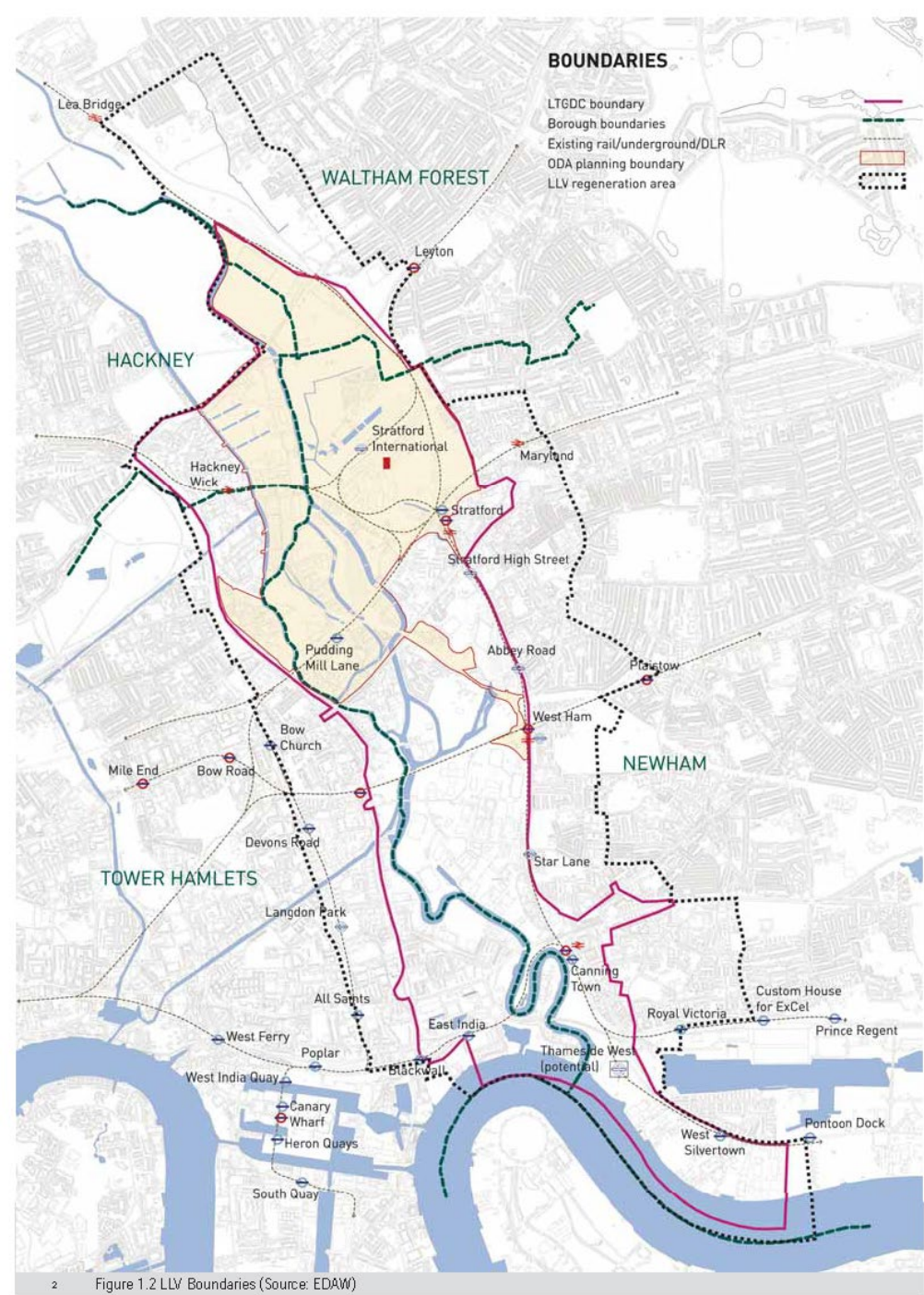






Lower Lea Regeneration & Olympic Masterplan
London

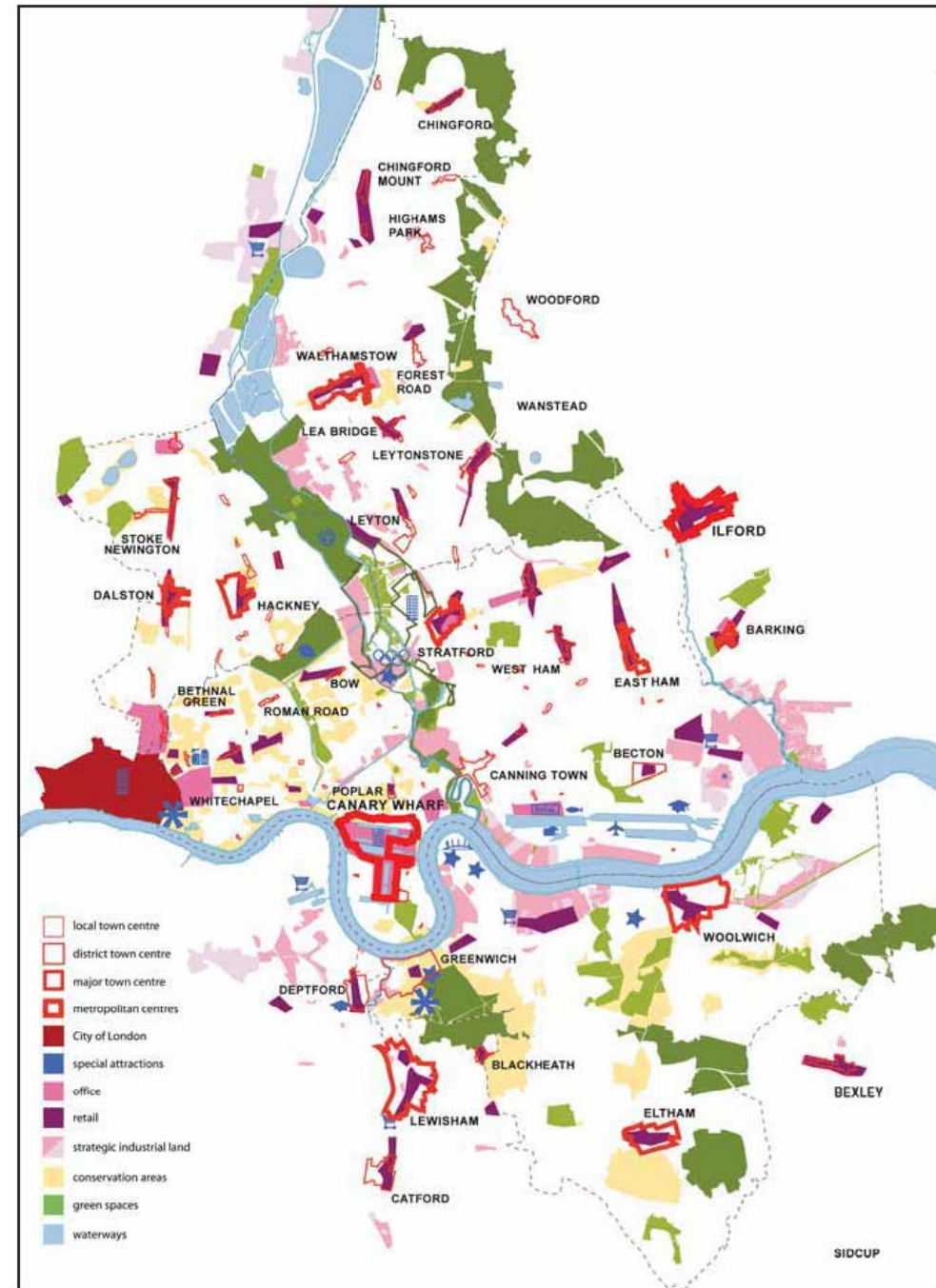




2 Figure 1.2 LLV Boundaries (Source: EDAW)

Host Boroughs, *Convergence*, 2009:

1. Smarter collaboration across service and organisational boundaries to deliver convergence outcomes [...]
 2. Developing an integrated investment and development framework [...]
 4. Commissioning a single well-informed economic and employment forecast for the host boroughs [...]
 5. Developing a programme to share best practice more widely to accelerate schools improvement, and boost achievement [...]
 11. Building a cross-borough gangs strategy to reduce youth crime and build safer neighbourhoods [...]
 12. Develop a programme of regional community and major sporting events.
- (Host Boroughs, 2009: 7-8)



Newham:

2000-2006 122.6% increase in average home price (second only to Lambeth's 133%)

2015 Increase in home price highest in UK (the 'Olympic Bounce', Watt and Bernstock 2017)

2012-15 private rents increased by 35.1% (27.7% in London, Watt and Bernstock 2017)

Growth in private rental tenure

Growth in densities

2004 managers, directors, 10.2% male, 4.3% female; process, machine operatives, 15.7% (ONS)

2020 managers, directors, 17.1% male, 11.7% female; process, machine operatives, 7.2% (ONS)

Fall in deprivation ranking (8th in 2015, 12th in 2019)

Demographic changes

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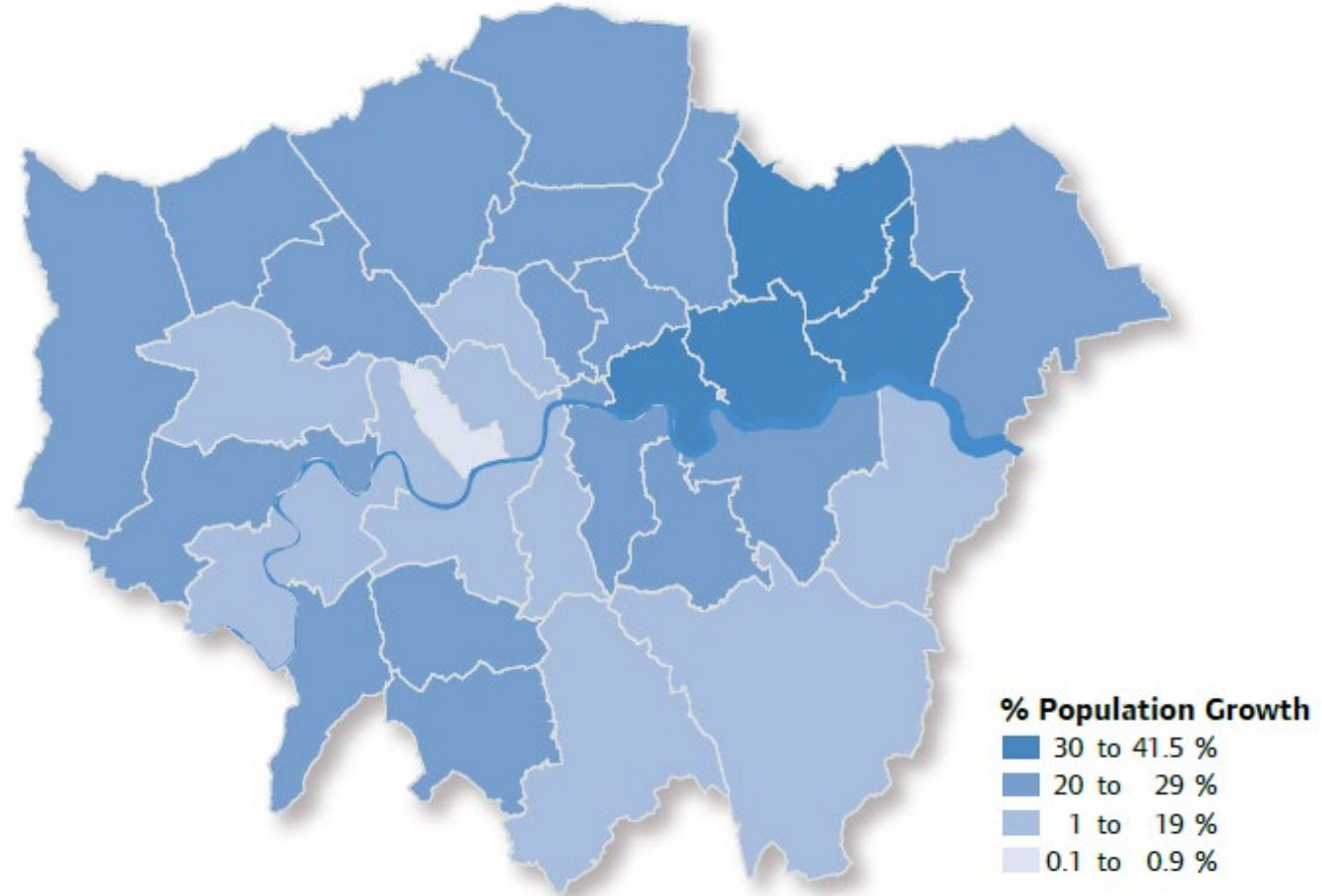
Barratt, Upton Gardens,
Former West Ham stadium site,
Upton.

Bellway, Beckton Parkside
2 bed: £282-494,000

<https://player.vimeo.com/video/440950961?color=ffffff&portrait=0>



Map 1.1 Distribution of population growth 2011 – 2036 (% growth)



This is not a case of a seesaw between 'back to the city' and suburbanisation

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1 Because it is not a process of suburbanisation.

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2 Because it is not a reversal of 'back to the city'.

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