Regeneration
THE GATEWAY TO THE ROYAL DOCKS LONDON E16
The Royal Docks

“...an arc of opportunity that has been identified as having £22 billion of investment potential”

Extracts of foreword from ‘A Vision for the Royal Docks’ by Boris Johnson, Mayor of London and Sir Robin Wales, Mayor of Newham.
Regeneration

The catalyst for long term growth and a transport infrastructure to support a dynamic new business district for London...

The Royal Docks
The time is right ... to unlock regeneration and economic wealth, not just for London and the South East but for the UK as a whole.

Extracts of foreword from ‘A Vision for the Royal Docks’ by Boris Johnson, Mayor of London and Sir Robin Wales, Mayor of Newham.
Given that Canary Wharf can only continue to expand towards the Royal Docks, the entire focus of the metropolis has shifted to the East of London.
ABP London has signed an agreement with the Mayor of London, to transform the Royal Albert Dock. This £1 billion investment will create London’s next financial district, known as ‘Asian Business Port’.

The regeneration of the dockside will be the largest development of its kind in the UK, transforming a 35 acre site into a state of the art business district, forging new trade links with China and other economies in the Asia-Pacific region.

The scheme is ABP’s first development project in Europe, with direct investment into London’s property market set to create over 3.2 million sqft of high quality work, office, retail and leisure space, which, when complete, is set to be London’s third business district.

- A 3.2 million sqft development to include 2.5 million sqft of prime office space.
- London’s third business district - in the heart of the Royal Docks.
- The creation of around 20,000 full time jobs - set to boost local employment by 30%.
- Projected to be worth £6 billion to London’s economy.

ABP London

Asian Business Port

ABP London

Showcasing the Royal Docks Enterprise Zone

创建伦敦下一个金融城
“亚洲商务港”

A catalyst for further development in the district.

The first phase is set to be ready for occupiers in 2017 with strong interest already from the Chinese business sector including some of China’s top banks.
Already a world class district

With a £3.7 billion masterplan for the district in the pipeline, the Royal Docks is perfectly positioned to become a centre of vitality and growth, which is further escalated by its physical integration with Canary Wharf, The City, London City Airport and the Greenwich Peninsula. The Royal Docks is now a global magnet for investment.

ExCeL London needs little introduction as an international exhibition centre. While it hosts many prestigious events, including the London Boat Show, it is also a public company with a large proportion of private funding. Around £130 million in bonds are traded on the Luxembourg stock exchange with a split Malaysian/UK share holding.

The Royal Docks... waterside eateries historic roots advanced transport stunning venues futuristic architecture a nautical legacy unique accessibility
London City Airport

A £15 million investment programme

With over 30 European destinations and an international service to JFK New York, City Airport remains a vital transport hub for today’s business travellers, offering 10 minute check-in times and excellent accessibility by DLR.

The airport has a masterplan streamlining its operation further, with improved arrivals and departure lounges - and to expand its handling capacity from around 3 million to 8 million passengers a year by 2030.

Residents at Royal Gateway will be 6 minutes direct on the DLR from London City Airport.
London’s Commerce

Being just minutes from Canary Wharf and The City, Royal Gateway is brilliantly placed to maximise on the City’s principal corporate and financial rental opportunities, ensuring access to a vibrant and constantly expanding array of executive living spaces. Today, London remains the world’s busiest international gateway.

London’s Shopping Streets

With the West End little over 20 minutes direct, London’s world famous shopping streets, theatres, nightlife and exhilarating culture all become deceptively close and convenient for residents at Royal Gateway.

London’s Cultural Landmarks

The capital’s greatest experiences are all within easy reach – from Westminster, Mayfair and Knightsbridge to the Royal Parks and Buckingham Palace. Indeed, the capital lies virtually on the doorstep for residents.

London Universities

Royal Gateway will be 11 minutes journey time from both UEL and the Queen Mary University of London, with the capital’s principal universities including LSE and UCL all within 30 minutes journey time from Canning Town.

The importance for residents cannot be overstated, bringing Bond Street within 15 minutes, and London Heathrow Airport a 41 minute journey time direct. The service is scheduled to be operational in 2018. Residents at Royal Gateway will be within 5 minutes walk of Canning Town transport hub and 3 minutes on the DLR from Crossrail services at Custom House.
Exceptional architecture designed to create a striking new landmark for luxury living - forming a new gateway to the Royal Docks.
Inspirational living space

Five stunning apartment blocks offering a choice of studio, 1, 2 & 3 bed apartments and 2 & 3 bed duplex penthouses, all with Galliard Homes’ premier specifications and latest highly specified finishes.

Complete with concierge, podium landscaped courtyards, communal roof gardens, availability for parking and fabulous panoramic views, Royal Gateway will provide an exceptional and truly exclusive lifestyle.

A vibrant creative workplace focussed on sustainability

The commercial space, retaining its original title ‘Caxton Works’, is planned to have 13 commercial units arranged at ground, mezzanine and first levels offering 2,505 sqm (26,964 sqft) of highly selective space. Caxton Works is designed to create a thriving creative retail and cultural hub that will form a signature for regenerative activity.

At the centre will be the pedestrianised Hoy Street - a vibrant, buzzing mix of studio workshops, authentic local retail outlets, cafés and al fresco eateries forging a colourful business community that will be sustainable and in perfect harmony with the residential apartments above.
Dynamic lifestyle

Central to the development will be a thriving market style pedestrianised walkway, creating a vibrant new atmosphere for the community.
The majority of upper level apartments and penthouses will have superb unrestricted views over the Royal Docks and London's iconic skyline with far reaching vistas towards The City.

Fabulous views protected by low level listed architecture
Step into sophisticated style
Each apartment and penthouse at Royal Gateway will be specified and equipped for contemporary living with every emphasis on sleek, sophisticated finishes and comfort technology.

Quality and understated luxury - the hallmark of Galliard Homes
Preliminary Specification

GENERAL
- Walls & ceilings in white matt finish.
- Satin white door linings, skirtings and architraves.
- Oak one strip engineered timber flooring to living/dining, kitchen and hall areas.
- Internal doors oak veneer.
- Polished stainless steel door furniture.
- Brushed metal switch and socket plates.
- Recessed low energy downlighting.
- Satellite, terrestrial TV and telephone sockets to living room and bedrooms.
- Living room socket Sky+ enabled.
- Thermostatically controlled heating via radiators to all rooms.
- Double glazing throughout.

BEDROOMS
- Fully fitted oatmeal carpets throughout.
- Fully fitted wardrobes to all bedrooms.

KITCHENS
- Fully integrated SMEG appliances to include washer/dryer & dishwasher, fridge/freezer, stainless steel oven, ceramic hob, microwave oven.*
- High gloss white unit doors with handlesless design.
- Mid brown reconstituted stone worktops and upstands.
- Stainless steel 1½ bowl inset sink with single lever monobloc tap.
- Glass splashback to hob.
- Feature underlighting to wall units.

BATHROOMS
- White sanitaryware throughout.
- Bath with wall mounted taps including shower handset over and frameless shower screen.
- Glass panel to bath.
- Chrome heated towel rail.
- Mirrored inset alcoves with integrated storage cupboards and downlighting.
- 600 x 300mm beige coloured porcelain fully tiled walls.
- 600 x 600mm mid brown coloured porcelain tiled floor.
- Square profile monobloc taps.
- Clear glass silver framed screen shower enclosures.
- Reconstituted stone vanity top.

SECURITY
- Video entryphone system to each apartment.

COMMUNAL AREAS
- Tiled floors to entrance foyers, fitted carpet to lift lobbies.
- Lifts within each apartment core serving all floor levels.
- Low energy wall lighting.
- Secure communal cycle storage.
- CCTV monitoring to courtyards and entrance areas.

* Space limitations in studio apartments may alter appliance list.
North Quarter features include:

- Three individual all private apartment blocks.
- Choice of studios, apartments and duplex penthouses.
- All with one or more private balconies or terrace.*
- Majority of upper level apartments and duplexes with panoramic views.
- Daytime concierge.
- Secure parking availability at ground level.†
- Split level podium courtyard with hard and soft landscaping.
- Two communal roof gardens.
- Central market style pedestrianised walkway.
- CCTV monitoring and security of communal grounds and entrances.

* Selected apartment balconies may be subject to planning verification and subsequent alteration; please refer to individual floor plan pages. † Parking is limited and at additional cost.
Silver Tower

STUDIO & 1 BED APARTMENTS

Please note: balcony arrangement and position may vary according to block floor level, the most common arrangement is shown below, see individual block plans for detail.

STUDIO 37 SQ.M. 409 SQ.FT.
1-102 1-302 1-402 1-502
1-602 1-702 1-802 1-902
1-1002 1-1102 1-1202

STUDIO 38 SQ.M. 409 SQ.FT.
1-206 1-306 1-406 1-506
1-606 1-706 1-806 1-906
1-1006 1-1106 1-1206

1 BED 50 SQ.M. 538 SQ.FT.
1-201 1-301 1-401 1-501
1-601 1-701 1-801 1-901
1-1001 1-1101 1-1201

1 BED 51 SQ.M. 549 SQ.FT.
1-205 1-305 1-405 1-505
1-605 1-705 1-805 1-905
1-1005 1-1105 1-1205

1 BED 50 SQ.M. 538 SQ.FT.
1-207 1-307 1-407 1-507
1-607 1-707 1-807 1-907
1-1007 1-1107 1-1207

1 BED 51 SQ.M. 549 SQ.FT.
1-203 1-303 1-403 1-503
1-603 1-703 1-803 1-903
1-1003 1-1103 1-1203

1 BED 50 SQ.M. 538 SQ.FT.
1-208 1-308 1-408 1-508
1-608 1-708 1-808 1-908
1-1008

1 BED 51 SQ.M. 549 SQ.FT.
1-204 1-304 1-404 1-504
1-604 1-704 1-804 1-904
1-1004

1 BED 54 SQ.M. 581 SQ.FT.
1-1301

Please note: balcony arrangement and position may vary according to block floor level, the most common arrangement is shown below, see individual block plans for detail.

Royal Gateway

Floor plans layouts are intended for use only for the purposes of sale and may vary during architectural finalisation of the development; total areas stated are approximate and should be used as a guide only.

A single one bedroom apartment is located on level 13.
Silver Tower

2 BED APARTMENTS

Please note: balcony arrangement and position may vary according to block floor level, the most common arrangement is shown below, see individual block plans for detail.

2 BED 75 sq.m. 807 sq.ft.
1-103
1-210 1-610 1-510
1-910 1-1010

Please note: the living room balcony of 1-510 and 1-610 is subject to planning verification.

Apartment 1-103 features a full length terrace.

Please note: the living room balcony of this apartment style is subject to planning verification.

Floor plan layouts are intended to be correct but may vary during architectural finalisation of the development, total areas stated are approximate and should be used as a guide only.

Royal Gateway

Please note: the living room balcony of this apartment style is subject to planning verification.

Duplex levels 13-14 not shown.

Silver Tower

2 BED APARTMENTS

Please note: balcony arrangement and position may vary according to block floor level, the most common arrangement is shown below, see individual block plans for detail.

2 BED 75 sq.m. 807 sq.ft.
1-103
1-210 1-610 1-510
1-910 1-1010

Please note: the living room balcony of 1-510 and 1-610 is subject to planning verification.

Apartment 1-103 features a full length terrace.

Please note: the living room balcony of this apartment style is subject to planning verification.

Floor plan layouts are intended to be correct but may vary during architectural finalisation of the development, total areas stated are approximate and should be used as a guide only.

Royal Gateway

Please note: the living room balcony of this apartment style is subject to planning verification.

Duplex levels 13-14 not shown.

Silver Tower

2 BED APARTMENTS

Please note: balcony arrangement and position may vary according to block floor level, the most common arrangement is shown below, see individual block plans for detail.

2 BED 75 sq.m. 807 sq.ft.
1-103
1-210 1-610 1-510
1-910 1-1010

Please note: the living room balcony of 1-510 and 1-610 is subject to planning verification.

Apartment 1-103 features a full length terrace.

Please note: the living room balcony of this apartment style is subject to planning verification.

Floor plan layouts are intended to be correct but may vary during architectural finalisation of the development, total areas stated are approximate and should be used as a guide only.

Royal Gateway

Please note: the living room balcony of this apartment style is subject to planning verification.

Duplex levels 13-14 not shown.
Silver Tower

2 & 3 BED DUPLEX PENTHOUSE APARTMENTS

Floor plan layouts are intended to be correct but may vary during architectural finalisation of the development, total areas stated are approximate and should be used as a guide only.

- 2 BED DUPLEX - 84 sq.m. 904 sq.ft.
  - 1-1302

- 2 BED DUPLEX - 96 sq.m. 1034 sq.ft.
  - 1-1304

- 3 BED DUPLEX - 112 sq.m. 1206 sq.ft.
  - 1-1306

Authentic view from Silver Tower
Please note: balcony arrangement and position may vary according to block floor level, the most common arrangement is shown below, see individual block plans for detail.

Custom Tower

STUDIO & 1 BED APARTMENTS

Floor plan layouts are intended to be correct but may vary during architectual finalisation of the development, total areas stated are approximate and should be used as a guide only.

Please note: balcony arrangement and position may vary according to block floor level, the most common arrangement is shown below, see individual block plans for detail.
Please note: balcony arrangement and position may vary according to block floor level, the most common arrangement is shown below; see individual block plans for detail.

Please note: the living room balcony of the apartments below is subject to planning verification.

Please note: the master bedroom balcony of the above duplex is subject to planning verification.

Please note: balcony arrangement and position may vary according to block floor level, the most common arrangement is shown below, see individual block plans for detail.

Floor plan layouts are intended to be correct but may vary during architectural finalisation of the development, total areas stated are approximate and should be used as a guide only.
Please note: balcony arrangement and position may vary according to block floor level, the most common arrangement is shown below, see individual block plans for detail.

Floor plan layouts are intended to be correct but may vary during architectural finalisation of the development, total areas stated are approximate and should be used as a guide only.

Please note: the balcony of this apartment style is subject to planning verification.
Level 2
Level 3
Level 4
Level 5
Level 6
Level 7
Level 8
Level 9
Level 10
Level 11
Level 12

South Quarter features include:

- Two individual all private apartment blocks.
- Choice of studios, apartments and duplex penthouses.
- All with one or more private balconies or terrace.*
- Majority of upper level apartments and duplexes with panoramic views.
- Daytime concierge.
- Secure parking availability at ground level.†
- Split level podium courtyard with hard and soft landscaping.
- One communal roof garden.
- Central market style pedestrianised walkway.
- CCTV monitoring and security of communal grounds and entrances.

Illustrative site plan showing typical upper level block layouts.

* Selected apartment balconies may be subject to planning verification and subsequent alteration, please refer to individual floor plan pages.
† Parking is limited and at additional cost.
Please note: balcony arrangement and position may vary according to block floor level, the most common arrangement is shown below, see individual block plans for detail.

Please note: the balcony of the 5 apartments below is subject to planning verification.

Floor plan layouts are intended for plan views only and may vary during architectural finalisation of the development, total areas stated are approximate and should be used as a guide only.
Please note: balcony arrangement and position may vary according to block floor level, the most common arrangement is shown below, see individual block plans for detail.

Floor plan layouts are intended to be correct but may vary during architectural finalisation of the development, total areas stated are approximate and should be used as a guide only.
Please note: balcony arrangement and position may vary according to block floor level, the most common arrangement is shown below, see individual block plans for detail.

Prince Square

2 & 3 BED APARTMENTS

Please note: balcony arrangement and position may vary according to block floor level, the most common arrangement is shown below, see individual block plans for detail.

Level 1

Level 2

Level 3

Level 4

Floor plan layouts are intended to be correct but may vary during architectural finalisation of the development, total areas stated are approximate and should be used as a guide only.
The Woolwich ferry, one of the oldest Thames river crossings, links Woolwich town centre and the pier at North Woolwich.

1844 Industrial trades move to East and West Ham, communities establish around them.

1850-5 Victoria Dock is built alongside a freight line on previously undeveloped marshland.

1851 Riverside Pleasure Garden opens, later renamed as Royal Victoria Gardens.

1875-80 Royal Albert Dock constructed to provide an eastern entrance to Victoria Dock.

1878 Henry Tate & Sons build premises to produce cube sugar.

1912-21 King George V Dock built by the Port of London Authority to take ships up to 30,000 tons.

1981 The Royal Docks closed for cargo handling. The London Docklands Development Corporation is established.

1987 City Airport opened.

1989 First phase of University of East London opened.

1992 Thames Barrier Park established.

1997 Docklands Light Railway (DLR) extended from Poplar to Beckton

1999 First phase of University of East London opened.

2000 Thames Barrier Park opened. ExCeL exhibition centre is opened.

2005 Galliard Homes have appointed LIFE Residential as their official new letting & management agents.

2010 International Convention Centre opened as an extension of ExCeL.

2012 Bridge opens spanning Royal Victoria Dock. Siemens Pavilion and Thames Cable cable car commission service. Opening of Olympic Festival at Silvertown Quays.

2013 Work scheduled to commence on London City Airport £1.5bn investment programme. Mayor of London announces £170m regeneration of Royal Victoria Dock.

2014 Galliard Homes and Cathedral Group form delivery partnership for the former Caxton Works warehouse regeneration and new build of 336 stunning apartments forming the gateway to the Royal Docks.

Galliard Homes have appointed LIFE Residential as their official new letting & management agents.

With offices located in London and Hong Kong, LIFE Residential offer a comprehensive range of services for both UK and overseas landlords - with extensive experience in the residential market and some 8000 tenancies to date.

www.liferesidential.co.uk
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