

**BARKING
RIVERSIDE**

L&Q



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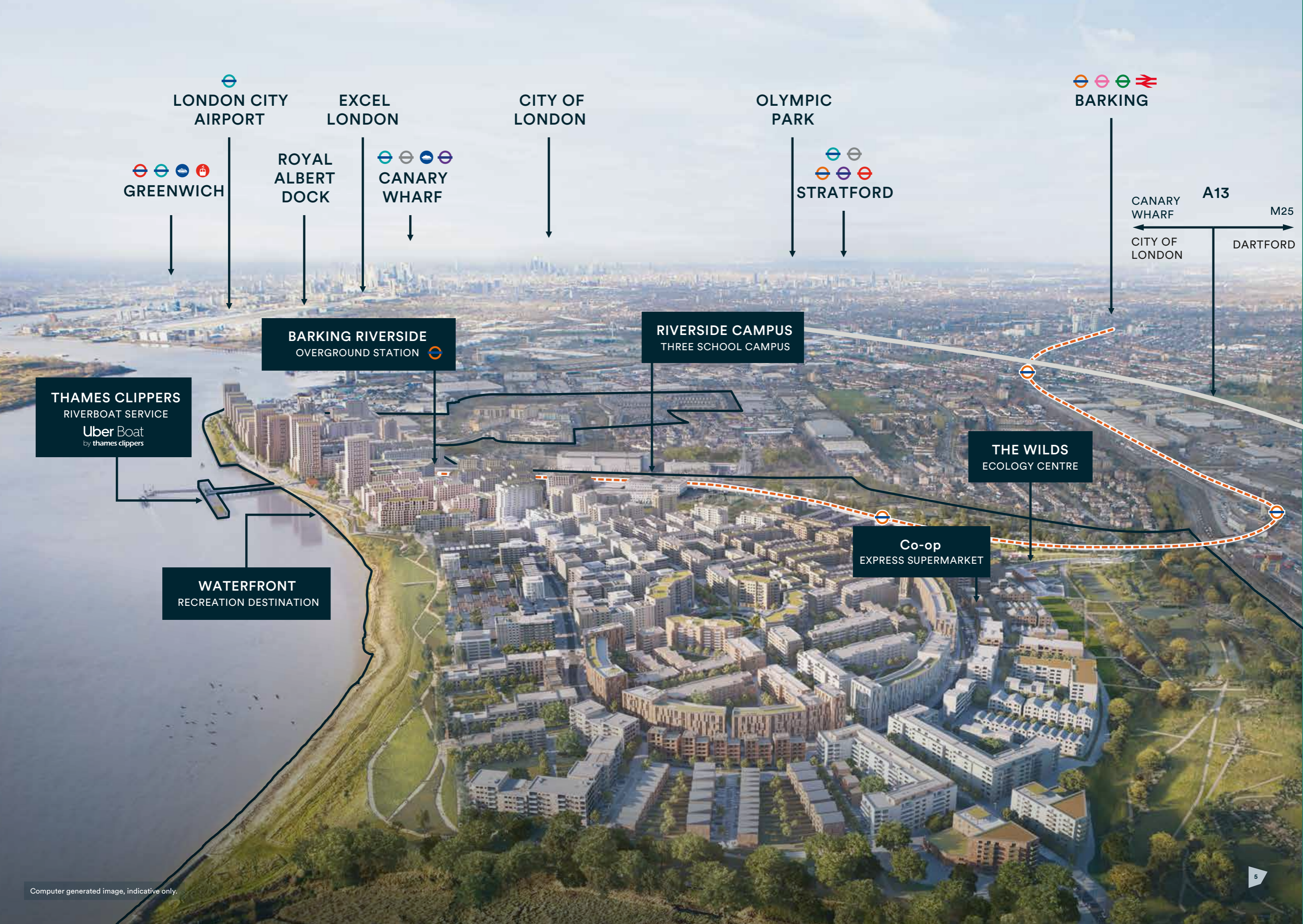
Powered by people, designed with purpose

Overlooking London's iconic River Thames, Barking Riverside is founded on an ambitious vision for what placemaking can achieve.

One of the most exciting new developments in Europe, the project will help transform a 443-acre former industrial site into a new London district that everyone can be proud of.

Co-created in close partnership with residents, the area is growing to become an exciting and vibrant neighbourhood of over 10,000 homes, commercial and leisure space, new schools and facilities, public open spaces and riverside walks. Connectivity is enhanced by a new London Overground station and an Uber Boat by Thames Clippers pier.

The project is being delivered by master developers Barking Riverside Limited (BRL), a joint venture between L&Q and the Mayor of London. BRL are partnering with the community, stakeholders, plot developers and a range of experts and professionals to help create a place that is 'Barking Made', with pride and purpose for everyone.



LONDON CITY AIRPORT

EXCEL LONDON

CITY OF LONDON

OLYMPIC PARK

BARKING

GREENWICH

ROYAL ALBERT DOCK

CANARY WHARF

STRATFORD

CANARY WHARF
CITY OF LONDON
A13
M25
DARTFORD

BARKING RIVERSIDE OVERGROUND STATION

RIVERSIDE CAMPUS THREE SCHOOL CAMPUS

THAMES CLIPPERS RIVERBOAT SERVICE
Uber Boat by thames clippers

THE WILDS ECOLOGY CENTRE

WATERFRONT RECREATION DESTINATION

Co-op EXPRESS SUPERMARKET

Building new communities
and places to enjoy





Barking Power Station.

A place to be, become and belong

Barking Riverside has both a fascinating past and a vibrant future. From the 14th century, it became well known for its fishing industry. Locals would sail out into the North Sea for weeks at a time, with some reaching as far as Iceland in the summer months.








By the late 1700s, the port was home to one of the largest fishing fleets in the world and its vessels were often used as auxiliaries by the Royal Navy in times of war. By 1840, Barking was the main supplier to Billingsgate, London's largest fishing market. As you'll discover later in this brochure, this connection is about to be revived.

As the fishing fleet became smaller in the late 1800s, industries such as jute-spinning and paint manufacturing began to fill the gap. Notably, the original Barking Power Station was opened by George V in 1925.

This was the largest facility of its kind, using coal that reached it down the River Thames. The power station remained in operation until 1981.

Today, Barking Riverside is undergoing one of the most comprehensive transformations of any site in Europe. Nearly 450 acres of land, set along 2km of the River Thames, it is being transformed into a thriving neighbourhood of over 10,000 homes, improved rail and river connections, new commercial and leisure facilities, great schools and riverside walks. Powered by people and designed with purpose, Barking Riverside is truly a place to be, become and belong.



-  Underground
-  Overground
-  Elizabeth Line
-  Santander Cycle Hire
-  Docklands Light Railway
-  National Rail
-  Uber Boat by Thames Clippers



The essentials you need *and all close at hand*



Co-op Express Supermarket



Three brand new schools with state-of-the-art facilities



River Thames cycling and walking routes



Resident-run GROUNDED café at The Wilds



New multi-million pound wellbeing hub



Open space featuring a nature reserve, ponds, and play areas



Dedicated event space ecology centre to promote local wildlife



Enterprise Car Club providing quick and easy access to a vehicle



Well-connected to London by rail and boat



Modern amenities

and a greener lifestyle

Barking Riverside offers residents truly modern amenities, created with sustainability at its core.

Local facilities such as playparks have been co-designed with residents, meaning they are shaped by their needs and aspirations. This community-led infrastructure is creating a special place that's built on co-operation, friendship and appreciation for the environment.

When Barking Riverside is complete, 25 km of footpaths and highways will connect residents across the neighbourhood. You can currently reach the river frontage via the much-loved Footpath 47, which runs along the Thames from Choats Hill to Renwick Road – ideal for walking,

cycling or running. A programme of works will improve the area with exciting lifestyle and leisure facilities, whilst preserving the unique wildlife that makes this a spot of high ecological value. In the future, a new cycle route will also connect Barking Riverside with the new Crossrail station at Ilford.

Barking Riverside includes over 80 hectares of land designated as being of high ecological value. A pioneering scheme is in place to protect and regenerate the rich wildlife found here, which includes rare birds, seals, water voles and notable plant species.



Community

The Wilds is an award-winning multi-purpose community, ecology and events space which opened its doors in July 2021. It offers a packed programme of workshops, exhibitions and special events, while residents can also hire the space for making, growing and learning. As well as an exhibition space, there's a meeting room, garden room, terrace and attractive garden. The Wilds is popular with people wanting an attractive environment in which to work – you can book a co-working space or hot-desk.



Eat & drink

Also at The Wilds, you'll find the excellent new GROUNDED café. Run by local residents, the café pioneers an environmental approach – such as by encouraging customers to bring reusable cups. Every GROUNDED team member has learnt about the art of coffee making by participating in Coffee: Works, a co-operative business incubation programme run by Every One Every Day. As you would expect, the coffee it serves is both varied and excellent.



Environment waste disposal system

Barking Riverside has an innovative, automated underground waste disposal system which serves all the homes on the development. 460 special 'inlets' replace the 19,000 bins that would normally be needed. Residents put their waste and recycling into these inlets and it is automatically sucked to a single collection point. This reduces pollution caused by waste removal vehicles by 90%. When the development is complete, the Envac system will be largest single one of its kind in the world.



Sports and play

As part of the Barking Riverside masterplan, you'll be able to enjoy 21 hectares of open spaces and sports pitches, plus everything from children's play areas to nature trails.



Go green

As well as excellent cycling infrastructure, Barking Riverside makes green motoring a simpler choice. More than 20% of parking spaces are equipped with vehicle charging points, while the Enterprise Car Club provides shared vehicles for both individuals and businesses.

Your new home will be powered using an extensive low carbon District Heating Network - an environmentally friendly alternative to installing individual gas boilers. This means that your heating and hot water will be locally generated and will be delivered via a buried network of highly insulated pipes.



Local shopping

As Barking Riverside grows, new shops are being attracted to the area. Among the first was a Co-op food store on Minter Road, at the heart of the development. Open 7am to 11pm daily, this store helps to minimise food waste by working with community organisations to donate to those in need.

Another Co-op has now opened its doors to Northgate residents, workers, visitors and the wider community. The new shop offers a fresh bakery and a full selection of groceries. The store will also focus on fresh, health products, as well as offering every day essentials, food-to-go, award winning wines and beers, ready meal and vegan and plant-based products



Reach central London in 22 minutes*

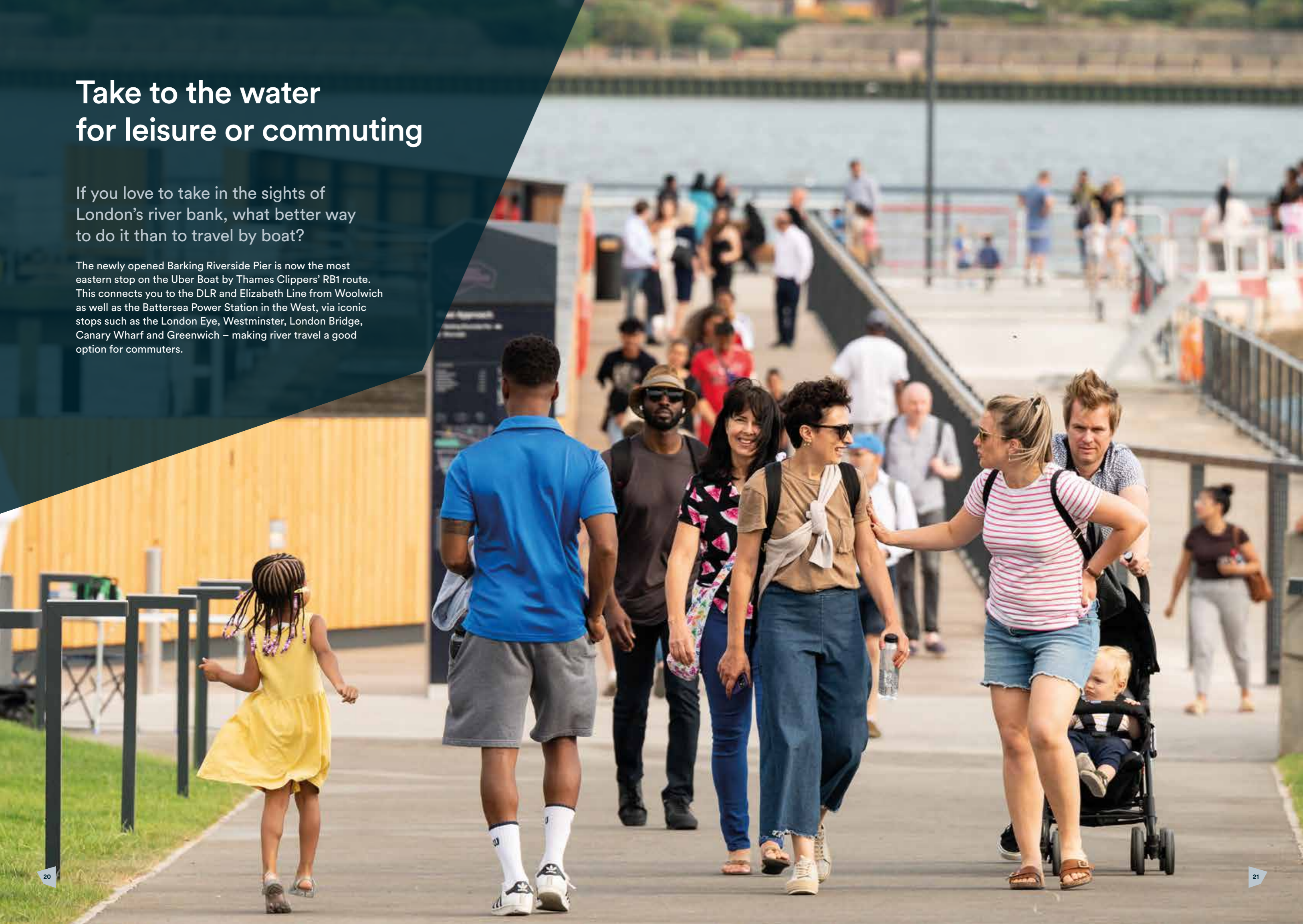
The brand-new Barking Riverside Overground station is now open, connecting Barking to Gospel Oak London Overground route.

Offering regular trains, you'll be only 22 minutes from the centre of the capital. Fully step-free and accessible, the new station also has a secure bicycle store – making sustainable travel the right choice.

Take to the water for leisure or commuting

If you love to take in the sights of London's river bank, what better way to do it than to travel by boat?

The newly opened Barking Riverside Pier is now the most eastern stop on the Uber Boat by Thames Clippers' RB1 route. This connects you to the DLR and Elizabeth Line from Woolwich as well as the Battersea Power Station in the West, via iconic stops such as the London Eye, Westminster, London Bridge, Canary Wharf and Greenwich – making river travel a good option for commuters.



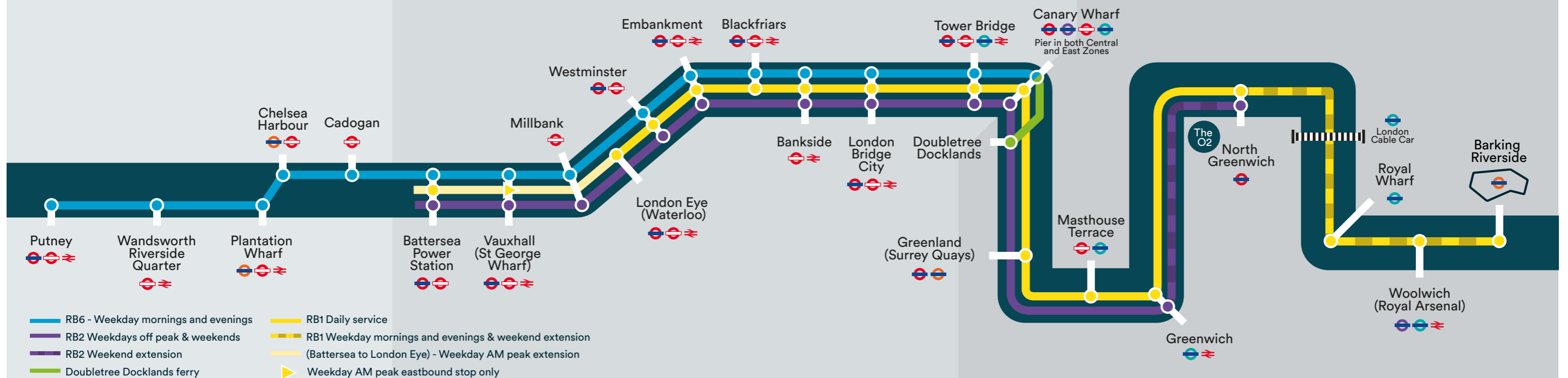


Uber Boat by Thames Clipper from Barking Riverside Pier

North Greenwich (The O2)	20 mins
Greenwich	28 mins
Canary Wharf	40 mins
London Bridge	55 mins

Travel across London by river

Uber Boat
by thames clippers





By train from Barking Riverside Overground station

Barking	7 mins
Stratford	14 mins
Canary Wharf	16 mins
Liverpool Street	25 mins



By train to the airport from Barking Riverside Overground station

London City	48 mins
Heathrow	1hr 43 mins
Gatwick	1hr 32 mins



By foot from Barking Riverside

Riverside School	4 mins
Barking Riverside Overground Station	10 mins
Barking Riverside Pier	13 mins



By cycle from Barking Riverside

Castle Green	10 mins
Parsloes Park	15 mins
Beam Parklands Country Park	18 mins
Stratford	41 mins

Train times taken from nationalrail.co.uk.
Distances taken from google.co.uk/maps.
Walking distances have been taken from current homes for sale.

A brand new home *and a thriving neighbourhood*

At Barking Riverside, there's a powerful sense of neighbourhood and community. Residents, local groups and charities work together on projects that promote wellbeing, culture, the environment and health - and which provide many opportunities for people to get to know one another.

In the short time since the first residents moved to Barking Riverside, they have been the driving force behind many popular initiatives.

RiverView is a resident-led local newspaper, run by an editorial board of Barking Riverside residents and supported by Thames Ward Community Project (TWCP) and Barking Riverside Limited (BRL). The Resident Editorial Board provide quarterly updates on the latest happenings in Barking Riverside and Thames Ward, sharing community stories and highlighting the great programmes and initiatives that residents are pioneering.

In the future, RiverView plans to become a new social business that reinvests into the community and captures the skills and voices of local people.

The Resident Events Panel (REP) delivers a resident-led event programme in partnership with BRL. The panel leads events from start to finish, from proposing event ideas to delivering them on the day. The REP has already organised a number of exciting events for the community in the past year, from a Winter Makers Market and a Latin-America themed Fiesta to a summer Sports Day along the river. Events are carefully planned to reflect the wants and needs of the local community - designed by residents, for residents.





Enjoy community focused events all year round

In addition to events planned by the Resident Events Panel, BRL deliver an annual calendar of events, activities and workshops for local people.

In September 2021, BRL partnered with Creative Barking and Dagenham to present Gaia, an awe-inspiring artwork by UK artist Luke Jerram. Over 1,500 visitors from across London came to view the floating three-dimensional globe, which resided at The Wilds at Barking Riverside for three days. The exhibition was open to the general public as part of the Open House 2021 programme, a renowned festival of architecture which takes place yearly across the capital.

Other events at Barking Riverside have included a series of bespoke Supper Clubs, flower-arranging workshops with East London-based florist Rebel Rebel, a Community Fun Day on the new Barking Riverside pier and a three-day open-air cinema along the riverfront.

‘Screenings By The River’ gave local people the opportunity to enjoy movie classics in the summer sunshine whilst sat on deckchairs with views of the River Thames. Over 350 residents bought tickets for showings of The Lion King, Encanto, Moana, Mamma Mia, Back to the Future and Dirty Dancing!

Over the next few years, community-led activity is set to become even stronger - and facilities more diverse - as the development grows. A new District Centre will become home to an array of restaurants, bars and cafes, creating spaces where new friendships will be made. The addition of several sizeable new parks will enhance the outdoor environment and create opportunities for new activities.

We provide the home
*and you make
it your own*





Contemporary homes designed for modern living

All homes at Barking Riverside will be finished to a contemporary specification with a typical home benefiting from a modern living space, and spacious bedrooms.

Our homes are built so that you can move in straight. With other developers you may be asked to pay an additional cost for extras, we include them within your purchase price so that there are no hidden costs. These items are oven, hob, extractor fan, integrated dishwasher, worktops, flooring, full height mirror in the bathroom, fitted wardrobe to master bedroom*.

We want to create places where people can relax, and we understand the importance of outdoor space and how it is required for modern living. This is why all our homes include private gardens, balconies, or terraces based on the type of home.

All 3 and 4 bedroom homes come with an en suite to the master bedroom and have a double oven suitable for families whilst also featuring ample storage space so that you can better organise your home. Cycle storage is available for all homes and all apartment blocks feature lifts making accessibility available for all.

*Fitted wardrobe located in second bedroom in some plots. The specification of the properties is correct at the date of print but may change as building works progress. Any images are indicative of the anticipated quality and style of the specification and may not represent the actual furnishings and fittings of the properties. Unless specifically incorporated in writing into the sales contract the specification is not intended to form part of any offer, contract, warranty or representation and should not be relied upon as a statement or representation of fact.



A bright future *and a place to call home*

Barking Riverside has the brightest of futures. It already has state-of-the-art rail and river stations, attracting families and professional people alike.

The sheer success of this healthy, sustainable new development is attracting lots of interest from innovators, enterprises and people whose imaginations have been captured by what is fast becoming a model for communities of the future. These are just some of the highlights coming to the area in the next few years.



Station quarter

An exciting new district surrounding the Barking Riverside Overground station will bring a wealth of facilities to the area, ranging from shops and restaurants to cafés and bars. This commercial zone will also include the riverboat pier and will evolve to become a destination point for new community facilities, cultural events and business opportunities.



Iconic markets

In March 2021, a plan to relocate Billingsgate Market, Smithfield Market and New Spitalfields Market to Barking Riverside was given outline permission. If the proposals go ahead, the three historic markets will merge to create Europe's largest food market – possibly using the Thames to transport produce to the site.



The Wellbeing Hub

Barking Riverside is London's only NHS-nominated 'Healthy New Town'. As part of this project to create an environment in which physical and mental health is prioritised, there will soon be a new Wellbeing Hub. This multi-million-pound facility will allow residents to visit a GP or get involved with a range of community group activities. The building will also be home to an indoor waterpark, a gym, fitness studios and a café.



Movie-making destination

Barking & Dagenham is already fast becoming the 'Hollywood of East London'. In 2019, Marvel blockbuster Black Widow was filmed in the borough and supported by Film LLD: London Borough of Barking and Dagenham, which works to attract filmmakers to the area. Two warehouses in Barking are set to be converted into new studios, which will be known as The Wharf.

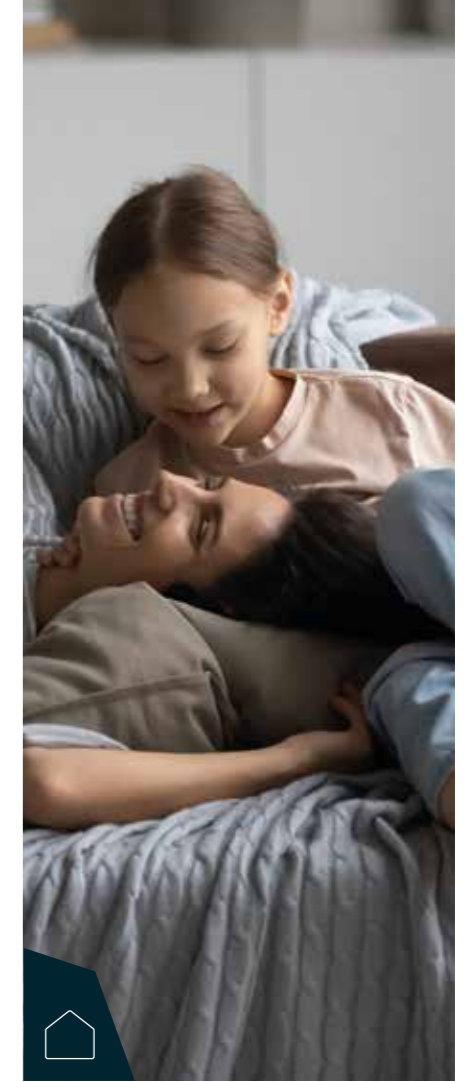


Education

At Barking Riverside, you will have an impressive choice of seven high-quality brand new schools to choose from, all benefiting from state of the art facilities. Three of which are already open and welcoming pupils.

One school already open is Riverside Campus – providing primary, secondary and special educational needs – which has a capacity of 2,600 students and occupies a £45 million complex. The school is already reporting excellent results and is Ofsted rated 'Good'.

Further across the development is George Carey Church of England primary school' rated "Good" along with the other high performing primaries; Sydney Russell School" which is also rated "Good" and Thames View Infants", which is rated "Outstanding".



Local events

Already home to a well-established and proudly diverse community, Riversiders play a leading role in making the neighbourhood a fun and fulfilling place to live, work and visit.

Residents take an active part in running a programme of initiatives that benefit all and make Barking Riverside a place everyone can be proud of via the residents' events panel. Working in partnership with Barking Riverside Limited, the resident events panel is tasked with conceptualising and delivering a series of events from summer picnics to winter markets for local people that are fun, engaging and relevant.

We provide the home *and you bring the fun*

We at L&Q create homes for people and invest in communities that they can be proud of. The homes are spacious and built for modern lifestyle. Barking Riverside is home to more than 1600 people already.

Here is what some of our customers have to say

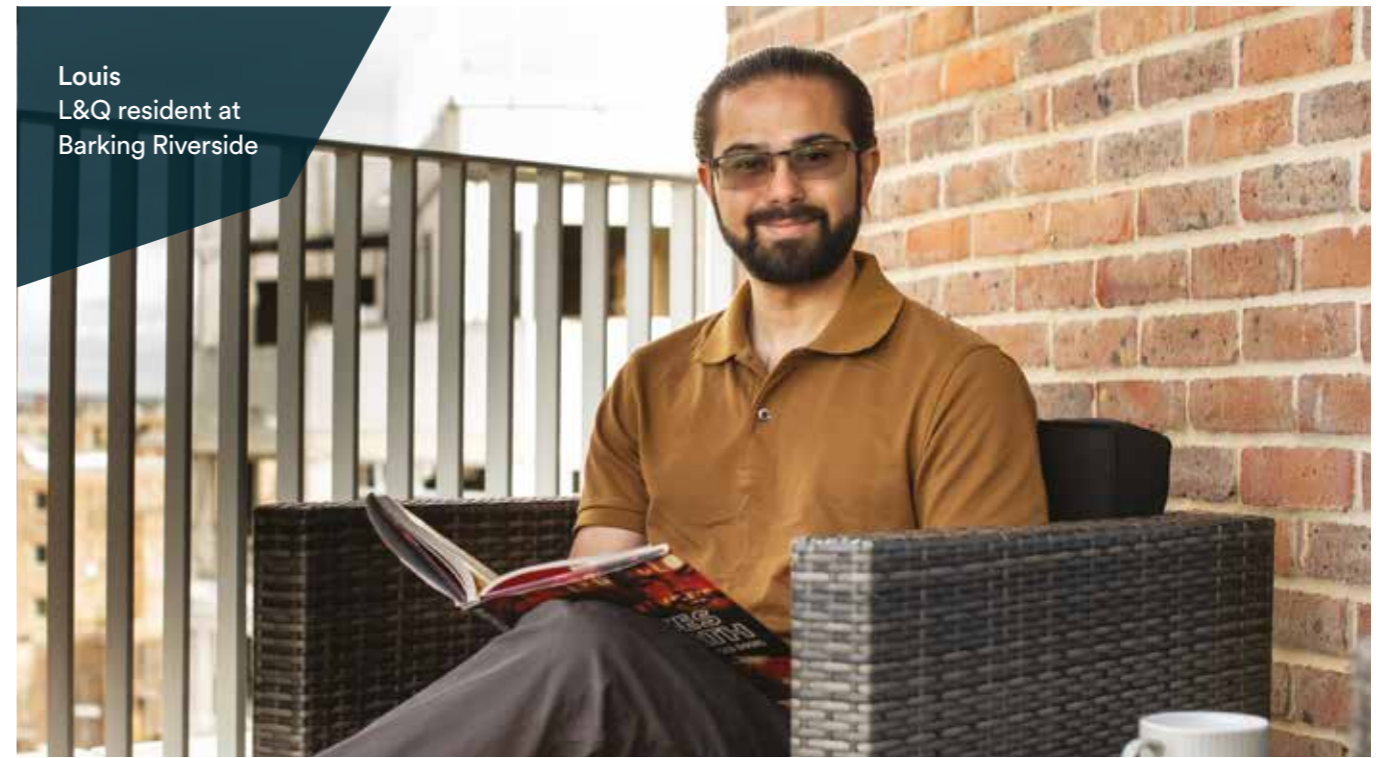
Theo and Jade
L&Q residents at
Barking Riverside



“We have a two-bedroom apartment with two bathrooms and ample space for our family to grow. The open-plan kitchen and living room is really practical, and is always filled with natural light thanks to the huge windows.

We can't wait for summer when we can make the most of the huge balcony. We love owning a new-build, knowing that we are the first people to call this property 'home.'”

Louis
L&Q resident at
Barking Riverside



“I chose Shared Ownership because you can put down a smaller deposit than you would on the open market – which made it a great way for me to get onto the property ladder.

L&Q were very helpful from the outset, I really felt they were with me each step of the way. They had about a two-hour turnaround when answering questions, I was instantly impressed, even before I'd seen the apartment!”

Darnel and Monique
L&Q residents at
Barking Riverside



“While we were initially drawn to the house, when we heard more about the wider area it all just slotted into place. The fact the school is a stone's throw away is ideal for when Alana gets older, a new playpark has just opened that will be great to go to during the day.

We've joined the Facebook group as well and have been told there's a lot of community events that run, so we're looking forward to meeting even more people that way too.”



Investing in homes *and neighbourhoods*

At L&Q we believe passionately that people's health, security and happiness depend on where they live.

With nearly 60 years experience, we have what it takes to do things right. We aim to deliver great service to every customer, every time, and we're always looking for ways to improve ourselves.

Our relationships are built on trust, transparency and fairness and we're there when we're needed – locally responsive and working hard to keep the communities we serve safe and vibrant.

Because our social purpose is at the core of what we do, we reinvest all of the money that we make into our homes and services.

We create better places to live by delivering homes, neighbourhoods and housing services that people can afford.

We are L&Q.

We're here and ready to help

When you're ready to move in, L&Q will give you a personal introduction to your new L&Q home.

The L&Q new homes warranty

We will demonstrate how to operate your appliances and heating and talk you through any special features, all of which will be detailed in your Home User Guide.

We are confident that you will be delighted with your new L&Q home, but for added peace of mind, all of our homes also come with an L&Q new homes warranty.

This lasts for two years from the date of legal completion. For the 2-year period, we guarantee items supplied as part of your new home, covering repairs needed due to faulty workmanship or materials. The NHBC Buildmark cover is valid for 10 years from the date the building was finished.

Your sales negotiator can provide you with more details on the L&Q warranty and NHBC Buildmark cover. You can also access the full terms and conditions on our website: lqgroup.org.uk



A selection of other L&Q developments



L&Q at Beam Park
Rainham
lqhomes.com/beampark



The Chain
Walthamstow
lqhomes.com/thechain



L&Q at Beaulieu
Chelmsford
lqhomes.com/beaulieu


Disclaimer


All information in this document is correct at the time of publication. Travel times are taken from Google Maps and National Rail. The contents of this brochure should not be considered material information for the purposes of purchasing a home. No image or photograph (whether computer generated or otherwise) is taken as a statement or representation of fact, and no image or photograph (whether computer generated or otherwise) forms part of any offer, contract, warranty or representation. Your home is at risk if you fail to keep up repayments on a mortgage, rent or other loan secured on it. Please make sure you can afford the repayments before you take out a mortgage.


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L&Q

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