

PARKLANDS

LIVING. BREATHING. LONDON.



BARKING
RIVERSIDE
LONDON

COME HOME
TO A BRAND NEW
ADVENTURE

WELCOME TO PARKLANDS AT BARKING RIVERSIDE

Barking Riverside is a joint venture between L&Q and The Mayor of London, and is one of Europe's largest brownfield developments, covering an impressive 443 acres, alongside 2km of beautiful south-facing River Thames frontage. The master plan will deliver 10,800 new homes, the brand new Barking Riverside Overground station, as well as commercial, retail and leisure facilities. This pioneering project will incorporate Envac, one of Europe's largest automated waste disposal systems. New schools, parks and river walkways will all become home to an estimated 30,000 people at this former 1920's power station site.

Parklands, the first phase of new homes for sale available through L&Q, offers various buying options and a variety of layouts and styles. Showcasing a collection of contemporary one, two and three bedroom apartments, two and three bedroom duplex apartments as well as three and four bedroom townhouses. Each home will bring together a perfect blend of comfort, architecture and design, so residents can live the life they want, and live it in style.



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2.5%

**PRICE GROWTH ACROSS
BARKING RIVERSIDE**

compared to a fall of
0.7% across London
dataloft, Land Registry
(Outer London boroughs)



36% LOWER

**BARKING RIVERSIDE
AVERAGE PROPERTY
PRICE: £304,848**

36% lower than the
rest of London
dataloft, Land Registry
(Outer London boroughs)

BARKING RIVERSIDE WILL DELIVER
**10,800 HOMES
& 65,000 SQ. M. OF
COMMERCIAL SPACE**
OVER 178 HECTARES



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**IN PARTNERSHIP WITH THE MAYOR OF
LONDON, L&Q IS INVESTING IN BARKING
RIVERSIDE AND IS HERE TO STAY**

**HELPING BUYERS THROUGH THE
PURCHASING PROCESS AND BEYOND.**

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BARKINGRIVERSIDE.LONDON



AT BARKING RIVERSIDE

A VIBRANT NEIGHBOURHOOD

JOIN THE STRONG AND SPIRITED COMMUNITY AT BARKING RIVERSIDE

At Barking Riverside, and across the wider Thames Ward, there is a strong sense of neighbourhood and community. Existing residents and local people have started public groups, charities and neighbourhood projects in order to promote well-being and to provide opportunities for neighbours to get to know one another.

The wider Barking Riverside community will include plenty of opportunities for residents to get involved. Over the next ten years, new residents will join the spirited local community at Barking Riverside as investment and development bring new opportunities to the area. Future plans include a District Centre, which will be home to an array of restaurants, shops, bars and cafés for residents to discover.

There is a strong focus on green space for the development in order to further inspire neighbourhood interaction, including the addition of several sizeable new parks. The Wilds will feature a nature reserve, ponds, and play areas, all offering engaging outdoor spaces for residents to use. To complement these spaces, a series of cycle networks and pedestrian routes will run through the development, encouraging exploration of the great outdoors.

There will also be the opportunity to attend and participate in various events, all taken from the exciting annual Barking Riverside community social calendar – assuring a quicker, smoother settling-in period for new residents.



Image depicts local photography



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AT
BARKING
RIVERSIDE

AN EXCELLENT EDUCATION



-  STATE OF THE ART FACILITIES
-  7 SCHOOLS WITH 4 ALREADY OPEN
-  NURSERY, PRIMARY, SECONDARY AND SPECIAL EDUCATIONAL NEEDS
-  SPORT AND LEISURE FACILITIES

An impressive choice of high-quality brand new schools, with state-of-the-art facilities and excellent results. Seven schools will serve the completed scheme, with four already open.

Riverside Campus, with capacity for 2,600 students, is a brand new £45 million complex, within walking distance of Parklands. This provides three separate free schools (primary, secondary and special educational needs), including impressive facilities such as a four-court sports hall, four multi-use games areas, an all-weather AstroTurf pitch, two dance studios, fully equipped science labs and an impressive main hall.

Already reporting excellent GCSE results and with Ofsted rated 'Good' primary and secondary schools, Riverside Campus paves the way for more top-performing schools to establish themselves at Barking Riverside, giving parents huge flexibility to select the very best for children's education. Further across the development, George Carey Church of England, another Ofsted rated 'Good' primary school can be found, as well as the Barking Riverside nursery for under 5s.

High performing, nearby primaries include Sydney Russell School and Thames View Infants, both rated the only Ofsted 'Outstanding' primary schools in the borough.

 £32,313

Price premium for living nearest to an Ofsted rated 'good' secondary school compared to one that requires improvement dataloft, Land Registry (Outer London boroughs)



COMMITTED TO HEALTH

LIVE IN LONDON'S ONLY HEALTHY NEW TOWN

Barking Riverside believes strengthening health and happiness is a core part of creating a great place to live. As London's only healthy new town, investment and research have helped to design health-promoting features into the environment at Barking Riverside, as well as supporting neighbourhood projects that encourage well-being.

As the development grows, a range of innovative health facilities will be delivered. These include a state of the art GP surgery with combined leisure and public facilities, which will also feature a family swimming pool. A great deal of investment is also being made along the river, where leisure and cycling routes will combine with sports and recreation opportunities, ecology projects and other attractions to create a community area that promotes making the most of Barking Riverside's Thames frontage.

-  CO-DESIGNED HEALTH AND LEISURE FACILITIES
-  RIVER THAMES CYCLING AND WALKING ROUTES
-  INNOVATIVE PUBLIC GYM WITH COMBINED GP FACILITIES
-  FAMILY SWIM CENTRE

FREEDOM

AT BARKING RIVERSIDE

GREEN LIVING

Barking Riverside has been designed to retain and nurture the unique ecology of the area.

A brand new Ecology Centre will provide a superb opportunity to explore and learn about the fascinating wildlife and ecology residing on the grounds.

Habitat areas range from urban to wetlands, mudflats, creeks, brooks, ponds and the River Thames itself, while the wildlife includes 43 species of breeding and migrating birds, water voles, seals and more.

£50,526

Inferred price premium of living less than **250 metres** from open green space and **within a mile of the Thames**
dataloft, Land Registry (Outer London boroughs)

ENVAC SYSTEM

Barking Riverside will feature one of Europe's largest automated waste disposal systems. A site this size, would have required over 19,000 bins – these will be replaced with 460 waste inlets instead.

The 'waste inlets', which residents can access via fob, encourages residents to dispose of waste easily using a 'little and often' approach. There are two types of inlets, general waste and mixed recycling.

Entrances to all houses and apartment blocks will be in close proximity to a waste inlet.



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HISTORY

AT BARKING RIVERSIDE

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BARKING PAST

King George V and Queen Mary officially opened the coal-fired Barking Power Station in 1925. It was built by the County of London Electric Supply Company to provide electricity for London, a large part of Essex as well as for part of Kent and, by the time its four separate sections were completed, it was the largest steam-powered station in Europe with a total output of some 100 megawatts of electricity. The riverside site was chosen because it was easily accessible for the constant stream of coal ships bringing deliveries. Barking Power Station continued to generate power throughout World War II.



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Historical images depict local area.



Historical images depict local area.

The station escaped serious bombing – thought to be, in part, because of the smoke it produced which obscured the buildings themselves and offered some protection to the nearby factory of Fords. Although the unloading of the coal and its delivery into the boilers was mechanical, there was much dirty, heavy and dangerous work to be done such as cleaning the boilers out and lagging the huge pipes. As a result, the Station did not take female employees before World War II. Until then, even the clerical and secretarial work had been done by men. Fine coal dust covered everything, including the contents of the offices.

At its height, Barking Power Station ran its own football and cricket clubs and had a darts team but with the decline in coal-produced electricity, the Station started a redundancy programme in the 1970s and finally closed in November 1981. The buildings were then demolished and the site was subsequently sold for redevelopment.



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A PLACE TO CONNECT

Travelling to central London is extremely accessible with Barking Riverside being served by the EL1 bus route (which runs 24 hours per day) as well as the EL2. This convenient service links you directly to both Dagenham Dock and Barking stations, with the C2C, as well as District and Hammersmith & City tube lines and the London Overground running from the latter.

Barking Riverside is ideally placed for connections to the A13, A406, M25 and M11, connecting you in, around and out of London.



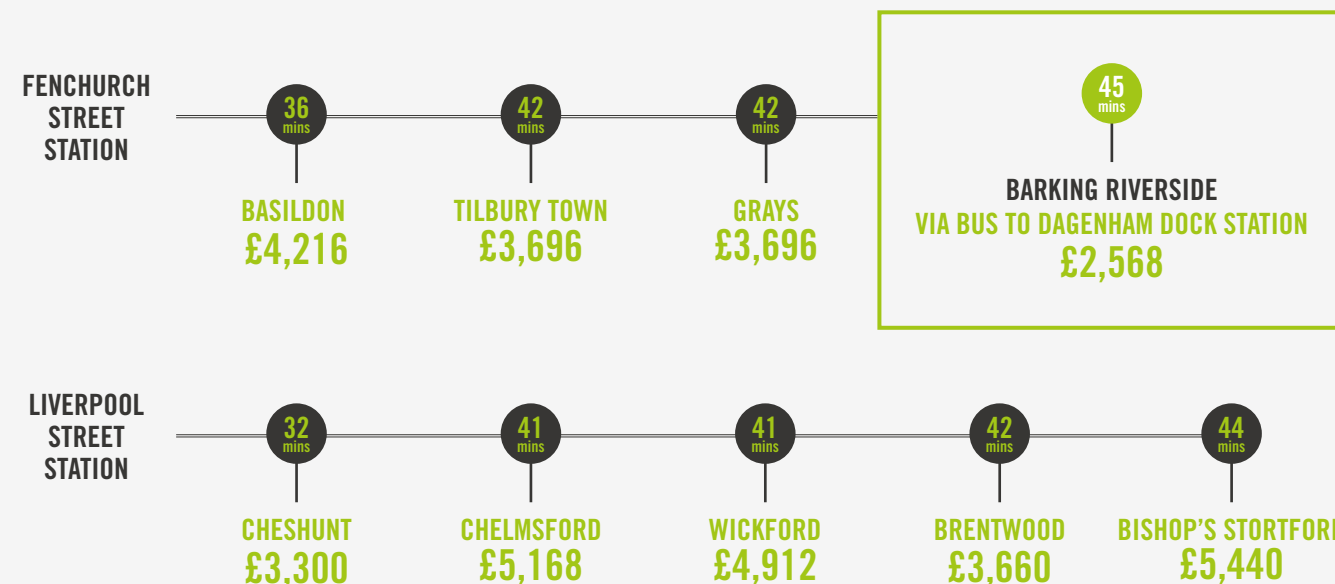
Enterprise Car Club is on site at Barking Riverside, providing quick, cheap and easy access to a vehicle. Residents also benefit from one-year free membership plus £50 car allowance, hourly rates from £4.95, easy access to other Enterprise cars and fleets across London as well as 10% off at Enterprise Rent-A-Car.



BARKING RIVERSIDE OFFERS COMMUTER SAVINGS

Barking Riverside offers a highly competitive annual commuting cost when compared to other locations with access to the East London mainline stations of Liverpool Street and Fenchurch Street.

The 4.5km London Overground extension to facilitate the opening of the new Zone 4 Barking Riverside station in 2021 will undoubtedly further enhance the appeal of the area, providing an on-the-doorstep Overground service into the capital.



Dataloft, Land Registry (Outer London boroughs)
Journey times are approximate only.

FROM BARKING STATION, BY TRAIN

15 MINS

FENCHURCH STREET STATION

18 MINS

CANARY WHARF STATION

22 MINS

LIVERPOOL STREET STATION

25 MINS

SHOREDITCH HIGH STREET STATION

FROM DAGENHAM DOCK STATION, BY TRAIN

21 MINS

STRATFORD STATION

30 MINS

LONDON BRIDGE STATION

33 MINS

WATERLOO STATION

37 MINS

KINGS CROSS

FROM BARKING RIVERSIDE, BY CAR

12 MINS

LAKESIDE SHOPPING CENTRE

16 MINS

LONDON CITY AIRPORT

22 MINS

WESTFIELD STRATFORD CITY

23 MINS

BLUEWATER SHOPPING CENTRE

Car travel times and distances are taken from www.google.co.uk/maps and are approximate only. Train times taken from www.tfl.gov.uk.

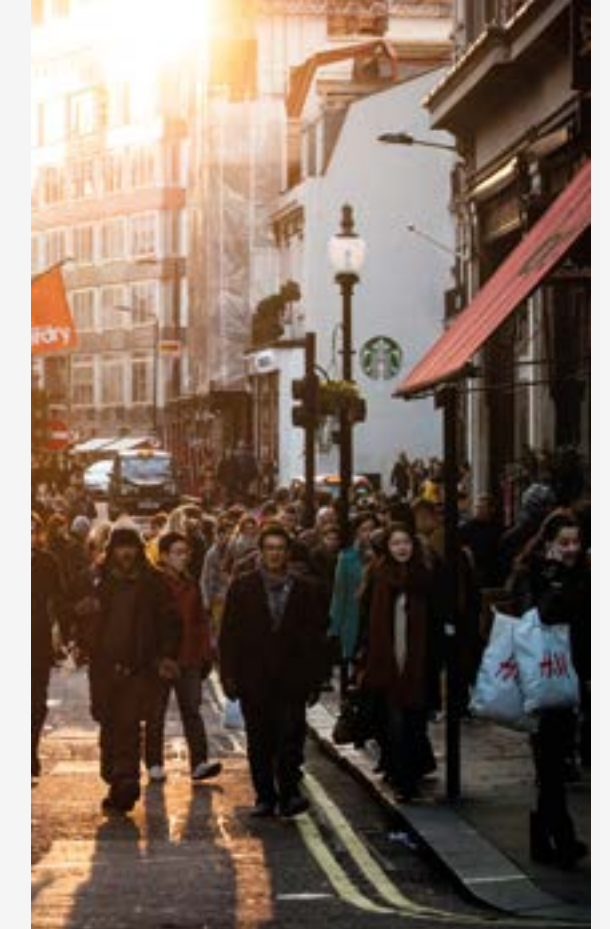
FUTURE ACCESS

BARKING RIVERSIDE OVERGROUND STATION

CONNECTED TO CENTRAL LONDON IN 22 MINS

In partnership with the Mayor of London and Transport for London, work is underway on a new London Overground station. Due to open in 2021, the new link will connect Barking Riverside to central London in just 22 minutes.

Train times taken from tfl.gov.uk.



LIVE WITHIN 30 MINS OF...

Barking Riverside will soon benefit from new transport links, changing access for the entire area.



WESTFIELD
SHOPPING
CENTRE



QUEEN
ELIZABETH
OLYMPIC PARK



LIVERPOOL
STREET



TOWER OF
LONDON



THE O2



BANK

ON YOUR DOORSTEP





PICTURE YOUR IDEAL SPACE



CONTEMPORARY LIVING

All homes in Parklands will be finished to a contemporary specification with a typical home benefiting from a bright and modern living space, fully-fitted kitchen and ample storage. Every home will have access to outside space, houses and ground floor apartments will have a garden and apartments on the upper floors will have a balcony or terrace. Additionally, all of the mansion block and podium block apartments will have access to secure communal gardens through the use of a key fob.



**BRIGHT
AND MODERN**



**FLOORING
& TILING
INCLUDED**



**FULLY-FITTED
KITCHEN
INCLUDED**



**OUTSIDE SPACE
(COMMUNAL
OR PRIVATE)**



**SECURE
FOB-ACTIVATED
GARDENS**

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WE DON'T JUST
**BUILD
HOMES**

WE BUILD
FUTURES

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BARKING RIVERSIDE, LONDON

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ABOUT THE DEVELOPMENT PARTNERS



Barking Riverside, a joint venture between L&Q and the Greater London Authority, will deliver 10,800 new homes, over 65,000 square metres of commercial, retail and community facilities, as well as up to seven schools,

public squares and open spaces. There will be a major new highway infrastructure and a new London Overground station connecting the development to the City in 22 minutes.



L&Q is a leading residential developer, founded over 50 years ago because homes matter to everyone. It plays a key part in helping shape some of the most exciting, diverse and dynamic regions in the country, including London and the South East.

L&Q creates high-quality homes and places people love to live. Its award-winning approach designs thriving communities to suit a whole range of aspirations, incomes and stages of life. It leads to major residential and mixed-

use developments and is committed to working with like-minded partners to help solve the housing crisis and meet its vision to deliver 100,000 new homes.

L&Q invests in places for the long term. Its Community Foundation aims to build opportunity and confidence in each area and helps local people into sustainable careers. As a charitable housing association, every penny of any surplus is invested back into providing more new homes and services for its residents.

Train times taken from tfl.gov.uk.

A SELECTION OF OTHER L&Q DEVELOPMENTS



New Union Wharf, Isle of Dogs
lqhomes.com



The Chain, Walthamstow
lqhomes.com



Ropemakers Yard, Limehouse
lqhomes.com

THE L&Q NEW HOMES WARRANTY

When you're ready to move in, L&Q will give you a personal introduction to your new L&Q home. 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 2 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 guarantee and NHBC Buildmark cover. You can also access the full terms and conditions on our website: lqgroup.org.uk



All information in this document is correct at the time of going to print. Computer generated images are for illustrative purposes only and dimensions are not intended to form part of any contract or warranty. Individual features such as windows, bricks and other material colours may vary, as may heating and electrical layouts. Images provided of the proposed development do not show final details of gradients of land, boundary treatments, local authority street lighting or landscaping. We aim to build according to the layout, but occasionally we do have to change property designs, boundaries, landscaping and the position of roads, footpaths, street lighting and other features as the development proceeds. All services and facilities may not be available on completion of the property. Should you have any queries, please direct them through your legal representatives. The contents of this brochure should not be considered material information for the purposes of purchasing a home. July 2019.



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MAYOR OF LONDON

BECAUSE HOMES MATTER