

BARKING RIVERSIDE

L&Q



A place to be, become and belong

Barking Riverside is a new development bringing housing, community facilities, amenities, transport links and green spaces to East London.

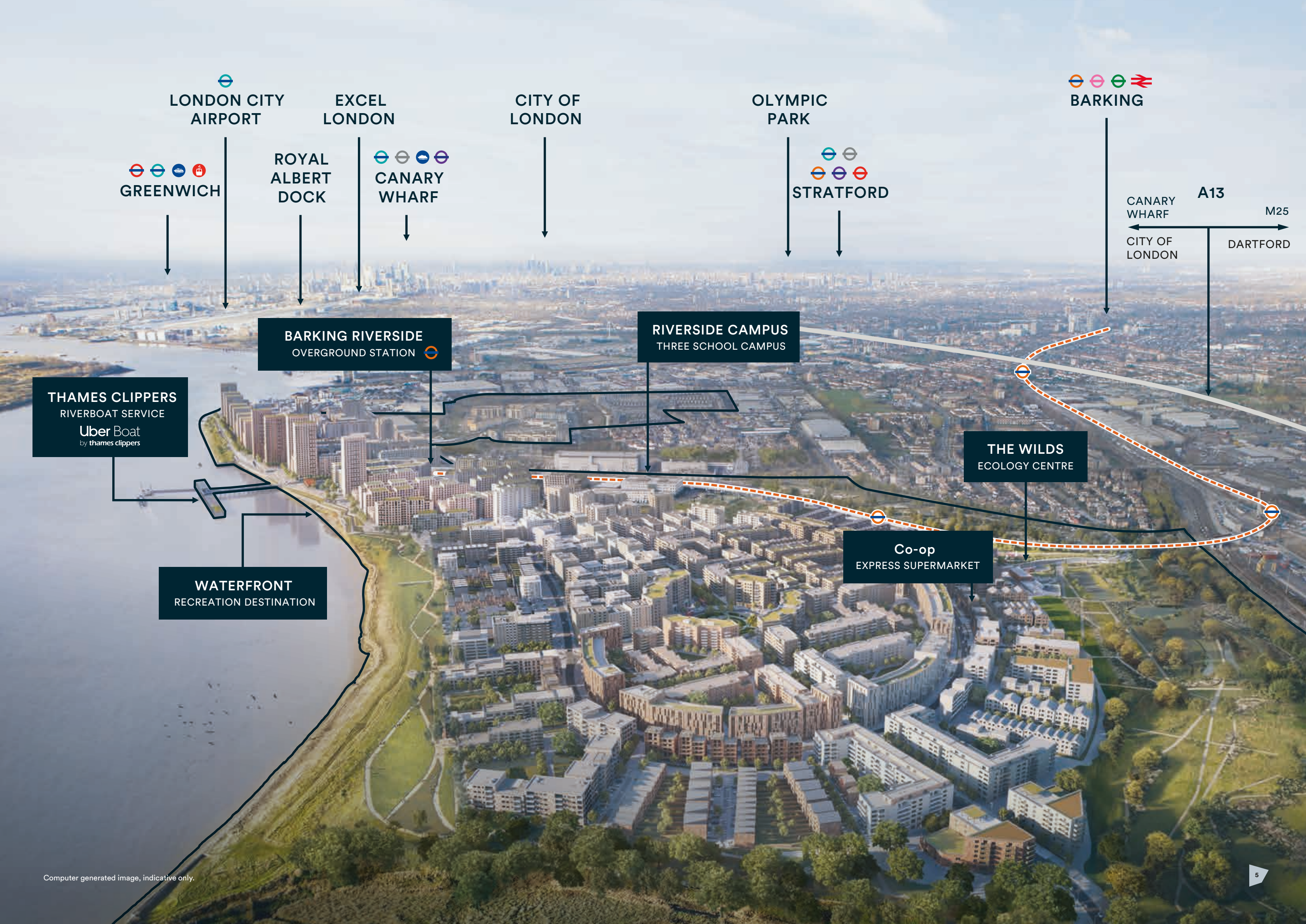
The development is delivered by master developer Barking Riverside Limited, a joint venture between the Mayor of London and L&Q, strengthened by its partnerships with organisations including Transport for London, Uber Boat by Thames Clippers, and the London Borough of Barking and Dagenham.

Benefitting from a unique location on the banks of the River Thames, Barking Riverside is set in an area as large as London's Hyde Park in an area once occupied by the iconic Barking Power Station. Once completed, Barking Riverside will deliver over 10,000 homes. A new planning application due to be submitted this year could uplift the number of homes to 20,000.

Connected via London Overground and an Uber Boat by Thames Clippers river bus service, Barking Riverside is ideal for those who want fast and easy access to central London; residents can reach Fenchurch Street via Barking Riverside Station in just 22 minutes. Designed for the wellbeing of current and future residents, core to the development masterplan is the abundance of green space as well as access to the 2km of River Thames frontage.

Barking Riverside is already home to a diverse and active community of over 7,500 residents. Existing amenities include five schools - one of which is an Ofsted Outstanding secondary school - two community hubs, cycling and walking routes, 80 acres of ecology habitat, state-of-the-art recycling, and an automated waste management facility. Plus, residents enjoy a year-round calendar of social activities, such as resident-led events, workshops, markets, food and drink offerings as well as regular on-site community groups. Planned for the future are new community facilities, cultural events, and business opportunities that will be delivered within a new commercial zone at the heart of Barking Riverside.

Situated at the emerging frontier of East London, Barking Riverside stands out as one of the capital's most significant developments and as a key residential legacy for the future.



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

THE WILDS
ECOLOGY CENTRE

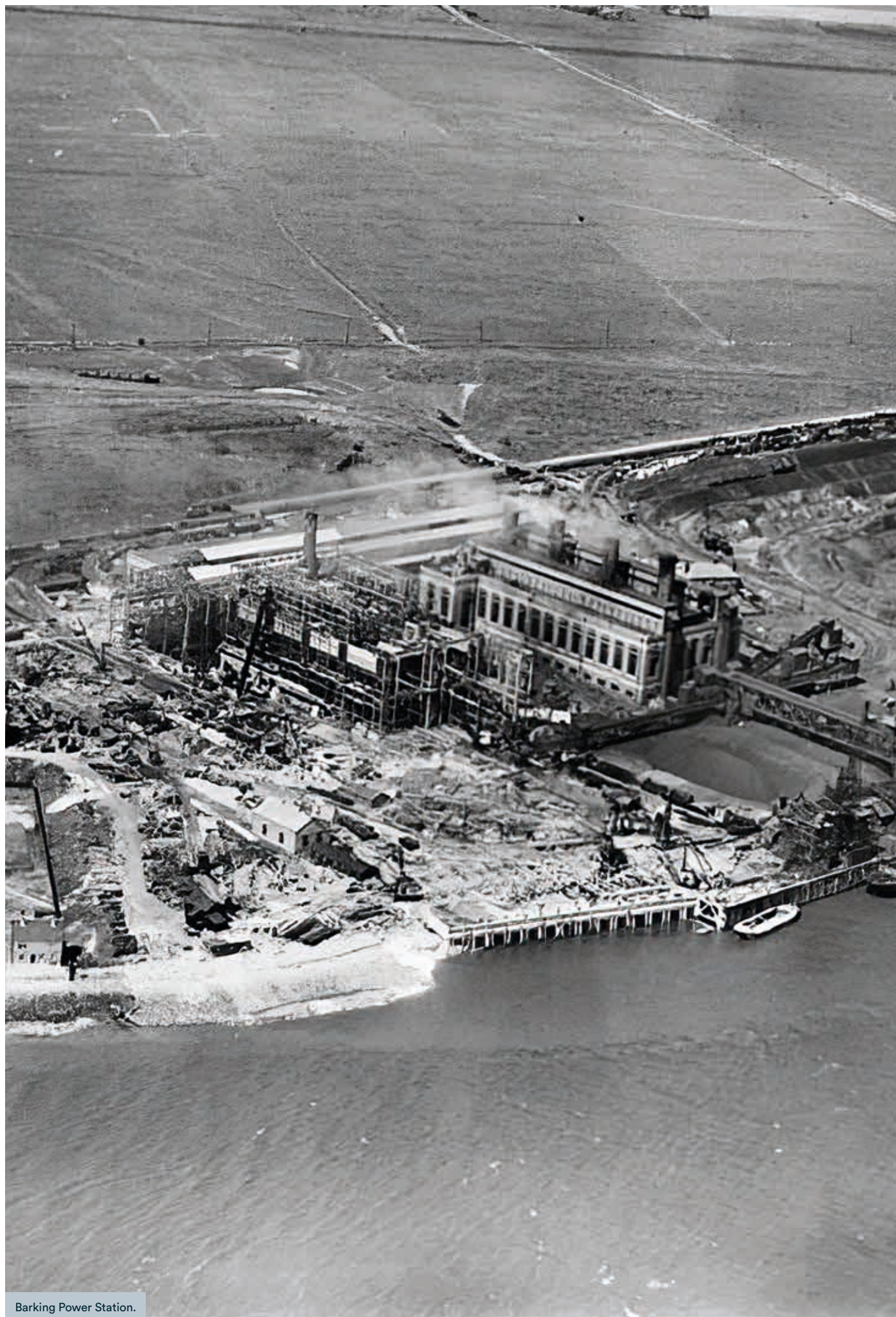
Co-op
EXPRESS SUPERMARKET

THAMES CLIPPERS
RIVERBOAT SERVICE
Uber Boat
by thames clippers

WATERFRONT
RECREATION DESTINATION

Building new communities
and places to enjoy





Barking Power Station.

A rich history

and a very promising future

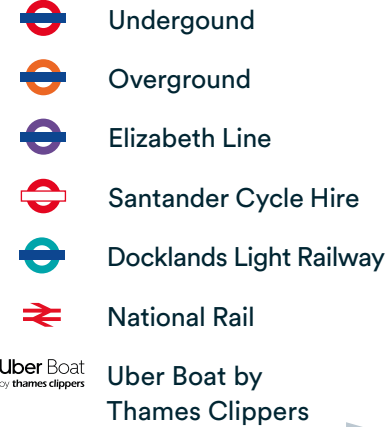
Barking Riverside has both a fascinating past and a vibrant future. From the 14th century, it became well known for its fishing industry. Locals would sail out into the North Sea for weeks at a time, with some reaching as far as Iceland in the summer months.

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 via 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.





The essentials you need *and all close at hand*



Co-op Food Store



Five brand new schools including
an 'Outstanding' Ofsted rated
Secondary School



River Thames cycling
and walking routes



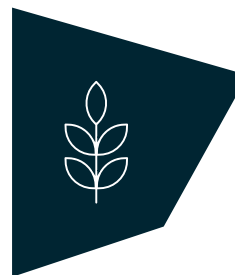
Resident-run GROUNDED
café at The Wilds



Two community hubs with a regular
programme of events and courses



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 Overground, 24-hour buses
and river bus



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 cycleways will connect residents across the neighbourhood, and residents will have direct access to 2 km of southfacing river frontage along the Thames. 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 dedicated to wildlife and special habitats. 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 aesthetic environment in which to work – you can book a co-working space or hot-desk.



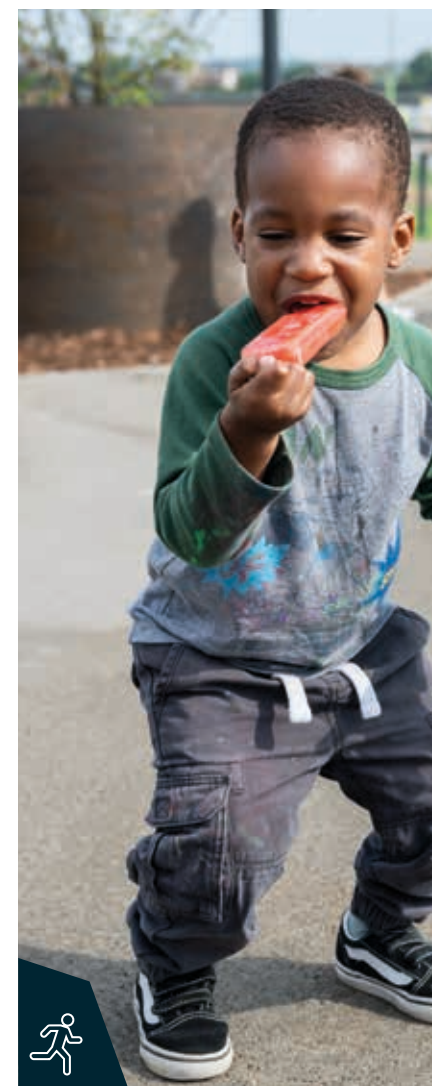
Eat & Drink

Also at The Wilds, you'll find the excellent 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 transported 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 the largest single one of its kind in the world.



Sports & Play

Playparks and other local amenities have been collaboratively designed with input from residents, ensuring they reflect their needs and aspirations.

Explore the great outdoors with beautiful walks and cycling routes, including 2 km of riverfront. Cyclists of any level can also make use of Dr Bike, a Cycle Hub sharing scheme that provides a free repair service.



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, healthy products, as well as offering every day essentials, food-to-go, award winning wines and beers, ready meals and vegan and plant-based products.

Reach central London in 22 minutes*

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.

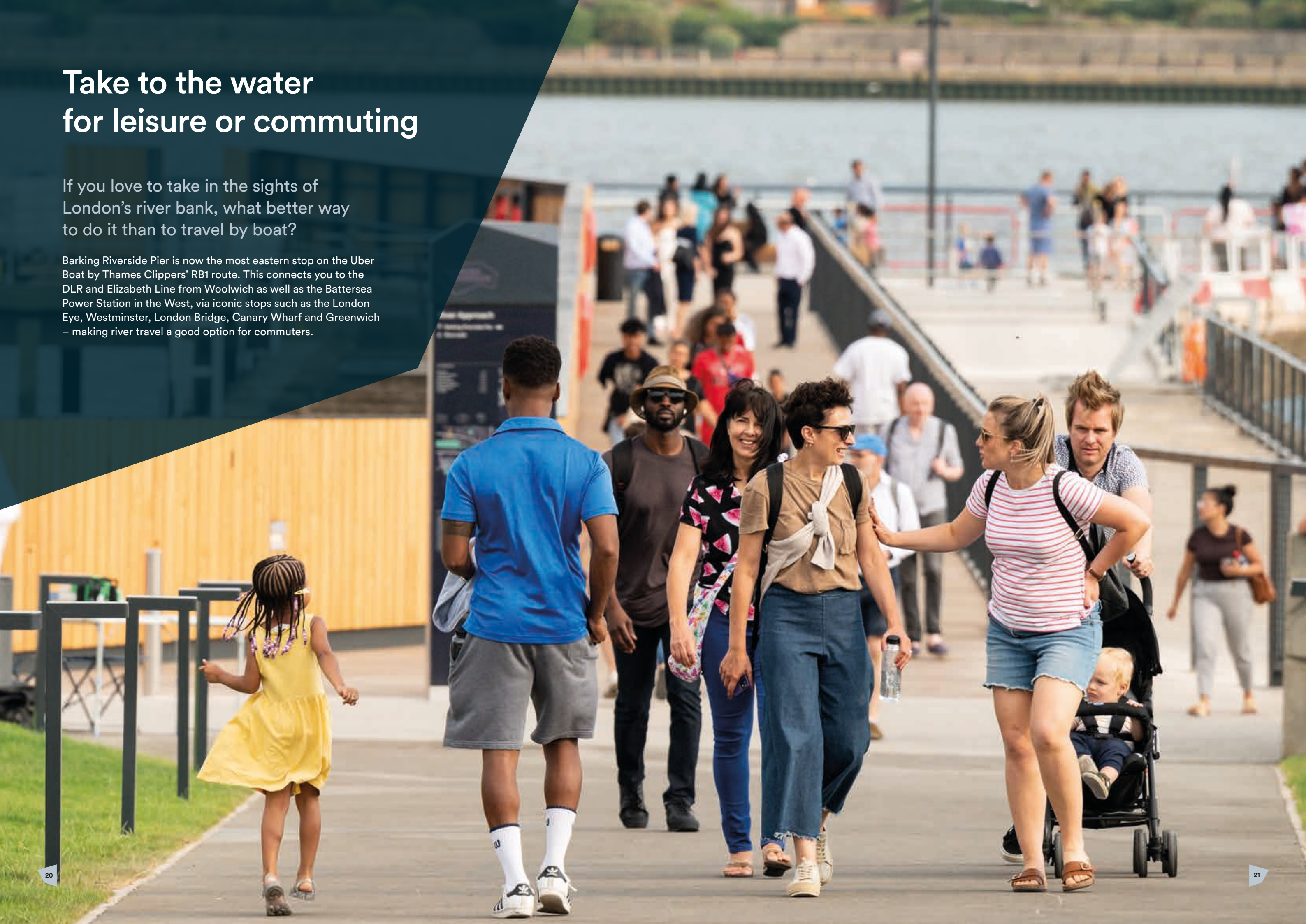
← Way out

BARKING RIVERSIDE

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?

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.



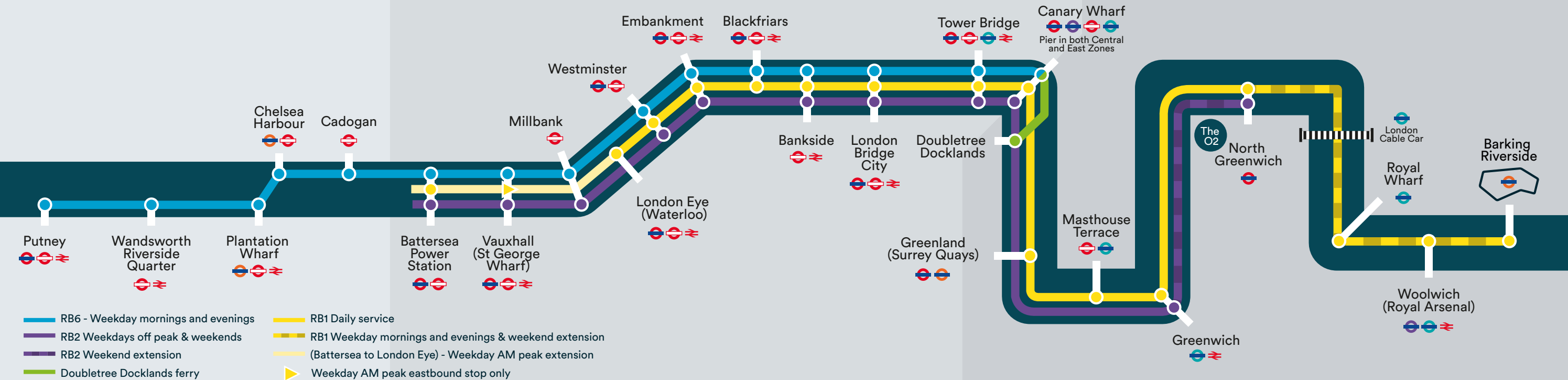


Uber Boat by Thames Clippers travel from Barking Riverside Pier

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



Well connected



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
Gatwick	1hr 32 mins
Heathrow	1hr 43 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 rent.

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.

RiverView is a resident-led local newspaper run by an editorial board of Barking Riverside residents and supported by Thames Life 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.

Barking Riverside offers a year-round calendar of activities, including resident-led events and cultural offerings. The flagship event at Barking Riverside is Emerge East, a festival celebrating community, creativity and nature. Following a successful debut in 2022, the free festival returned in September 2023, offering a range of activities, including everything from DJs to dog shows, as well as the return of the outdoor sauna experience and the Home Cook event – which delivered a unique food offering from local people, launched by TV chef Bola Obileye. An upcycled textile craft zone was hosted in L&Q sales office where anyone could drop-in and make fabric wreaths and other home décor items, giving offcuts of textiles a second life bringing a personalised experience to visitors.

In 2023, Barking Riverside launched Summer Sessions, an action-packed programme of events and activities along the Thames riverfront. Running for ten weekends across the summer,

the programme was designed to provide a diverse range of events, including a cocktail bar, street food vans, live music nights, outdoor games, a family rave and much more.

‘Screenings By The River’ in 2022 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!

In February 2024, residents enjoyed a beer tasting event hosted by an independent microbrewery from East London. 2024 will also see the return of Summer Sessions and Emerge East, following successful events this year. Regular events and classes continue to be held at the two local community centres, The Wilds and The Rivergate Centre.

We provide the home
and you make it your own





Photography of showhome, indicative only.



Contemporary homes designed for modern living

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

Our homes are built so that you can move in straight away. 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 include the oven, hob, extractor fan, integrated dishwasher, worktops, flooring, full height mirror in the bathroom and 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 three and four 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. Photography of showhome, indicative only.



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 be situated between the Overground station and river bus pier and will evolve to become a destination point for new community facilities, cultural events and business opportunities.



Food Hub

As part of the council's ambitious vision to establish a permanent food hub in Barking, the City of London has approved plans to move both the Billingsgate and Smithfield markets to a new market site within Barking Riverside. The City Corporation is also actively developing plans for a state-of-the-art food school at the upcoming markets site, which will play a pivotal role in training future butchers, fishmongers, and fruiterers.



Community Hubs

Barking Riverside boasts two new community hubs, The Wilds and The Rivergate Centre. Since opening in July 2021, The Wilds at Barking Riverside has hosted a variety of events and activities for the community and visitors from around London. These include art installations by internationally renowned artists, family workshops, health and wellbeing events, resident talks and corporate gatherings. Whilst The Rivergate Centre offers a range of events, as well as a multi-faith space, community halls and outdoor pitches available to book.



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 LLBD: 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 'Outstanding'.

Further across the development is George Carey Church of England primary school** rated 'Good' along with Thames View Infants*, which is rated 'Outstanding'.



Local Events

Already home to a well-established and proudly diverse community, The Residents Event Panel 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 craft sessions to salsa nights 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 lifestyles. Barking Riverside is home to more than 1,600 people already.

Here is what some of our customers have to say:



Jordan
L&Q resident at
Barking Riverside

“Barking Riverside is up-and-coming and buying here has been a really good investment for my future. It feels like a really exciting time to be moving here and I’m looking forward to seeing all the infrastructure, restaurants, shops and facilities that will be coming to site in the future.

The whole riverfront area is going to be transformed and that was one of the main things that attracted me to the development initially.”



Rosalyn
L&Q resident at
Barking Riverside

“As soon as I learnt that I could buy a percentage share of a property through Shared Ownership, I gained a new sense of hope for my property hunt.

L&Q’s homes were nothing like the places I had been previously looking at – they were contemporary, with generous living spaces and bedrooms and lots of them even offered private outdoor space which was especially appealing.”



Paulo
L&Q resident at
Barking Riverside

“I was really impressed when I saw the apartment, I just got that instant feeling and knew it was where I wanted to be – it is an amazing development too.

Having two bedrooms was ideal because I like to have friends come and stay over, and the feel of the area in general was both exciting but also relaxed. It still feels like a dream. Now I have my own space, a space that I can decorate and entertain friends in.”



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 12 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
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Barking Riverside



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