





Thinking  
East  
Looking  
West





**Boris Johnson**  
Mayor of London

This project will see Royal Albert Dock return to its historic role as the trading heartland of London. It will deliver 20,000 full-time jobs, create £6 billion for the UK economy and serve as a catalyst for further development. Welcome to London's newest business district.



**Xu Weiping**  
ABP Chairman

Welcome to ABP Royal Albert Dock. It is an honour and privilege to lead a £1 billion transformation of this site. It will become a dynamic 24-hour business destination linking the enterprises of Asia in the East with those of the UK and Europe in the West.

ABP sees the world  
of business coming  
together as one

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## ABP: Headquarters Economy

The fusion of international business in one place creates a positive commercial and social energy.

ABP Royal Albert Dock will be London's newest business district and a hub for global enterprise.



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## ABP: Enterprise Community

Business networks, enterprise associations and forums create a thriving and diverse business environment.

ABP Royal Albert Dock business community will be like no other in the UK.



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## ABP: Opportunity and Prosperity

The opportunity to purchase high quality office buildings gives corporations the chance to invest in the future.

ABP Royal Albert Dock enables businesses to build equity in the most exciting area of growth in the world's capital city.



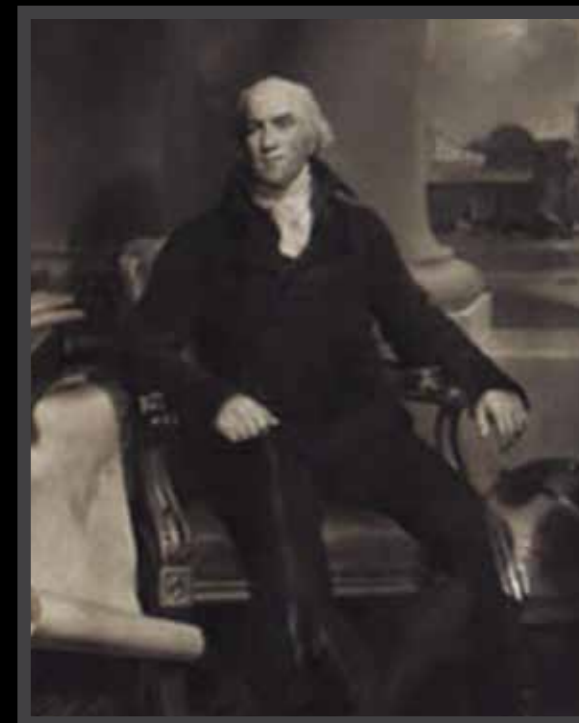
Forged by  
entrepreneurs  
at the centre of  
world commerce

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# 1800

## Beeston Long

Entrepreneur Beeston Long had the vision to see London's international commercial future. In 1800 he funded and built London's first enclosed docks before becoming chairman of London Docks and Governor of the Bank of England.



Parliament granted the right to build London's enclosed docks so that valuable cargoes could be protected from theft, and loaded and unloaded as fast as possible. Prior to this, crowded quays close to the Tower of London were used.



## Queen Victoria and Prince Albert

Prince Albert, husband of Queen Victoria, created an international exhibition to showcase Britain's world-leading engineering and production innovations. It attracted six million visitors in 1851, who came to view the world's latest technology.

This was the age of steamships and railways. Both influenced the decision to create Royal Albert Dock, which was named after the prince.

## 1851



Britain in the Victorian era built the world's biggest trading empire and showcased the technological innovations of the Industrial Revolution at the Great Exhibition of 1851, the world's first Expo.

## Sir Alexander Meadows Rendel



Rendel was the engineer who designed Royal Albert Dock to accommodate the newest and largest steamships, and to host the most modern crane technology, all linked to the rest of the UK via a new railway line.

## 1880



When it opened in 1880 the Royal Albert Dock was considered the world's finest. It pioneered electric lights to allow night and day working, hydraulic cranes and steam winches to speed loading and unloading, and transit sheds, warehouses and cold storage areas to accommodate durable commodities.

Its nine metre depth meant it could accommodate the world's largest freight vessels, giving the Royal Albert Dock a central role in Britain's economy and a global significance with thousands of overseas workers moving to the area.

## Sir Winston Churchill, King George VI and Queen Elizabeth II



Royal Albert Dock was a key target during the war. Britain's famous wartime leader, Winston Churchill, visited the docks to inspect the damage and the King and Queen came to the London Docks to pay tribute to the local people.

## 1940



At 5pm on September 7 1940, German bombers attacked London with direct hits at Royal Albert Dock. The devastation was so great it became known as "Black Saturday".

After the war every type of cargo passed through Royal Albert Dock but trade was now moving to larger container and deep water ports. The last ship to unload at the docks was from China, the Xin Feng. Soon after, Royal Albert Dock closed.

## Michael Heseltine



Plans were made to regenerate London's docks and the London Docklands Development Corporation was established by the Secretary of State for the Environment, Michael Heseltine.

## 1981



The Government set up an Enterprise Zone offering tax advantages to companies operating in the Docklands. Through these initiatives Canary Wharf was developed and the business of the capital started to move east.

## Boris Johnson



London Mayor Boris Johnson and the Greater London Authority recognised the commercial importance of Royal Albert Dock and after two years scrutinising proposals approved ABP's bid to acquire the land.

## 2011

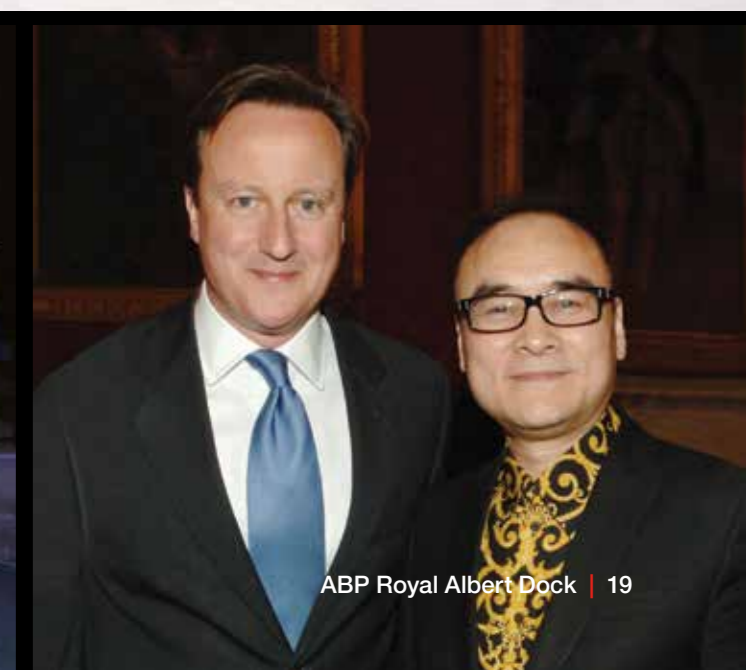
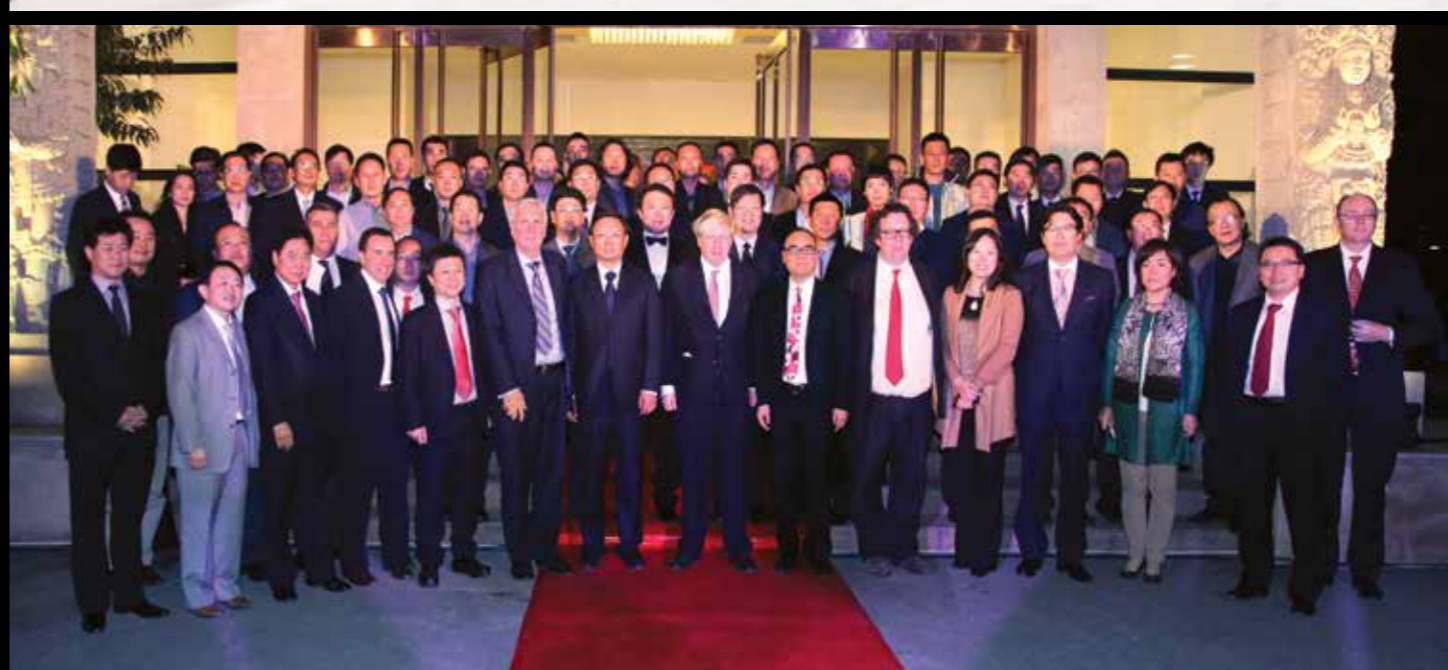


Tenders were invited by the GLA from parties seeking to develop Royal Albert Dock - the start of a thorough two-year process to secure the ideal development partner.

2013 →

ABP Chairman Xu Weiping will bring prosperity back to the Docks once more by creating London's newest business district.

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Concept: RAD



Sir Terry Farrell  
Architect/Masterplanner

The Masterplan realises the dream of an unrivalled waterfront destination that places powerful international business alongside open public squares allowing space for relaxation and contemplation. Everyone recognises this is a potent mix.

**1. Compressor House**

An historic building which will be converted into a dock museum and form the centre-piece of a new quarter close to the Royal Albert DLR station.

**3. Green Boundary Edge**

A linear link to Beckton Park to the north, the green edge provides an ecosystem perimeter and buffer to the main road.

**5. Main Street**

A vibrant 21st Century high street that forms the commercial spine of the site, incorporating a variety of uses and providing connectivity from East to West.

**7. Central Square**

The heart of the masterplan and focal point of the scheme, the square will incorporate a variety of uses, architecture and amenity spaces.

**9. Mews Streets**

Linear pedestrian environment sheltered from the main high street with streets opening onto pocket parks and the waterfront.

**2. Waterfront Promenade**

The dock front walkway provides continuous pedestrian and cycle connectivity and waterside amenity.

**4. New London Garden Squares**

The urban character of the site is based on the creation of active streets and squares to establish a sense of place, and to reflect historic London's squares.

**6. Dockside Parks and Gardens**

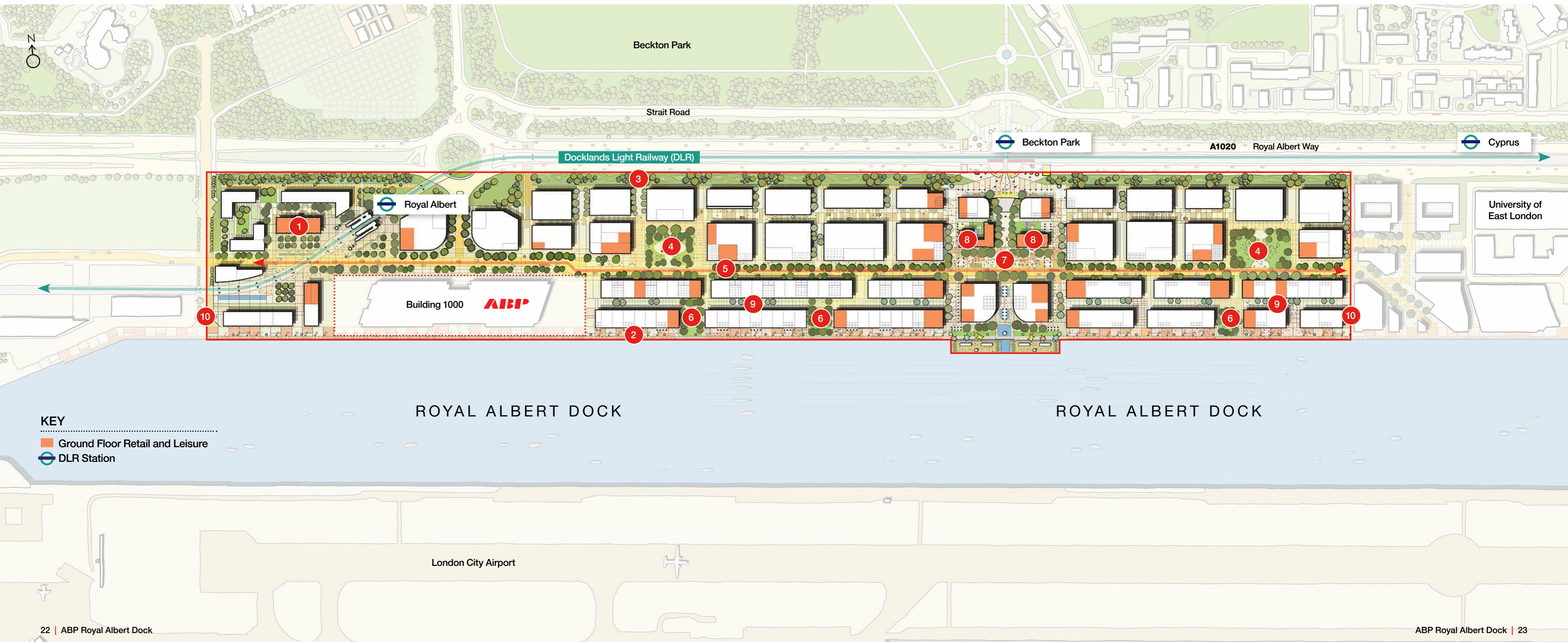
Sheltered pocket parks and mini squares that provide amenity space and linkage between dockside and the scheme.

**8. Heritage Buildings**

The existing listed buildings will be brought back to life at the heart of the site to house various uses and provide a link with the past.

**10. Boundary Treatments**

Hard and soft landscaping treatments to ensure seamless connectivity with adjoining land ownerships, and maintenance of the historic dock wall.



CGI of view looking north-west



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**South facing buildings**  
CGI of waterfront promenade  
and 'Type A' office buildings



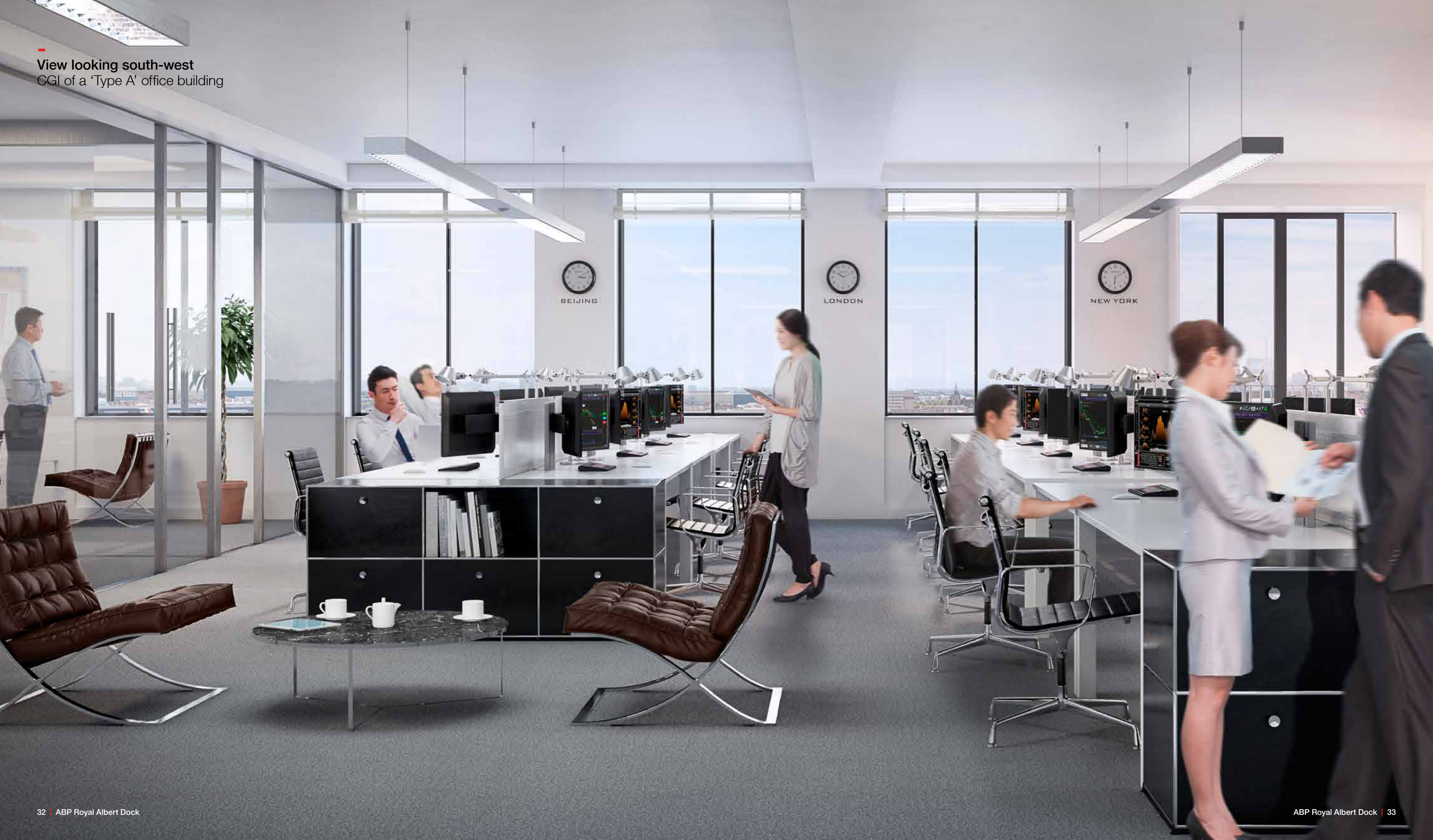
View looking west  
CGI of heritage buildings,  
Central Square and office  
buildings



View looking west  
CGI of waterfront promenade  
and 'Type A' office buildings lobby



View looking south-west  
CGI of a 'Type A' office building



View looking south  
CGI of 'Type A' office building  
top floor Executive's Office



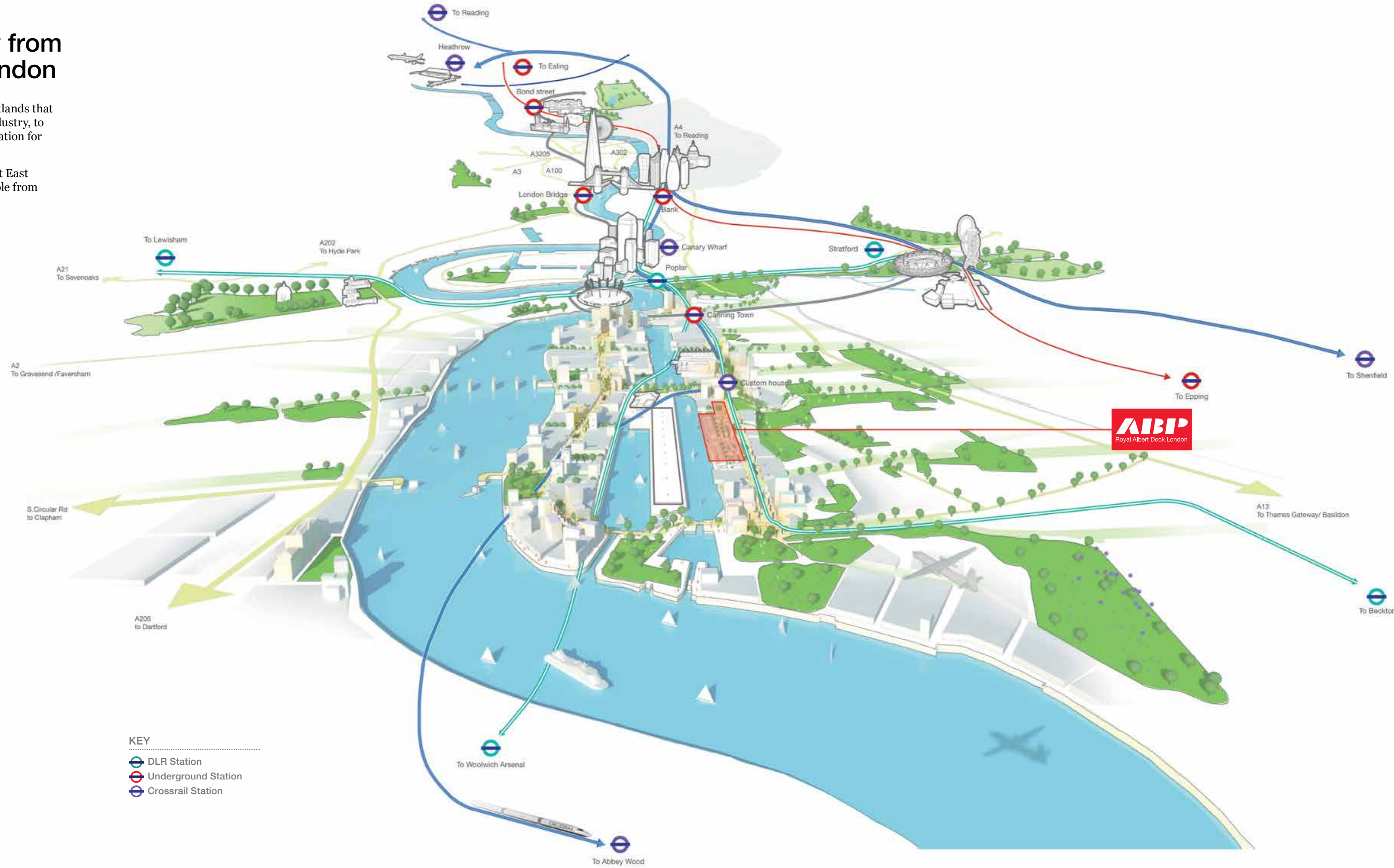
Positioned at  
the heart of  
London's future

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# First class connectivity from destinations across London

East London is used to transformation, from the wetlands that were converted to thriving hubs for shipping and industry, to the current reinvention of the Docks to a new destination for working and living.

Improvements to transport infrastructure mean that East London and the Royal Docks are now easily accessible from various well known landmarks across London.



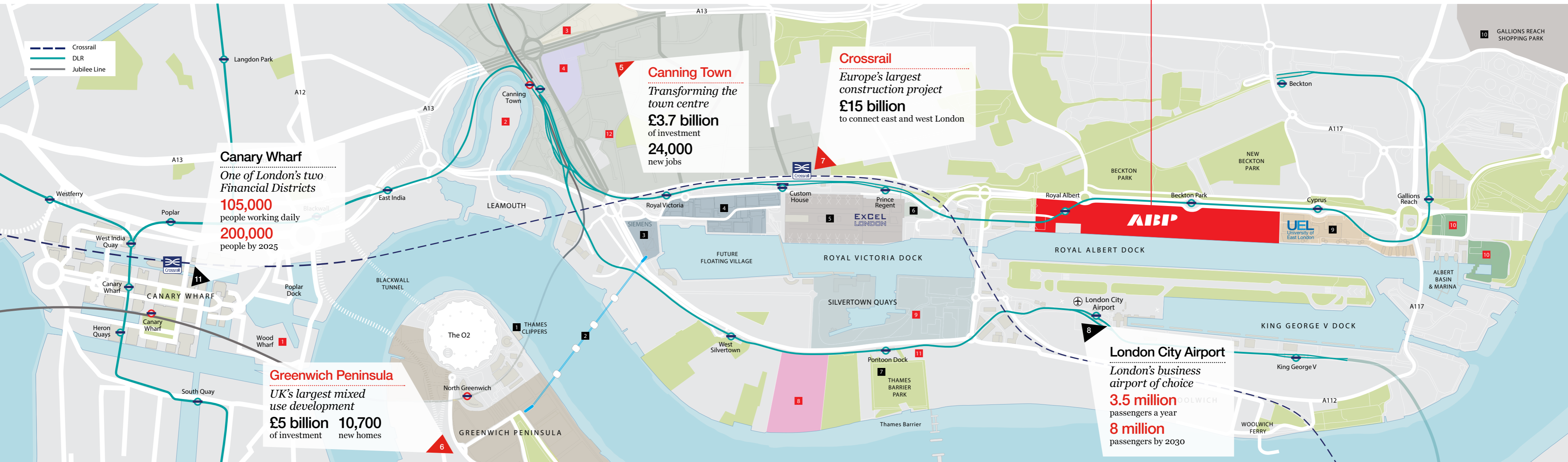
# Creating the future of enterprise in London



# A world class business destination being transformed by £26 billion of investment

**ABP**  
Royal Albert Dock London

**£1 billion** investment  
**20,000** new jobs



## Existing Amenities and Services

- Thames Clippers**  
A water bus service carrying 8,500 passengers each day to all major piers along the River Thames.
- Emirates Air Line**  
A cable car service that links two of the biggest entertainment and exhibition venues in Europe - ExCel and the O2 Arena.
- The Crystal**  
Owned and operated by Siemens combines a world class educational centre with office, conference and auditorium facilities.
- Destination Hotels**  
Hotels now include Ibis, Crowne Plaza, Holiday Inn and Novotel.
- ExCel**  
London's largest single site exhibition centre provides an international showcase for private, public and corporate events.
- Aloft ExCel London**  
Cutting edge design 252 room hotel overlooking the waterfront with direct access into ExCel itself.
- Thames Barrier Park**  
London's award-winning post modern designed Riverside Park set in 22 acres.
- London City Airport**  
3.5 million passengers a year, with a phased growth £15 million masterplan to expand capacity up to 8 million by 2030.
- University of East London and SportsDock**  
Over 28,000 students from 120 countries worldwide. SportsDock includes a state of the art gym and fitness suite.
- Gallions Reach Shopping Park**  
The largest retail park in London comprising 29 outlets and 1,900 free car parking spaces.
- Canary Wharf**  
One of London's two main financial centres, comprising 14 million sq ft of HQ office and retail space.

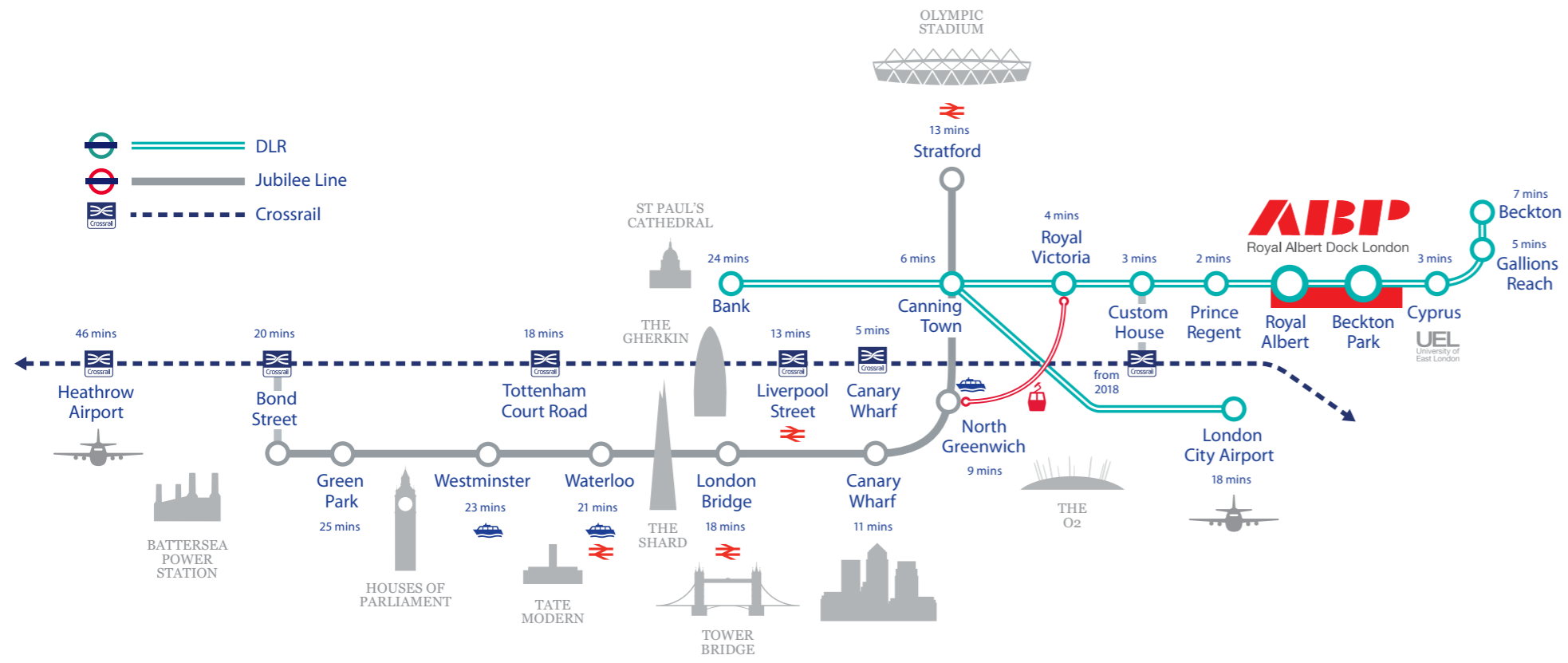
## Pipeline Development

- Wood Wharf**  
Mixed use development comprising 2.6 million sq ft of offices, 3,000 homes and 350,000 sq ft of retail.
- London City Island**  
A major mixed use landmark scheme redeveloping 14 acres of riverside on the Leamouth Peninsula.
- Rathbone Market**  
The phased regeneration is now at an advanced stage providing a mixed use scheme and new square for this historic market area.
- Hallsville Quarter**  
A regeneration scheme providing residential, retail and leisure facilities extending to over 2,000,000 sq ft.
- Canning Town and Custom House Regeneration Area**  
A £3.7 billion project aiming to transform the area physically, socially and economically.
- Greenwich Peninsula**  
Regeneration of 190 acres of the peninsula into the largest new mixed use district in the UK.
- Crossrail**  
A new commuter passenger train service linking the capital's key residential, leisure and business districts in 2018.
- Royal Wharf**  
37 acre mixed use development with up to 3,385 houses, a new school, shops, offices and riverside restaurants.
- Silvertown Quays**  
7 million sq ft development comprising 3,000 new homes and 5 million sq ft of commercial space.
- Gallions Quarter and Marina Quarter**  
A new residential development totalling 700 new homes.
- Waterside Park**  
A 773 residential unit development, situated adjacent to Thames Barrier Park.
- Royal Gateway**  
A 336 apartment development, located in Canning Town.

# London City Airport: the business airport of choice

Located adjacent to Royal Albert Dock, London City Airport offers direct flights to approximately 29 European destinations in less than 2 hours





Approx travel times from Royal Albert: Transport For London ([www.tfl.gov.uk](http://www.tfl.gov.uk)) and Crossrail ([www.crossrail.co.uk](http://www.crossrail.co.uk))  
For illustrative purposes only

# Connectivity



ABP Royal Albert Dock is served directly by two DLR stations which link the site to the wider London network.

The Jubilee Line from Canning Town gives direct access to key destinations such as the O2 (North Greenwich within 2 minutes), Canary Wharf (4 minutes), Westfield (Stratford within 6 minutes), Westminster (within 16 minutes) and Mayfair (Green Park within 20 minutes).

The new Crossrail high-speed cross-London rail service, opening in 2018, will give direct access from ABP Royal Albert Dock to Heathrow airport in under one hour and will enable super-fast access to the site for staff and visitors from east and west London.

### Approximate Crossrail Journey Times (2018)

City of London	13 minutes
West End	20 minutes
Heathrow	46 minutes



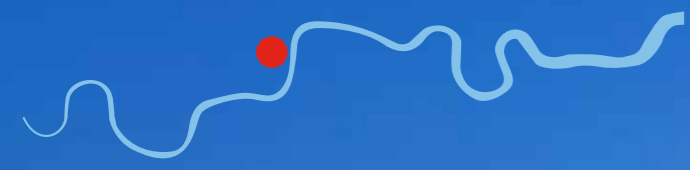
CGI showing proposed Custom House Crossrail station



CGI showing proposed Crossrail train

# Past, Present and Future: London Moves East

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# 1840

## The Houses of Parliament and Big Ben are built in Westminster in London's West End

London has a rich 2,000 year history, and a wealth of cultural heritage and landmark monuments including Buckingham Palace, Trafalgar Square and the Tower of London. The Houses of Parliament are the home of the British Government and represent the historic heart of the capital city.





# 1894

## Tower Bridge is completed in the City of London

London's position as the world's premier financial city is rooted in the traditional buildings in the City of London. The City was the original financial district of the capital, focussed around the Bank of England and other historic institutions.





# 1991

## One Canada Square is constructed, the first tower at Canary Wharf

Since the 1980s, Canary Wharf has evolved as London's second business district, and has helped to pull the capital's commercial landscape further to the east. The Canary Wharf estate now extends to circa 15 million sq ft of offices with supporting retail and leisure. It has traditionally suited global financial institutions and professional services firms in large scale office buildings.





# 2000

## ExCeL London is built in the Royal Docks

ExCeL London is London's foremost exhibition venue with over 1,000,000 sq ft of multi-purpose event space including the capital's only International Convention Centre. ExCeL brings over two million visitors into the Docks annually.





# 2007

## The O2 Arena is completed on Greenwich Peninsula

The O2 Arena is the world's busiest music venue, London's premier entertainment destination, and one of east London's most recognisable landmarks. It regularly hosts major rock stars and international concerts from Beyonce to the Rolling Stones, offering supporting bars, restaurants and piazzas.





# 2012

## The Olympic Park is completed and hosts the 2012 Summer Olympic Games in Stratford

Under the gaze of the world's media, the huge success of the 2012 Olympic Games confirmed Stratford as a major retail, business and leisure destination and cemented East London as the future of the capital city.

The legacy of the games has created a vibrant environment with new parkland and sporting facilities interspersed with educational space and Westfield Stratford, one of the largest urban shopping centres in Europe.





# ABP Royal Albert Dock

London's Next Business District



**ABP is dedicated to creating new business districts, with over £11 billion currently invested across four projects in China**

# 2003: ABP Beijing

- Approximately 400 buildings
- Approximately 500 companies
- Total investment: approximately £1.1 billion



# 2010: ABP Shenyang

- Approximately **2,000 buildings** planned in total
- Approximately **1,500 companies** on completion
- Total investment: approximately **£4.8 billion**



# 2011: ABP Qingdao

- Approximately **800 buildings** planned in total
- Approximately **600 companies** on completion
- Total investment: approximately **£2.2 billion**



# 2013: ABP South Yangtze

- Approximately **2,000 buildings** planned in total
- Approximately **1,500 companies** on completion
- Total investment: approximately **£2.9 billion**



# London's Next Business District

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