

PONTOON | REACH

ROYAL DOCKS | LONDON E16





REACH

LONDON E16

Planning CGI is indicative only and subject to change.

 **REDROW**
A BETTER WAY TO LIVE



Computer enhanced photograph, indicative only.

THE CONNECTED LONDON LIFESTYLE

Pontoon Reach is an exciting new development from Redrow and Peabody, located in the heart of the Royal Docks area. A collection of studios, 1, 2 and 3 bedroom apartments, all with private amenity space, Pontoon Reach offers a superb range of homes to suit dynamic London lifestyles. The development benefits from a landscaped communal courtyard and will improve the existing public space to create an appealing setting, together with a new cycle path.

As well as huge investment and regeneration plans, this area enjoys fantastic transport links, connecting across London by bike, tube, DLR, rail, boat and cable car – and even internationally by air from nearby London City Airport. From a career in Canary Wharf to watersports on the docks, everything is within easy reach.

06 TAKE A STEP BACK IN TIME



Discover the fascinating history of the world-famous docks.

08 A NEW VISION



Find out how the historic Royal Docks are transforming into a new residential hub.

10 PERFECTLY LOCATED



See how quickly you can reach the rest of London from here.

16 BUSINESS NETWORK



A location close to London's key business districts means quick commutes and flourishing careers.

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Explore the beautiful parks to relax in and expanses of water to enjoy.

20 ACCESS ALL AREAS



You can claim The O2 as your local entertainment venue.

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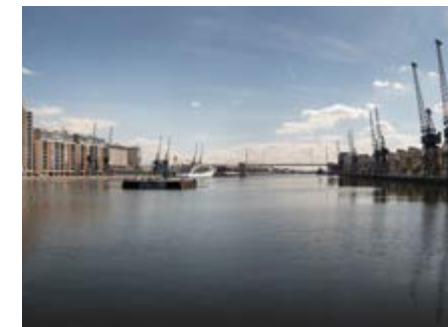
Shopping is a serious business with so many options to choose from.

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Take advantage of good transport links to top universities, Pontoon Reach is an ideal place to study.

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Discover the exciting future of living at the Royal Docks.

32 ROYAL DOCK PARTNERSHIP



Redrow and Peabody are working in partnership to bring high quality living to this exciting new area.

PONTOON REACH

ROYAL DOCKS LONDON E16

CITY
AIRPORT

THAMES
BARRIER

GREENWICH

THE O2



CANARY
WHARF



BILLINGSGATE
MARKET



Thames Ironworks. Romanian Torpedo Veddette Boats under construction. 1906

Images courtesy of Newham Archives & Local Studies Library and Wikipedia



English soldiers buying cigarettes as they board HMS HECTOR bound for Russia, Royal Albert Docks, 25 August 1918



Lascars at the Royal Albert Dock, 1 October 1936

TAKE A STEP BACK IN TIME

AS PART OF THE ROYAL DOCKS, THE LOCATION OF PONTOON REACH HAS A FASCINATING HISTORY, AS WELL AS A BRIGHT FUTURE.



Royal Victoria Dock. Grain silos A & B

London's Royal Docks brought a new era of trade and commerce to the capital in the 19th century. Opening in 1855, Victoria Dock used the latest technology to handle the new iron-clad steamships bringing in goods from all over the world.

Over the following 100 years, the docks grew in size and importance, with Royal Albert Dock and King George V Dock opening in 1880 and 1921. Both passenger and cargo ships arrived there, with Royal Victoria Dock handling over 850,000 tons of shipping a

year by 1860. Alongside the docks, other industries established themselves, including Samuel Winkworth Silver's rubber factory and Henry Tate's sugar refinery. By now, the Royal Docks had become – and are today – the world's largest enclosed dock system.

After recovering from the Blitz, the docks enjoyed a brief period of post-war prosperity, before beginning to decline from 1960. In 1981, the Royal Docks closed to commercial shipping; with the establishment of the London Docklands Development Committee, a new era was to begin.



Royal Victoria Dock



A NEW VISION

THE FIRST NEW HOMES WERE BUILT IN THE ROYAL DOCKS IN THE MID 1990S. IT WAS THE START OF AN EXCITING TRANSFORMATION FROM INDUSTRIAL HEARTLAND TO VIBRANT NEW RESIDENTIAL DISTRICT.



The docks have been transformed since their Victorian heyday, with smart apartment buildings now lining the water's edge. City and Canary Wharf professionals take in the views as they go for their morning run. In the evening and weekends, these same residents relax and take refreshment in the dockside restaurants and bars. Canoeists and kayakers have replaced the cargo ships in the docks.

Shops, hotels and entrepreneurial businesses have moved in along with the influx of new residents. The University of East London has a state-of-the-art new campus next to Royal Albert Dock. New parks and amazing sports facilities have appeared, all making capital from Royal Docks' unique and precious asset, the water. This historic part of London is completely reborn as a place to live, work and enjoy.



Pontoon Dock DLR Station



One Canada Square, Canary Wharf

CONNECT WITH THE CITY AND BEYOND



Emirates Cable Car



Canary Wharf

LIVING AT PONTOON REACH OFFERS EASY ACCESS AROUND LONDON, WITH PONTOON DOCK DLR STATION JUST FIVE MINUTES' WALK FROM THE DEVELOPMENT. YOU CAN REACH BANK STATION FOR THE CITY IN 19 MINUTES, WHILE CANARY WHARF IS ONLY 12 MINUTES AWAY.

The Elizabeth Line (Crossrail) station at Custom House, due to open in 2018, will revolutionise cross-London travel. Trains from there will reach Liverpool Street in 10 minutes, Farringdon in 12 minutes and Heathrow Airport in 44 minutes.

International connections can be closer still. London City Airport is a four-minute DLR journey, making leisurely weekends on the continent or day trips for business even more accessible.



ALL WITHIN EASY REACH

TRAVELLING TO KEY DESTINATIONS FOR WORK, LEISURE AND SHOPPING IS EFFORTLESS FROM PONTOON REACH.



12 MINUTES TO
CANARY WHARF

19 MINUTES TO
THE CITY



You might be amongst the 100,000 people who work here, or be a regular visitor to the vast choice of shops and restaurants. Canary Wharf is almost a city within a city.

The Square Mile is one of the world's most important financial centres and the location for some of London's most iconic buildings, from St Paul's Cathedral to the 'Walkie-Talkie'.

7 MINUTES TO
O2 ARENA

12 MINUTES TO
OLYMPIC PARK

24 MINUTES TO
WESTMINSTER

26 MINUTES TO
BOND STREET



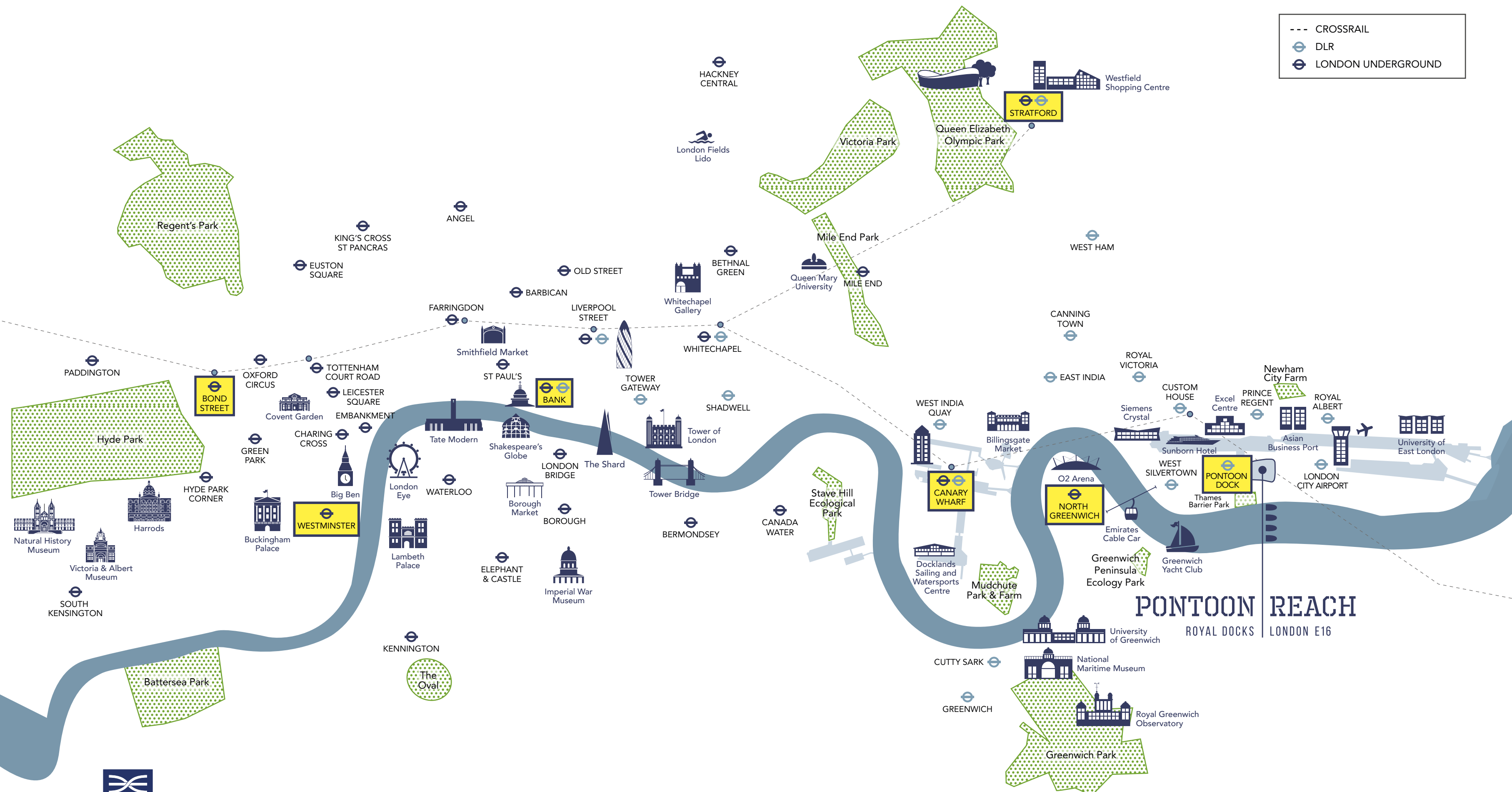
The main arena hosts world-renowned performers and accommodates 20,000 attendees. You can also enjoy club nights, Cineworld, Hollywood Bowl, bars and restaurants at the O2.

The legacy of London's 2012 Olympics is a fantastic new park, with world class sports facilities, fountains, sculptures and acres of beautiful green space.

The UK's political hub and home to the Palace of Westminster, Big Ben and Westminster Abbey, three of the world's most famous buildings.

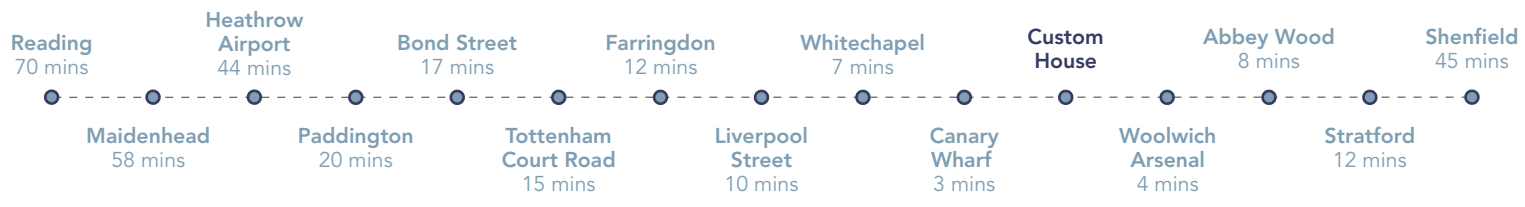
Recognised as one of the West End's most prestigious shopping streets, home to purveyors of luxury fashion, accessories, jewellery and watches.

- CROSSRAIL
- ⊖ DLR
- ⊖ LONDON UNDERGROUND



PONTOON REACH
ROYAL DOCKS LONDON E16

 **ELIZABETH LINE (CROSSRAIL)**
Travel times from Custom House Crossrail Station



Map not to scale. All timings are approximate. Source: www.crossrail.co.uk

THE ULTIMATE BUSINESS NETWORK



St Mary Axe, The City



Canary Wharf, view from the river

The traditional City is one square mile of international stature, where close to half a million people work in finance, insurance and law.

City companies include Aviva, Lloyds Banking Group, BT Group, Unilever, Prudential, Schroders, Old Mutual, and Standard Chartered, and leading law firms Allen & Overy, Freshfields Bruckhaus Deringer, Linklaters, and Slaughter and May.

With its iconic skyscraper at One Canada Square, Canary Wharf is a well-established rival to the City. JP Morgan Chase, HSBC, Citigroup, Clifford Chance, Credit Suisse, Barclays, Morgan Stanley and Deutsche Bank are just some of the global big-hitters who operate from there.

Asian Business Port is creating a brand new global business district, right here in the Royal Albert Dock. Located conveniently close to London City Airport, it will, when complete, provide office space for 30,000 new jobs.

LONDON HAS TWO CENTRES OF FINANCE AND BUSINESS, WHILE ASIAN BUSINESS PORT IS ESTABLISHING ITSELF AS A THIRD. PONTOON REACH IS PERFECTLY PLACED FOR ALL OF THEM.

CITY AIRPORT 4 MINUTES VIA DLR	ASIAN BUSINESS PORT 5 MINUTES BY BIKE	CANARY WHARF 12 MINUTES VIA DLR
LONDON BRIDGE 17 MINUTES VIA DLR & TUBE	THE CITY 19 MINUTES VIA DLR	TECH CITY SHOREDITCH 27 MINUTES VIA DLR & TRAIN

All timings are approximate. Source: tfl.gov.uk



Canary Wharf



Thames Barrier Park



FROM FIRST-CLASS ENTERTAINMENT VENUES AND BEAUTIFUL PARKS TO WATERSPORTS AND EXCELLENT LEISURE FACILITIES, THERE IS PLENTY TO ENTERTAIN YOU IN THE ROYAL DOCKS.

AN URBAN PLAYGROUND ON YOUR DOORSTEP

Living at Pontoon Reach connects you to a stunning array of open green spaces. Thames Barrier Park is only a six-minute walk and brings you to a beautiful urban oasis. It's a park like no other, with a 130ft long 'green dock' providing a sheltered microclimate for a rainbow of plants. The park also has thirty-two fountains, with the Thames Flood Barrier providing a stunning focal point in the distance.

Another new natural resource is Greenwich Peninsula Ecology Park, an urban wetland where various species flourish and visitors can

enjoy a tranquil respite from city life. For a more traditional park experience, cross the river to Greenwich. The whole of Maritime Greenwich is a UNESCO World Heritage Site, and Greenwich Park is one of its star attractions. Climb the hill for superb views of the City and Canary Wharf.

With nearly 250 acres of open water, the Royal Docks offer another kind of playground. On the north side of Royal Albert Dock, you'll find London Watersports Centre, where you can launch yourself into sailing, rowing, canoeing and raft building.



The Royal Docks



IT'S AN EXCITING ADVANTAGE
HAVING EUROPE'S LEADING
ENTERTAINMENT VENUE JUST
ALONG THE RIVER.

ACCESS ALL AREAS

The O2 has played host to the music industry's elite including: The Rolling Stones, Led Zeppelin, Prince, Bon Jovi, Beyoncé, the Spice Girls, Sir Paul McCartney and One Direction, to name just a few.

The O2 can be reached in seven minutes from Pontoon Dock DLR station. For a more impressive arrival, the Emirates Air Line carries you over the river to land about 250 metres from the main door. Once there, you have the choice of the main 20,000 seat arena, the smaller Indigo at The O2 auditorium, huge club nights in Building Six, movies at Cineworld, fun at Hollywood Bowl and a long menu of restaurants and bars.

As well as live music, The O2 showcases comedy, sports events, family shows and exhibitions. If you have a good head for heights you can even tackle the Up at The O2 climb over the dome.



Sunborn Yacht Hotel, image courtesy of Altitude Lifestyle



The Good Hotel

WHERE TO EAT?
WHAT TO EAT?
TWO QUESTIONS WITH
A MULTITUDE OF
ANSWERS WHEN YOU LIVE
AT PONTOON REACH.



Top 1 Forever restaurant

AN EXTENSIVE MENU



Top 1 Forever restaurant




Western Gateway restaurants

Several local venues make the most of the water, with two located on the river. The Good Hotel is built on a floating platform and includes the Living Room restaurant and The Roof café-bar. Lands End is the restaurant of the Sunborn Yacht Hotel; sip a drink here and admire the spectacular views from this beautiful superyacht. Yi Ban is anchored on dry land and still offers customers stunning river views whilst enjoying contemporary Chinese food.

More casual eateries nearby include Il Volo, with a hearty pizza-pasta menu, and Café Bonnane's highly recommended traditional breakfast.

Head to Canary Wharf and you'll have even more choice. In and around Cabot Square there's a huge range of restaurants, cafés and bars, from business dinners to venues for after-work gatherings, date night suppers and relaxed weekend lunches. Over in Greenwich, there are yet more restaurants and pubs, some of them right on the riverside.



LONDON'S ARTS VENUES ARE VERY EASILY REACHED BY PUBLIC TRANSPORT. HOWEVER, YOU DON'T NEED TO TRAVEL INTO THE WEST END FOR A CULTURAL EXCURSION; THERE'S PLENTY TO SEE LOCALLY.

BROADEN YOUR CULTURAL HORIZONS

The Museum of London Docklands provides a fascinating account of riverside east London from Roman times to today. Just south of the river, Royal Museums Greenwich is a collection of world-class attractions: the National Maritime Museum, Royal Observatory, the newly restored Queen's House art gallery, and the magnificent Cutty Sark.

Cinema is covered by Cineworlds at both the O2 and West India Quay, and an Everyman at Canary Wharf. Local theatres include

Theatre Royal Stratford East, and Greenwich Theatre; both put on quality productions to rival those of the West End.

Canary Wharf is also a prominent destination for art and culture. It's effectively an open air art gallery, with surprising sculpture and installations everywhere, including a Henry Moore in Cabot Square. In addition, there are temporary exhibitions and events, outdoor screenings, festivals and pop-ups all year round.

DESTINATION RETAIL

SHOPPERS ARE IN FOR A TREAT AT PONTOON REACH, WITH ITS PROXIMITY TO SOME OF LONDON'S BEST RETAIL DESTINATIONS.



Westfield Stratford City, just 12 minutes via DLR and tube, is east London's super mall, and the UK's fourth largest shopping centre. There are at least 280 shops, including John Lewis, Waitrose and Marks & Spencer. The restaurants, cinema, hotels and casino make Westfield a leisure as well as shopping centre.

At Canary Wharf, the shopping choices are constantly increasing. Around Cabot Square, at least 120 brands currently compete for your custom, and there are more to choose from in Crossrail Place and Wood Wharf.

Quality fashion brands, technology and sports stores, banks, opticians, hairdressers and other beauty specialists are all part of the Canary Wharf offering.

The historic town centre in Greenwich is also an exciting place to shop. It has many independent boutiques as well as high street brands, and Greenwich Market is a fantastic source of arts and crafts, antique and collectibles. This is where you can source bespoke clothing, jewellery, ceramics, gifts and delicious edible treats.





REACH YOUR POTENTIAL

WITH FAST CONNECTIONS TO THE CAPITAL'S WORLD-CLASS UNIVERSITIES, PONTOON REACH IS AN EXCELLENT PLACE TO LIVE WHILE YOU FURTHER YOUR STUDY.

Around 400,000 people come to London for their university studies, with 45 higher education institutions to choose from including the university of East London just 10 minutes from Pontoon Reach. King's College, University College, Imperial College and the London School of Economics and Political Science consistently score highly in the international university league tables.

London's student population includes 100,000 from over 200 countries overseas; more international students than any city in the world. London is a wonderful place to reach your academic potential, as well as being an inspiring and fun city to live in.

UNIVERSITY OF EAST LONDON

10

MINUTES BY BIKE

QUEEN MARY UNIVERSITY

19

MINUTES BY DLR & TUBE TO MILE END

UNIVERSITY OF GREENWICH

25

MINUTES BY DLR TO CUTTY SARK

LONDON BUSINESS SCHOOL

27

MINUTES BY DLR & TUBE TO BAKER STREET

CITY UNIVERSITY LONDON

28

MINUTES BY DLR & TUBE TO ANGEL

UAL CENTRAL ST MARTINS

30

MINUTES BY DLR & TUBE TO KING'S CROSS ST PANCRAS

LONDON SCHOOL OF ECONOMICS AND POLITICAL SCIENCE

30

MINUTES BY DLR & TUBE TO TEMPLE

KING'S COLLEGE LONDON

30

MINUTES BY DLR & TUBE TO TEMPLE

BIRKBECK, UNIVERSITY OF LONDON

32

MINUTES BY DLR & TUBE TO GOODGE STREET

IMPERIAL COLLEGE LONDON

35

MINUTES BY DLR & TUBE TO SOUTH KENSINGTON

UNIVERSITY COLLEGE LONDON

37

MINUTES BY DLR & TUBE TO EUSTON SQUARE

LONDON METROPOLITAN UNIVERSITY

41

MINUTES BY DLR & TUBE TO HOLLOWAY ROAD

A BRIGHT FUTURE

IN APRIL 2012, THE ROYAL DOCKS WAS DECLARED AN ENTERPRISE ZONE, A STRATEGY DESIGNED TO ENCOURAGE INWARD INVESTMENT IN HOMES, BUSINESS, INFRASTRUCTURE AND SERVICES.

The Mayor of London's intention is that the Royal Docks will become a world class hub for business and a flourishing location for living and leisure. The future looks bright, with huge investment and many development projects already underway.

The first phase of Asian Business Port should be ready in early 2019. It is destined to be a new business hub to rival Canary Wharf, with new shops and leisure facilities too. Custom House station on the Elizabeth Line (Crossrail) opens in 2018, which means you'll be able to reach Heathrow from here in just 44 minutes. There's good news for road users too: the Silvertown Tunnel has the go ahead, improving access to the Royal Docks from the Greenwich peninsula.

£314
MILLION

GIVEN THE GREEN LIGHT FOR REGENERATION OF ROYAL DOCKS OVER NEXT 5 YEARS FROM 2018

£344
MILLION

IS APPROVED FOR EXPANDING LONDON CITY AIRPORT, CREATING MORE THAN 2,000 JOBS

600,000
SQ FT

NEW OFFICE SPACE IN ASIAN BUSINESS PORT – AND THAT'S JUST PHASE 1

PONTOON REACH
ROYAL DOCKS LONDON E16



Computer enhanced photograph, indicative only.

A DYNAMIC PRESENCE IN LONDON

INNOVATIVE LIVING

Established over 40 years ago, Redrow is a FTSE 250 company and one of the UK's leading residential property developers. We are a committed and enthusiastic team taking pride in the homes we build and developments we create.

As a premium developer we believe in beautiful and innovative contemporary design, unrivalled craftsmanship and the highest standards of customer care.

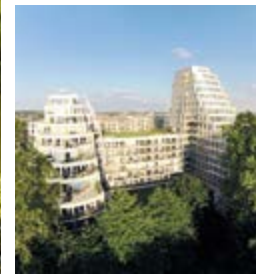
Formed in 2010, Redrow is at the heart of our nationwide development business. London is a strong market capital where there is considerable demand for luxury homes from both UK and international buyers, and investors.

Redrow's achievements have been recognised with several schemes and developments already delivering prestigious awards.

A SUSTAINABLE REDROW

Redrow has set up Redrow Aspirations 2018 action plan to ensure that year on year our business continues to improve in environmental sustainability, aiming to be one of the most sustainable and socially responsible companies in our field.

In 2017, Redrow were awarded gold in the NextGeneration benchmarking system for sustainability.



Royal Docks Partnership
1st Floor Unex Tower,
7 Station Street, London E15 1AZ
Phone: 020 8536 5120

RECENT AWARDS

2017 INTERIOR DESIGN AWARDS

2017 BARNET LANDSCAPE AWARDS



AIMING TO ACHIEVE A BETTER GLOBAL FUTURE

ECONOMIC GROWTH

Spending in our supply chain supports a large number of UK businesses, predominantly in the construction industry. Our industry-leading work to help address the skills shortage has seen us recognised as a Top 100 Apprenticeship employer for the fifth consecutive year in 2017.

VIBRANT CITIES

In 2017 Redrow committed £163 million to improving local communities, including provision of facilities to support education, health, and transport. We design our developments to have safe and attractive streets, particularly for pedestrians and cyclists, and focus on creating natural spaces where people and nature can thrive, together.

LIFE ON LAND

Our work to protect the environment includes our partnership with the Bumblebee Conservation Trust and our longstanding membership of WWF's Global Forest and Trade Network. In 2017 we created 115 hectares of public open space for the enjoyment of all.

BUILDING PARTNERSHIP

We are committed to a number of strategic partnerships with local colleges which provides a variety of opportunities to help embed classroom based learning, for construction and the built environment students.

LONDON HAS BEEN OUR HOME FOR OVER 150 YEARS

PEABODY HAS OVER 150 YEARS OF EXPERIENCE AND EXPERTISE IN MANAGING PROPERTY IN LONDON. FOUNDED BY THE AMERICAN FINANCIER AND PHILANTHROPIST GEORGE PEABODY IN 1862, THE ORGANISATION NOW MANAGES OVER 55,000 HOMES.

Peabody delivers long-term returns on investment. It has a strong balance sheet with low gearing and a modest debt burden. Astute business planning, together with robust governance, and an asset base of £6.3bn, means that Peabody is well placed to build thousands more top quality, well-maintained homes each year.

In line with the social purpose of its founder, the organisation re-invests its surpluses to provide more homes and services. Last year it generated a surplus of £175m, investing £252m in building new homes, and £68m in maintaining existing homes. It also runs a community foundation, helping to create prosperity and success for people in London and the south-east of the UK.

Peabody creates great places where people want to live, adding value through long-term, patient investment. This historic organisation is known for upholding high design standards to create homes in great locations which are safe, easy to maintain, and long-lasting.



RECENT AWARDS



WWW.PONTOONREACH.CO.UK

Royal Docks Partnership
1st Floor Unex Tower,
7 Station Street, London E15 1AZ
Phone: 020 8536 5120



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