

# Royal Victoria Dock West Early Engagement Report

10.04.2026  
revB



**public works**

# Contents

<b>1.0 Introduction</b>	<b>4</b>
1.1 Executive summary	
1.2 What we will do: project-wide ambitions	
1.3 About the engagement	
1.4 Future learnings	
1.5 Frequently Asked Questions	
<b>2.0 Timeline &amp; Next Steps</b>	<b>8</b>
<b>3.0 Floating Wellness Feedback</b>	<b>10</b>
3.1 What we heard	
3.2 What we will do	
<b>4.0 Floating Residential Feedback</b>	<b>12</b>
4.1 What we heard	
4.2 What we will do	
<b>5.0 Other Feedback</b>	<b>14</b>
5.1 What we heard	
5.2 The bridge and local services	
5.3 Environment, wildlife & pollution	
5.4 Safety & anti-social behaviour	
<b>6.0 Online Survey Feedback</b>	<b>16</b>
6.1 Overview and key themes	
6.2 Participant numbers and demographics	
6.3 Location analysis	
6.3 Theme correlations	
<b>7.0 Appendix</b>	<b>18</b>
7.1 Engagement boards	
7.2 Post-it note comments	

# 1.0 Engagement Overview

## 1.1 Executive summary

Royal Docks Waterways has prepared a new vision for the future of Royal Victoria Dock West. The Vision outlines how the historic Royal Docks can be transformed into a valuable new asset for London and the local area, boosting Newham's total publicly accessible open space by 5% and supporting the area's ongoing regeneration into a new waterside destination for residents, workers, and visitors alike – targeting early phases of delivery expected before 2030.

Over February and March 2026 a series of public engagement events took place, which included six drop-in sessions and four online sessions as well as meetings with local organisations. The aim of these was to inform, speak to and get feedback from local residents, organisations and businesses about the future vision for new floating residential, wellness and greening in Royal Victoria Dock West. This feedback will then be used to help shape the brief for design teams and developers who will take the project forward into feasibility studies and beyond.

Throughout the sessions Royal Docks Waterways (RDW) representatives were on hand to have conversations with residents about their hopes and fears for the vision. 757 post it note comments were made by nearly 400 people and 39 online surveys were filled in over the initial engagement period. 80 people have signed up for newsletter updates ongoing. The full record of feedback received is in the Appendix at section 7.0.

Royal Docks Waterways is committed to providing oversight and continuity for public engagement activities relating to all projects on the water going forward. Responsibility for engagement strategies, activities and insights will sit with RDW and its consultants regarding Residential; and with the developer for Wellness - both the consultants and developers remain to be appointed.

**Floating Wellness** was the most commented upon category. The key focus was in water sports, leisure & activation. Participants showed a desire for new high-quality facilities and the preservation of well-loved existing facilities (Wakeboarding, Sauna, open water swimming and The Oiler Bar).

*"I'd love to see open water swimming and wakeboarding to be continued as both have built large communities right now that should be further nourished."*

*"Wellness centre will benefit residents - special discounts for residents!"*

*"Year-round swimming would be fantastic."*

**Floating Residential** was the most contentious element of the proposal, with concerns about water management, quality of housing, impact on existing residents in terms of views, pressure on local services and crime. There was some acceptance that well-implemented change would be beneficial.

*"Breaking up the open water is good, the right sort of boats will lift the view."*

*"The dock should be kept for everyone, and not cluttering it up with floating houses. It would be an eyesore and impact the view for thousands of current residents."*

**Other key comments** were voiced with regards to the broken bridge lift, enthusiasm for increased biodiversity in the docks as well as questions of how the project could reduce existing antisocial behaviour.

*"We need a place that serves as a town square... with play areas for younger kids which are currently lacking at the docks."*

*"A fun, happy place that is eco-friendly and brings new wildlife to the area!"*

*"It's great to see investment in the local area and more services for local people."*

*"These plans will make our area even better."*

## 1.2 Royal Docks Waterways responsibilities

The initial engagement work is the start of a cycle of listening, analysing, working, feeding back and listening again, and the RDW project team want to ensure that this continues throughout the design and feasibility processes. Part of this commitment is to make clear to residents and organisations what is in their scope of influence and at what stages in the process decisions become fixed. RDW is part of the Silvertown Social Infrastructure Forum and is working with others to finalise and commit to a Charter which will help to hold Royal Victoria Dock West and other developments to high standards of delivering social infrastructure locally.

The feedback that was received during the visioning stage has provided clear parameters (detailed in the following pages) for the project to respond to going forward. This has been used to create a series of requirements, which - as part of future tender processes, organisations bidding to be involved in any of the projects will be judged against on their proposed local offer. In both the Floating Wellness and Floating Residential sections of this report specific requirements for each project are outlined. Below are some general ambitions for the overall Royal Victoria Dock West project:

- Local Steering Group made up of a selection of impartial representative bodies to be involved in design reviews. This group is anticipated to meet every other month during the feasibility and design phases for the projects.
- A commitment to explore with other Royal Victoria developers the creation of a Community Review Panel. This would be a chance for residents, with appropriate support, to be paid to review proposals coming forward across the Royal Victoria area over the coming months and years.
- Commit to a *Community Chest* for ongoing local investment as part of the overall business model: A proportion of the ongoing revenue to contribute to a *Community Chest* which can pay for ongoing services. Suggestions for how this could be spent have included additional youth services to create opportunities and reduce anti-social behaviour (ASB), additional security, a sinking fund for new capital projects to support residents as they emerge.

## 1.3 About the engagement

In order to raise awareness and get feedback from residents on the initial vision, four online sessions and six in-person drop-ins were held at various times and locations in the Royal Victoria Dock West area. Alongside this, Royal Docks Waterways hosted targeted in-person sessions with Oasis Academy School and Britannia Village residents.

The six drop-in sessions took place on:  
25 Feb, 3-6pm at Britannia Village Hall  
26 Feb, 3-6pm at Britannia Village Hall  
02 Feb, 3-6pm at Britannia Village Hall  
04 Feb, 3-6pm at Britannia Village Hall  
07 Mar, 10-3pm aboard SB Will sailing boat  
08 Mar, 10-3pm aboard SB Will sailing boat

Online sessions took place on:  
3 Mar, 12-1pm  
3 Mar, 6-7pm  
12 Mar, 12-1pm  
12 Mar, 6-7pm

These sessions were all advertised via online communication channels, mailing lists, via local stakeholder organisations and with a leaflet which was posted to all addresses in the Britannia Village area. An online feedback survey was available for both residents and visitors and ran from 23/02 to 16/03/26. There was significant coverage in local and national media.

## 1.4 Future learnings

There was a general misconception about the stage the project was at, with most initially thinking that the plans had already been set in stone. This was due to residents not knowing that any work was currently being considered.

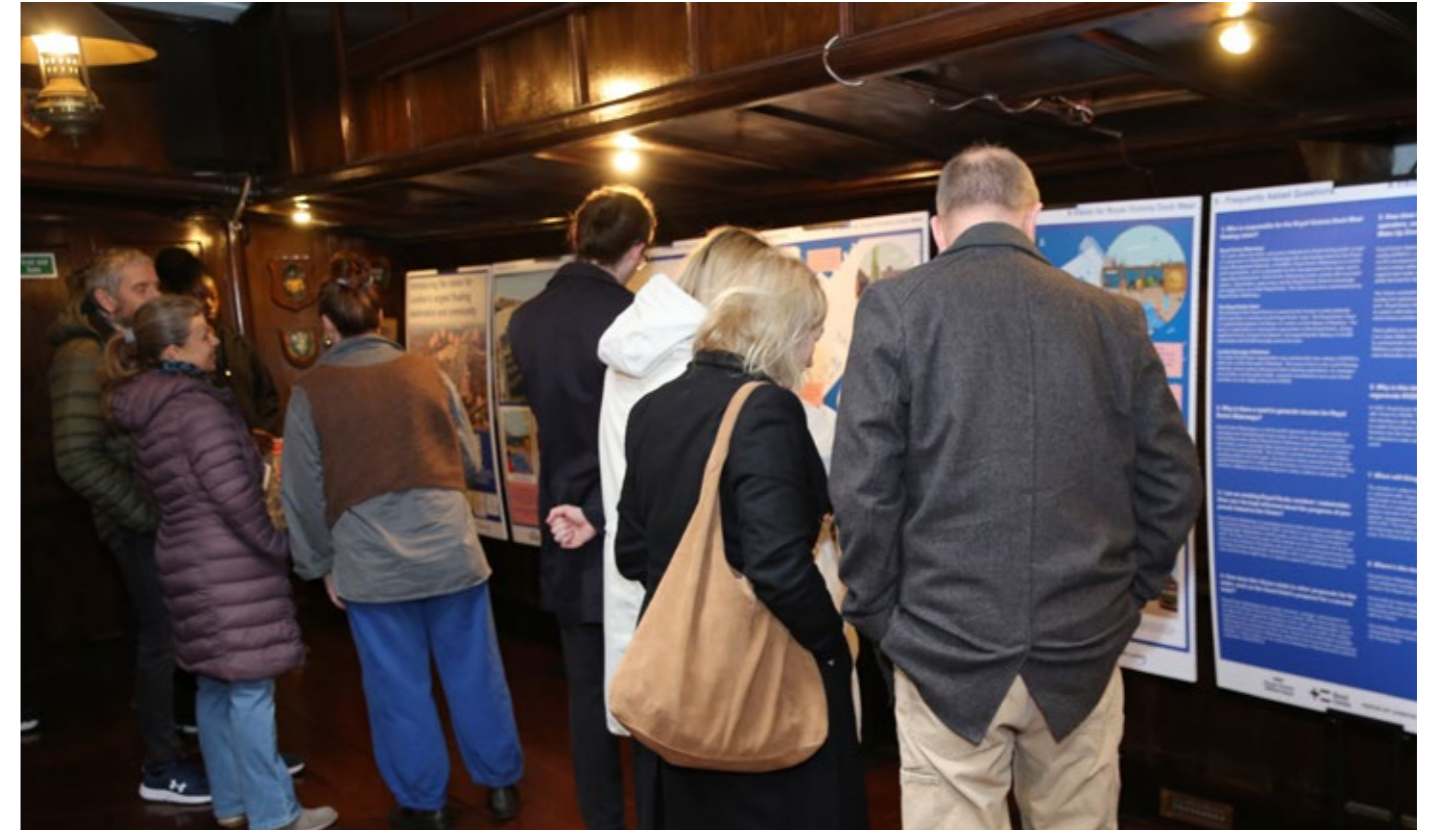
Future learnings for this would be to put some initial communications out, at an even earlier stage, to explain the process to help residents prepare. As it was, many residents were initially on the defensive, but this generally softened through the conversation - though there were recurring issues and themes, which we have highlighted below.

## 1.5 Frequently Asked Questions

Please see FAQ's in Appendix 7.1 on engagement board 6.



Britannia Village Hall drop in engagement session on 26 February 2026



Visitors with engagement information aboard the SB Will on 7 March 2026



RDW Project Manager Ted Maxwell presenting the Vision to students at Oasis Academy Silvertown



Residents completing hopes and fears post-it notes aboard SB Will on 7 March 2026

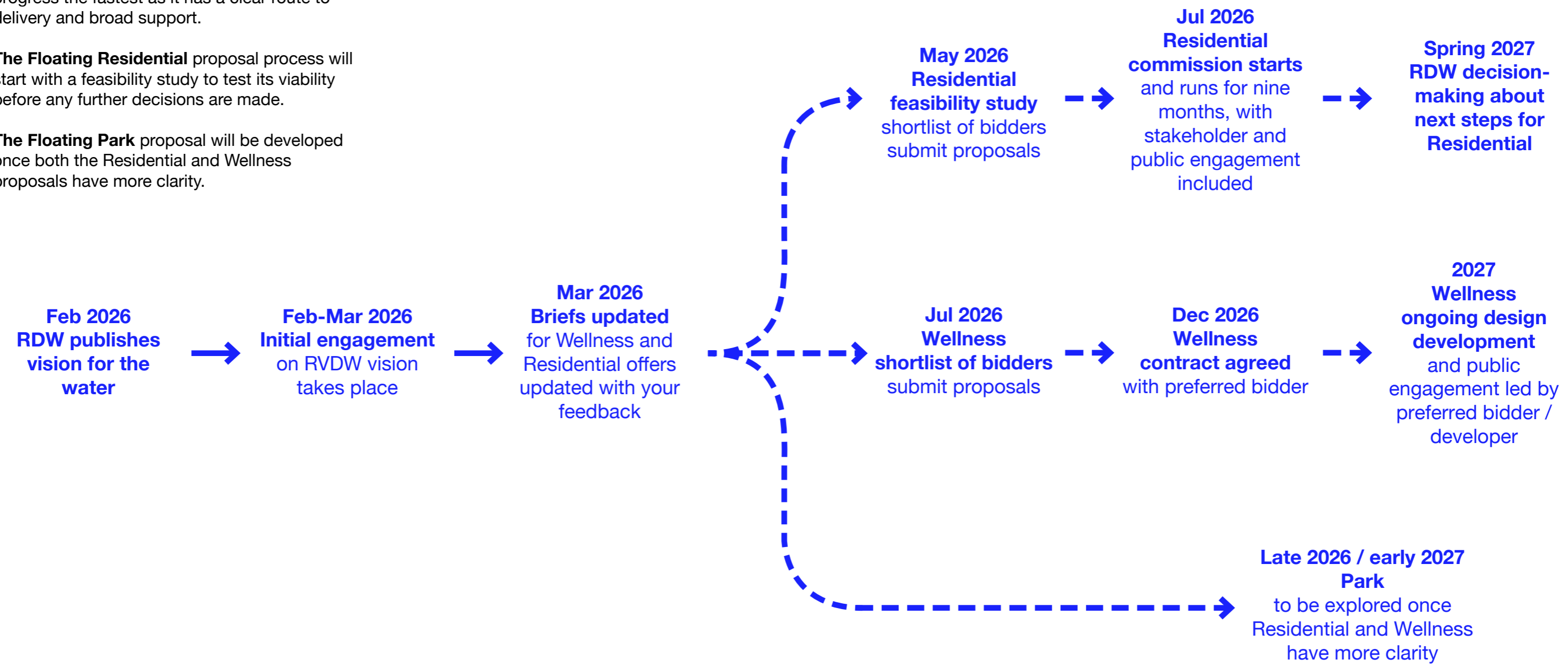
# 2.0 Indicative\* Timeline and Next Steps

The different components of the vision (Floating Residential, Floating Wellness and Floating Park) will progress on different timelines. This is due to differences in how each of them would be financed and delivered. All will undergo more public engagement and consultation prior to decisions being made.

**The Floating Wellness** proposal is likely to progress the fastest as it has a clear route to delivery and broad support.

**The Floating Residential** proposal process will start with a feasibility study to test its viability before any further decisions are made.

**The Floating Park** proposal will be developed once both the Residential and Wellness proposals have more clarity.



\*All timings are indicative and subject to future decision-making around delivery, funding and planning.

# 3.0 Floating Wellness Feedback

## 3.1 What we heard

Total Comments: 215

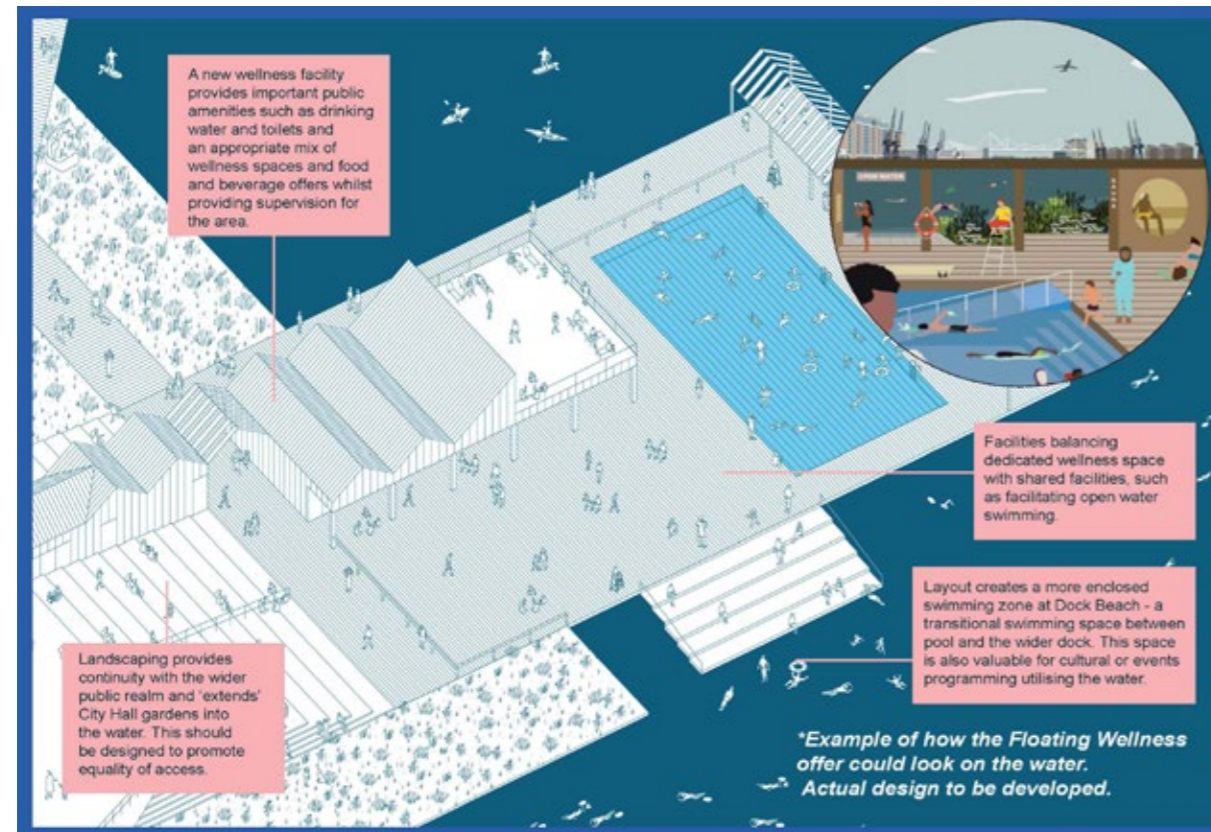
This is the most commented-upon category. The key focus was in water sports, leisure & activation. Participants showed a desire for new high-quality facilities and the preservation of well-loved existing facilities (Wakeboarding, Sauna, open water swimming and the Oiler Bar).

Hopes (160)

- Strong demand for a heated lido/swimming and "year-round" swimming pool (50+ mentions)
- Existing Wakeboarding, Sauna and Oiler Bar are integrated into future plans
- Child friendly swimming with slides
- Retaining existing wakeboarding
- Include a gym
- Additional water sports like jet ski and padel boarding hire
- Concessionary rates for local residents

Fears (55):

- New residential boats will squeeze out wakeboarding, rowing club and swimming
- "Sterile" leisure replacing authentic community activities
- Around management of leisure with notes of existing poor management of area around beach in the summer (e.g. litter, ASB)



Extract from Floating Wellness engagement board

## 3.2 What we will do

As part of the tender process, organisations bidding to be the Wellness facility developer / operator will be judged on their proposed local offer. The tender will set out a list of requirements they **must** consider and then an additional list of requirements that are **recommended** to be considered.

The following are requirements which **must** be considered:

1. Set out a clear engagement plan: all bidders must set out a clear engagement plan for community benefit both during the design & delivery phase and in the operational phase.
2. Concessions for locals: to help make it a local facility not just for a wider community interested in open air swimming.
3. Local employment: prioritise all entry level jobs to support local young people in the immediate area and Newham.
4. Swimming: protect the open water swimming as well as "year-round" swimming in a heated lido.
5. Include a community space: this might be an area of the café or bookable room, which local groups can use for community activities.
6. Operator to consider management of beach and summer ASB: operator to set out a clear plan for how seasonal free access to the water at Dock Beach will be managed successfully
7. Bio-diverse outdoor planting / chill out area: to integrate environmental intentions of future park.

The following are ideas that are **recommended** for consideration:

1. Free beginner kids swimming lessons: to help make it a local facility not just for a wider community interested in open air swimming.
2. A swimming offer for kids: consider slide and float sessions to attract a younger audience
3. Consider changing 'Wellness' language - Wellness sounds exclusive and is putting people on the back foot. A language change may help more people to see themselves within the project.
4. Support existing businesses (Oiler Bar, WakeUp Docklands, Sweheat Sauna etc): by exploring the opportunity to integrate with the new Wellness proposal.
5. Additional water-based activities: consider additional water-based activities to strengthen existing unique offer (suggestions of paddle boarding, Jet skiing and fishing).
6. Include a gym: many residents asked for this and it seems to be a more accessible offer than lido swimming.

# 4.0 Floating Residential Feedback

## 4.1 What we heard

Total Comments: 176

The Floating Residential element was the most contentious element of the proposal with residents.

Hopes (14):

- Request for owner occupiers only and / or strict controls on short-term lets
- Reducing service charge for existing Britannia Village residents, by new residents contributing to upkeep of e.g. dock edge, cranes and security
- Food and beverage offer on the south alongside house boats
- A small number of residents hope for "high-quality architecture" or traditional boats like the SB Will
- A desire for other areas of the dock to be considered for residential such as the north or west side instead

Fears (162):

- Opposition to the density, location and motivation of new housing
- Opposition to 'privatising' part of the open water space
- Will new residential lead to an increase of Service Charge?
- How will management ensure no "Short-term lettings/Air bnbs" and how will general mis-use be policed?
- Requests for no house boats due to messiness
- How will waste be managed and would wood burning fires for heating cause pollution?
- Will more boat movements end up restricting open water swimming which is seen as a unique London offer?
- How will 'Mission Creep' (i.e. development gradually taking over all the water) be avoided?

## 4.2 What we will do

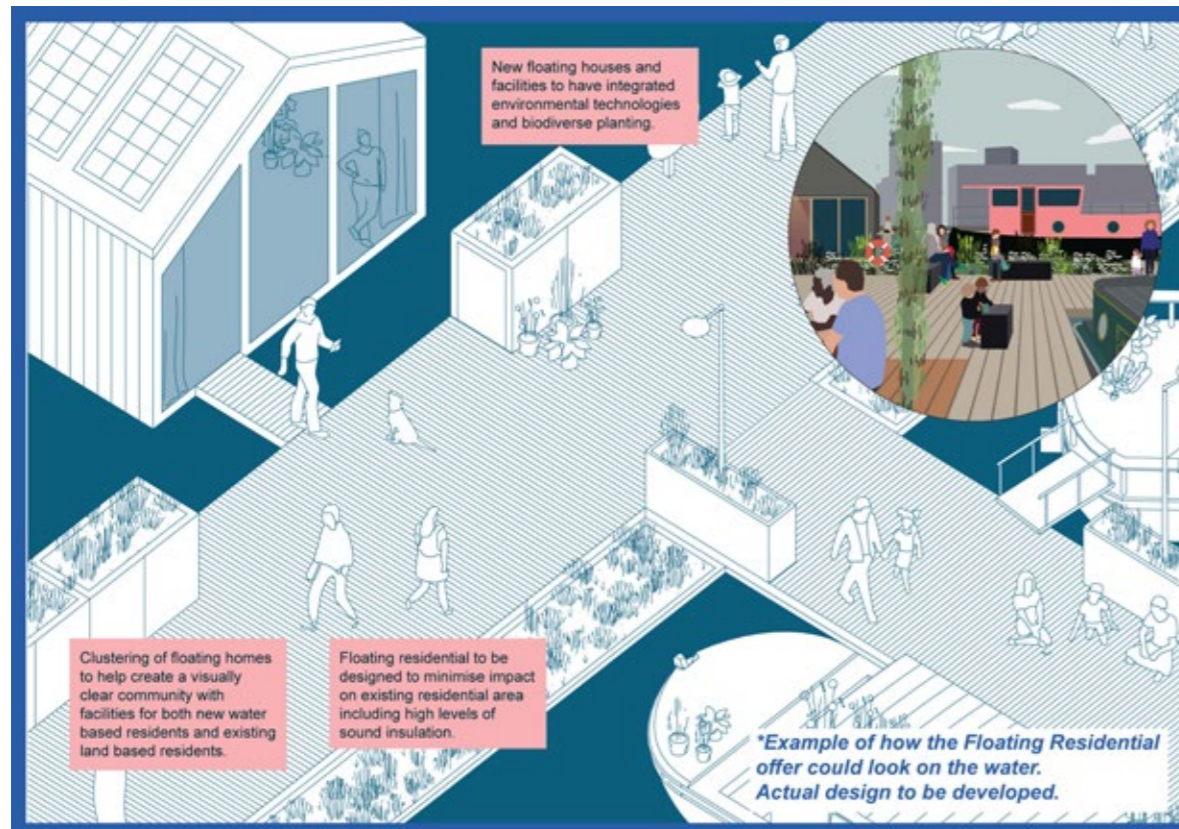
As part of the tender process, organisations bidding to be the design team to carry out the Floating Residential Feasibility Study will be judged on their proposed local offer. The tender will set out a list of requirements they **must** consider and then an additional list of requirements that are **recommended** to be considered.

The following are requirements which **must** be considered:

1. Set out a clear engagement plan: all bidders must set out a clear engagement plan for community benefit both during the design & delivery phase and in the operational phase.
2. Review and demonstrate best locations for residential in the dock water.
3. Explore new community infrastructure on the South side: suggestions have included improvements to existing playgrounds, food and beverage offers and bringing the 'park' element to the south side to mitigate the impact of new residential. Alongside this, offer guidance on the impact of new residents on existing services such as schools, GP's and dentists.
4. Explore with Britannia Village General how new residents could contribute to Britannia Village service charge: residents are currently paying a disproportionately high Service Charge due to the cost of up-keeping the dock edge. It is seen that any floating residential / commercial opportunities would impact this and hence residents should see a reduction in their current Service Charge.
5. Determine controls over 'type' of floating residence appropriate for the dock; residents expressed a desire for high quality boats.
6. Ensure additional boat traffic doesn't jeopardise other water-based activities.
7. Define design standards and processes which ensure successful management and operations of Floating Residential to manage noise, pollution, deliveries, waste and ASB.

The following are ideas that are **recommended** for consideration:

1. Substantial planting / greening integrated as part of moorings to improve biodiversity and account for park being part of future phase.



Extract from Floating Residential engagement board

# 5.0 Other Feedback

## 5.1 What we heard

During conversations a number of other local issues were raised that the project team hope to address through the future designs for Royal Victoria Dock West.

## 5.2 The Bridge and Local Services

Total Comments: 152

A dominant theme across all sessions. There is a lack of trust in the delivery phase of the project because of a perception of current poor management of the public realm.

The Bridge (40):

- Repeated requests to "Fix the lift!" and ensure the bridge is reliable for accessible access to the Elizabeth Line and north of the dock
- When is the low-level bridge coming, which has been previously promised?

Services (60):

- How will the development limit impact on over stretched infrastructure such as GP surgeries, schools, and dentists?
- Requests for public toilets as this has been an issue which may be exacerbated with influx of people
- Suggestions for the site include youth centres, libraries, affordable community spaces, and seasonal event programming (like street food markets or theatre) to ensure the project benefits local residents, not just visitors

## 5.3 Environment, Wildlife & Pollution

Total Comments: 82

Overwhelming sense of care from the community around water quality and the environment in and adjacent to the docks. The project is a great opportunity to support the community by improving the environmental performance of the docks and its environs.

Hopes (45):

- Requests for "bird nesting areas", "wetlands for birds" and cleaner water ("less floating trash")

Fears (37):

- Pollution from boat diesel/coal burning
- Impact of construction noise on local biodiversity

## 5.4 Safety & Anti-Social Behaviour (ASB)

Total Comments: 71

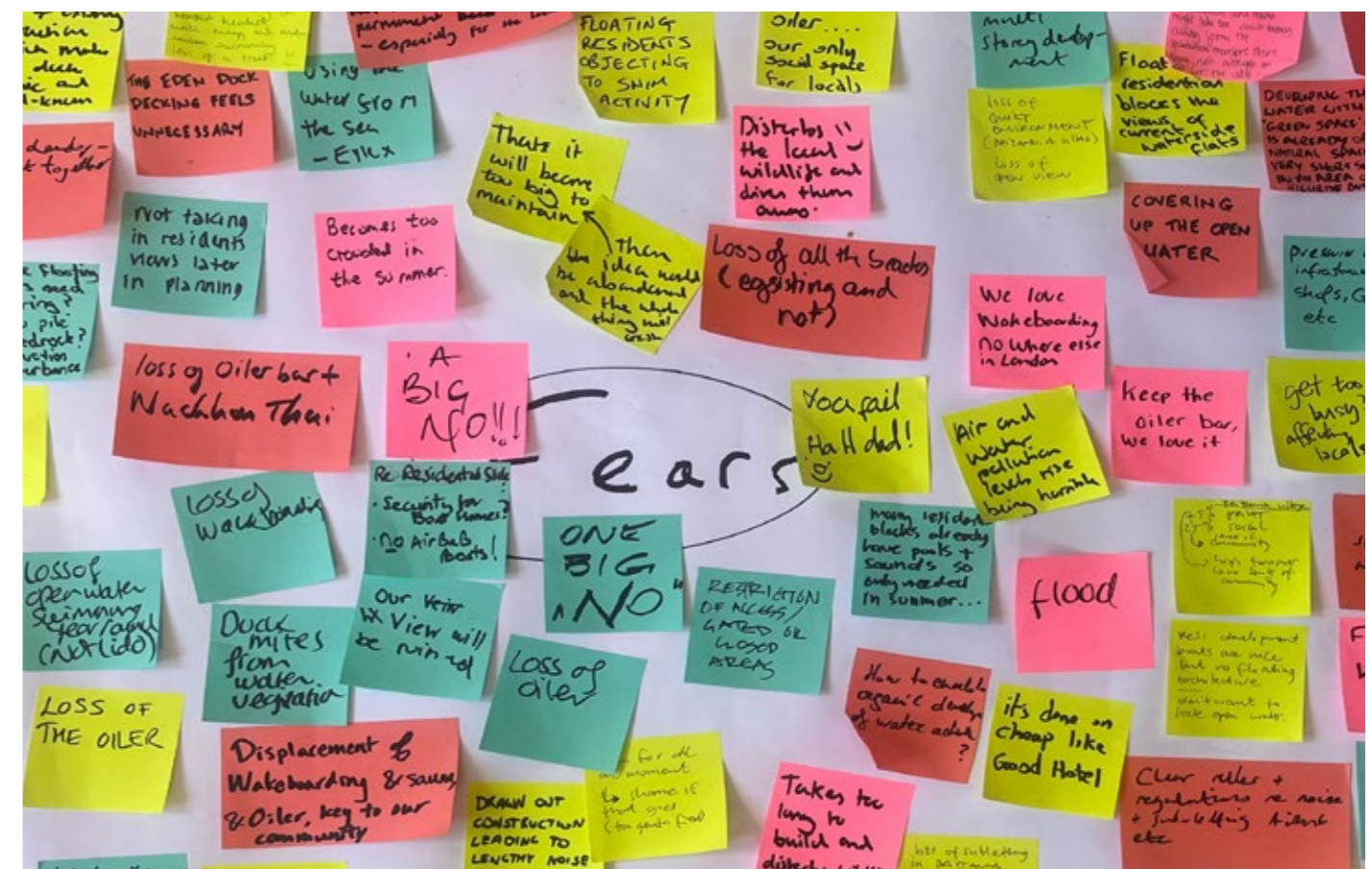
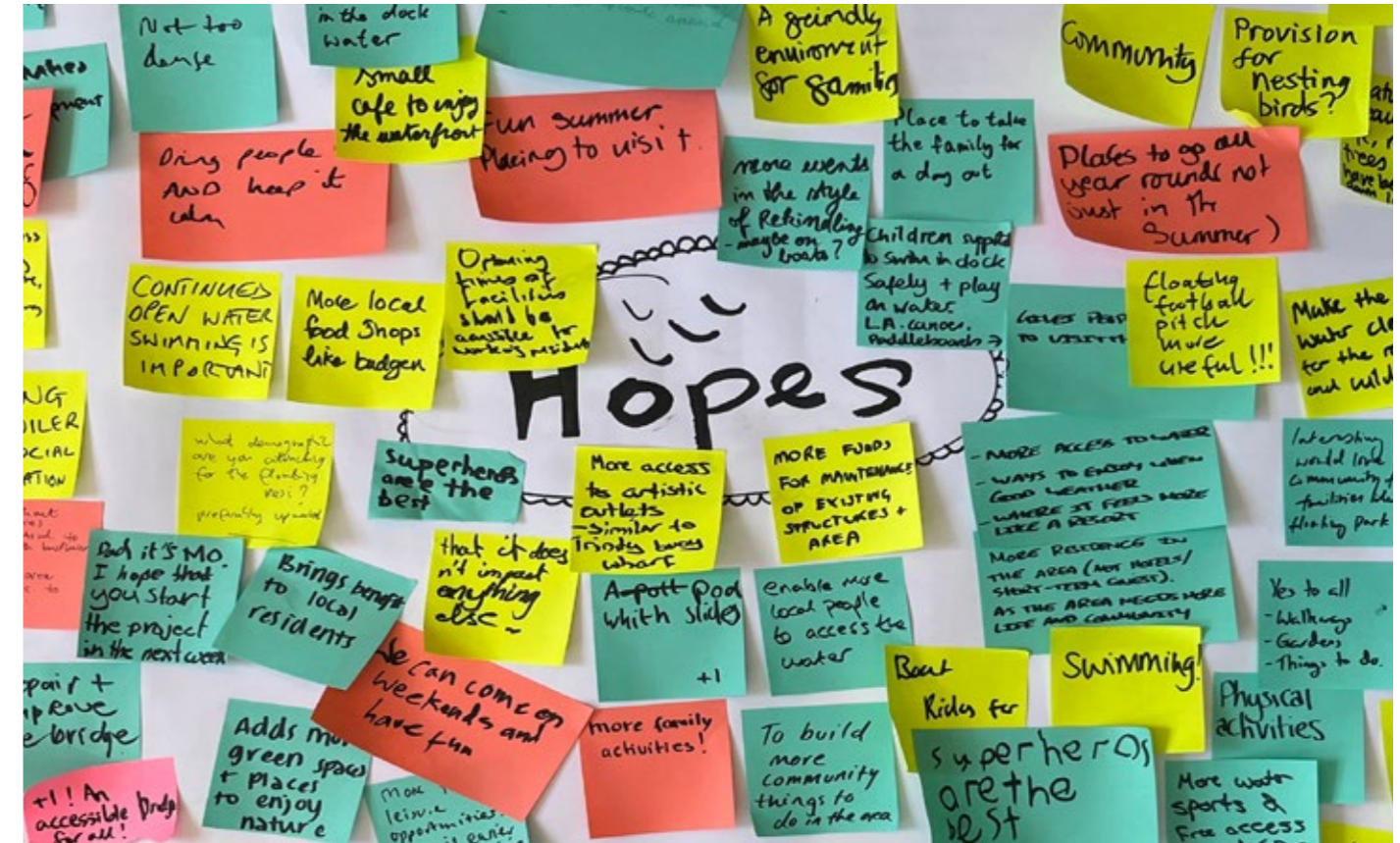
Comments from residents that crime and ASB is on the rise locally. Mixed thoughts from residents of whether the Vision could improve or exacerbate the situation.

Fears (60):

- Significant worry about the rise in crime and ASB locally and how this could extenuate it if not managed well

Hopes (11):

- Improved lighting, more wardens, and "Safe 4 Kids" play areas
- A rise in ASB has come following a decrease in youth services locally so it was suggested income from developments could fund ongoing services



Hope and fears collected during engagement sessions on the SB Will moored by Britannia Village, 7 & 8 March 2026

# 6.0 Online Survey Feedback

## 6.1 Overview and key themes

An online survey was open during the engagement period. 39 online surveys filled out. The participants represent a range of ages, locations, and interests, with several key trends appearing. It seemed most people filling in surveys were coming from further afield and hence didn't attend the in-person events. They mainly use the Royal Docks for its water-based activities as visitors and hence feedback leaned towards that.

## 6.2 Participant Numbers and Demographics Total Surveys: 39

The participant pool was skewed toward the 30–59 age bracket, with a slightly higher response rate from females.

Age Split: 30–39 (14), 40–49 (9), 50–59 (8), 60–69 (4), 70+ (1), Not specified (3)  
Gender Split: Female (22), Male (12), Not specified (5)

Employment: Majority are full-time employed (22), followed by part-time (4), retired (3), and self-employed (3).

Ethnicity: White British (20), Bangladeshi (2), Black Caribbean (1) Other White - New Zealander, German, American, Dutch (5), Not Specified (10)

## 6.3 Location Analysis (Walkability)

Immediate Local (Within approx. 5–10 min walk): 12 people (31%)  
Postcodes including E16 1 (dock area), E16 2 (Custom House), and E16 4 (Silvertown).

Wider Area / Further Afield: 14 people (36%)  
This group includes residents from other parts of Newham (e.g., E6, E13, E15) or nearby boroughs (e.g., E14).

Unknown: 13 people (33%)  
Participants who did not provide a postcode or the information was invalid.

## 6.4 Theme Correlations

There are notable differences in what people are interested in based on their age and proximity to the site.

### By Proximity

**Immediate Locals (E16 1, E16 2, E16 4):**  
This group is highly focused on Wellness/Swimming (83%) and the Floating Park (75%) However, they also have the highest mentions of Environmental Concerns (33%) and expressed concern about noise or views being blocked by the proposed floating residential.  
**Further Afield:**  
This group show a 100% interest in Swimming/Wellness, suggesting they view Royal Docks as a destination for recreational activities (like open water swimming) rather than as a local park.

### By Age

**Ages 30–39:** This group has the highest engagement with Swimming and Wellness (100%). They are primary users of the current water sports facilities.  
**Ages 60–69:** This group expressed the most significant interest in the Residential (75% mentioned it), with concerns regarding its impact on the dock's openness / infrastructure  
**Ages 70+:** Minimal feedback from this demographic - focused on Green Space/ Floating Parks and general site accessibility.

### By Gender

Female participants showed a slightly higher preference for Swimming/Wellness (95%) and highlighted the need for safety and inclusive community facilities (55%)  
Male participants were more likely to mention the Residential (50%), with critical feedback on how the development would change the dock's identify.



RDW Engagement leaflet posted to all addresses in the Britannia Village area

# 7.0 Appendix

7.1 Engagement boards

7.2 Engagement post-It comments

# 7.1 Engagement Boards

## Introducing the vision for London's largest floating destination and community



### Introducing the vision

At Royal Docks Waterways, we have prepared a new outline vision for the future of Royal Victoria Dock West and we want your views! This 12-hectare stretch of water within London's Royal Docks is set to become one of the city's most significant new public spaces and the capital's first large-scale floating park.

The Vision outlines how the water of this historic Royal Docks can be transformed into a valuable new asset for London and the local area, boosting Newham's total publicly accessible open space by 5% and supporting the area's ongoing regeneration into a new waterside destination for residents, workers, and visitors alike – with early phases of delivery expected before 2030.



### Get involved!

Go to [rdwactivated.com](http://rdwactivated.com) or scan the QR code to find out more, sign up for sessions and to let us know your thoughts in a short form. You can also email us at [rdw@royaldockswaterways.com](mailto:rdw@royaldockswaterways.com)

### Engagement conversations

**At Britannia Village Hall**  
25 Feb 3-6pm  
26 Feb 3-6pm  
2 March 3-6pm  
4 March 3-6pm

**On the water next to Britannia Village, on a Thames Sailing Barge**  
7 March 10am-3pm  
8 March 10am-3pm

**Online (visit website for link)**  
3 March 12-1pm  
3 March 6-7pm  
12 March 12-1pm  
12 March 6-7pm

**Briefs updated**  
Briefs for Wellness and Residential offers updated with your feedback

**Briefs go out for tender**  
Royal Docks Waterways send out briefs to find operators to develop proposals for the Wellness and Residential offers

**Design continues**  
The chosen teams progress designs and proposals, with ongoing resident input

### Next steps



MAYOR OF LONDON



## 2 - About the Vision

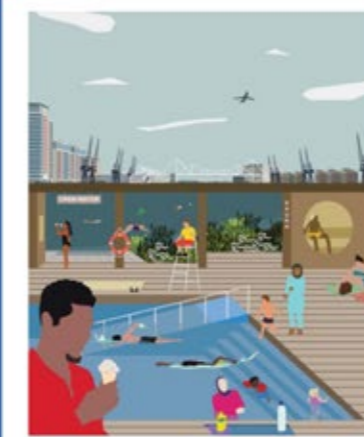
## A Vision for Royal Victoria Dock West



**What Success Would Look Like**

1. An enhanced destination offer, growing a range of uses that draw people in and encourage longer visits
2. A neighbourhood asset that creates new local amenities and is inclusive, welcoming and comfortable for local communities
3. A place defined by its relationship with water and nature, with success measured by more people experiencing the water every day

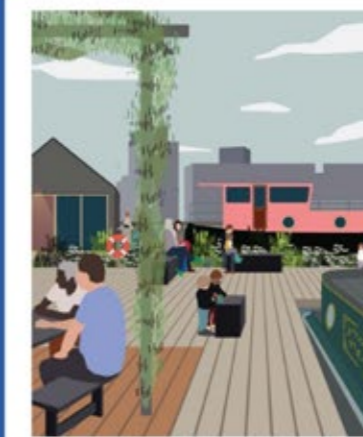
*\*Example of how the vision could look on the water. Actual design to be developed.*



### Floating Wellness

A year-round wellbeing destination in East London, combining a floating heated lido, sauna and spa experiences, along with expanded support for open-water swimming and an aspiration for increased seasonal free access to the water.

This reflects growing public interest in health, outdoor activity and cold-water wellness.



### Floating Residential

Creating a new waterside community through residential moorings and floating homes. This will bring new communal infrastructure for both the existing land-based and new water-based residents to ensure Royal Victoria Dock West remains a prosperous place to live and visit.

This will help bring year-round life and activity to the area, while responding to the growing interest and recognition in the role that water plays in health, identity, ecology and overall quality of life.



### Floating Park

A new floating park for Newham and the local area, comprising landscaped floating green space, art installations and cultural programming.

The park will help address the borough's shortage of accessible public green space, creating a distinctive waterside place for people to meet, relax and engage with culture, while also contributing to wider climate-resilience objectives.

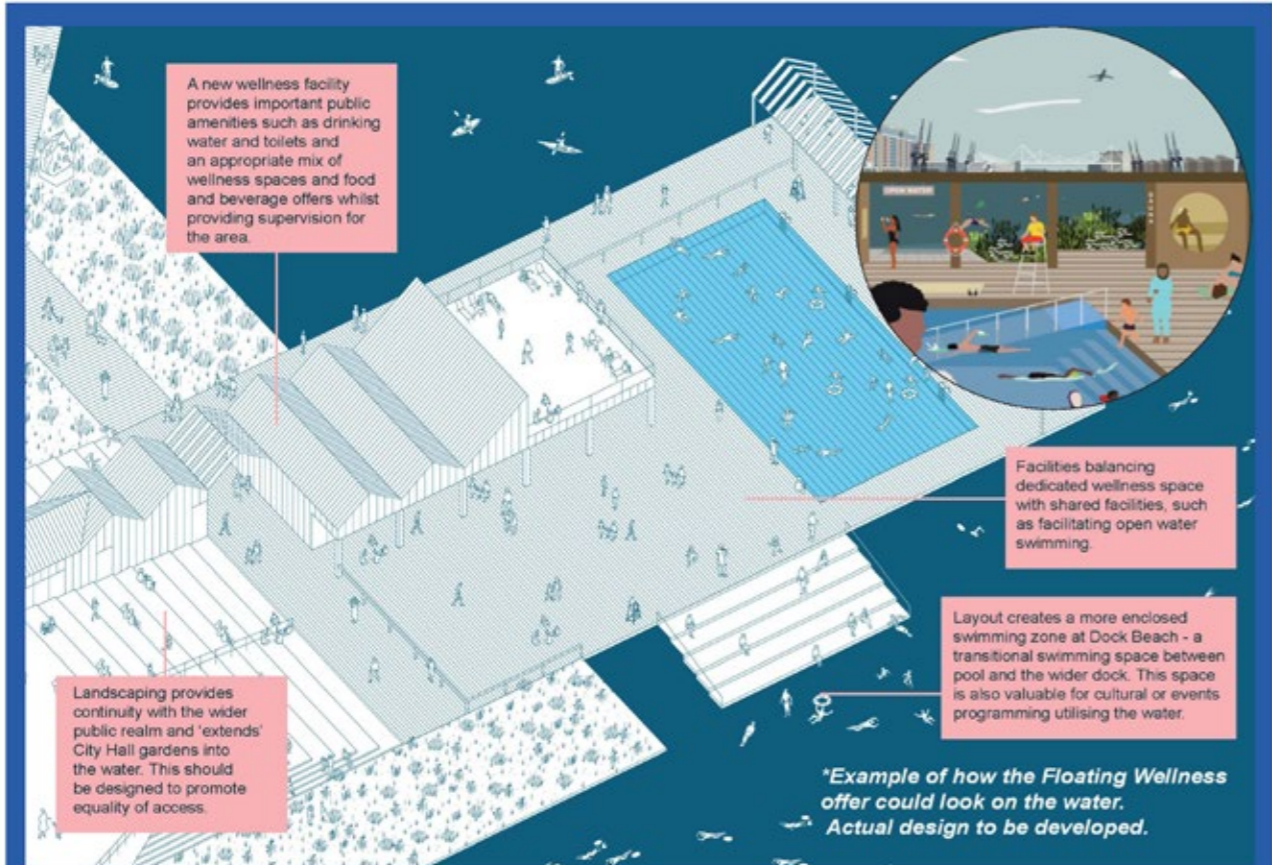


MAYOR OF LONDON



### 3 - Floating Wellness

### A Vision for Royal Victoria Dock West



#### What we need from you

Royal Docks Waterways is inviting expressions of interest from experienced developer-operators to create a landmark Floating Wellness destination in the historic Royal Victoria Dock. We need input from local residents and stakeholders to help us develop the brief to make it the best proposal it can be.

After the expression of interest a shortlist of potential developer-operators will then be invited to respond to the brief and submit more detailed proposals, with a view that a preferred team receives an 'agreement for lease' in late 2026. The responsibility for continuing to develop the design, deliver and operate the Floating Wellness destination will then sit with the chosen team. This will include taking the lead on public engagement about Floating Wellness, and gathering community views on detailed proposals.

#### Questions

1. What local leisure and wellness facilities do you use currently and how might this project address any gaps?
2. What would you like to see included in this proposal, to make it as inclusive and beneficial as possible for the local community?
3. Would you like to be involved in helping shape this project going forward? Please share ideas of how you might like to get involved (e.g. in-person groups or online).

#### Examples of similar places



**Aarhus Harbour Baths, Aarhus**  
The design communicates its programme effectively from a distance. The form of the building is nurturing and contains the swimming area whilst also offering views out and a sense of place.



**Kulturmauna, Helsinki**  
This is a remarkable example of creating a comfortable, private feeling space for sauna and cultural activities in the midst of large-scale harbour operations.



**Floating saunas, Zurich**  
An example of adding complementary modular elements - this would suit an approach whereby a common design language is established across multiple use-programmes. Similar things have been achieved in Oslo harbour.



**Atlas Pool, Helsinki**  
A significant floating pool and sauna concept in the heart of Helsinki. Adjacent wellness uses are carefully integrated into the wider proposal through stepped landscaping.

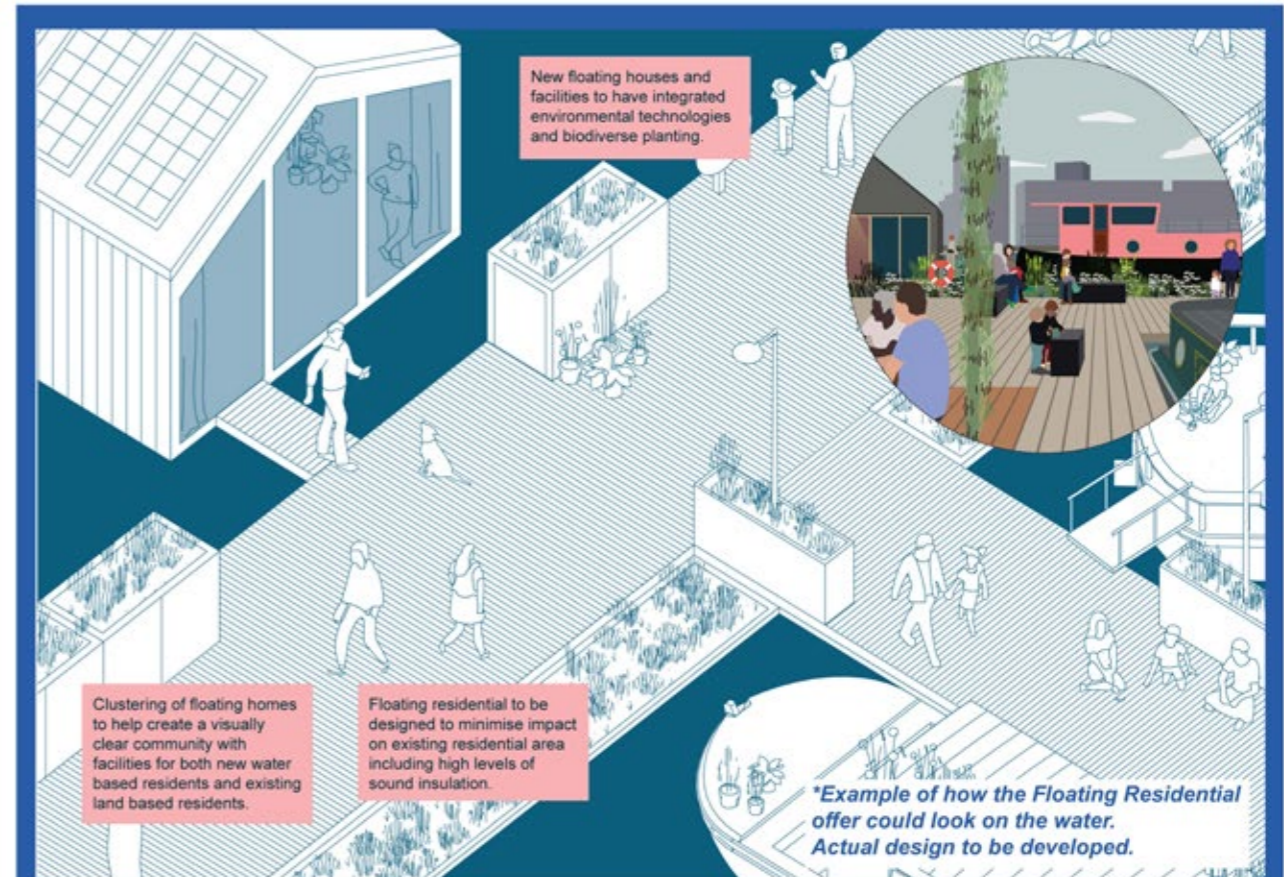


MAYOR OF LONDON



### 4 - Floating Residential

### A Vision for Royal Victoria Dock West



#### What we need from you

Royal Docks Waterways is inviting expressions of interest from experienced teams to deliver a feasibility study about Floating Residential in the historic Royal Victoria Dock. We need input from local residents and stakeholders to help us develop the brief to make it the best proposal it can be.

After the expression of interest, a shortlist of potential consultants will then be invited to respond to the brief and submit more detailed proposals, with a view that a preferred team is appointed in summer 2026. With the consultant team, Royal Docks Waterways will create a more detailed concept proposal, testing how it could be viable and best delivered, including more stakeholder and public engagement. This will support a future decision by Royal Docks Waterways and the Royal Docks Team about proceeding to delivery.

#### Questions

1. What do you think is missing from the southern edge of Royal Victoria Dock? What gaps could a Floating Residential community fill?
2. What would you like to see included in this proposal, to make it as inclusive and beneficial as possible for the local community?
3. Would you like to be involved in helping shape this project going forward? Please share ideas of how you might like to get involved (e.g. in-person groups or online).

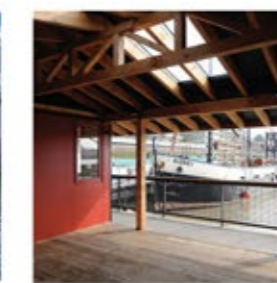
#### Examples of similar places



**New moorings in Bristol Harbour**  
A popular, leafy alternative to the existing dockside as a space to walk, jog and relax - as well as providing new moorings. The new infrastructure is closer to the water level than the dockside.



**Canal & River Trust, Milwall**  
Residential moorings with integrated services and planting. Milwall Outer Dock, London - the area of waterspace between the moorings and the dock edge is a useful security feature and works visually as well.



**Heritage Community Moorings, Wapping**  
Residential moorings with high quality amenity facilities, including a 'pier house' which can be booked for events by local land-side residents, as well as those from the floating community.



**Floating Homes, Amsterdam**  
Example 'floating homes' planned in Amsterdam dock, which show how a mixture of different floating structures and vessels can complement each other.

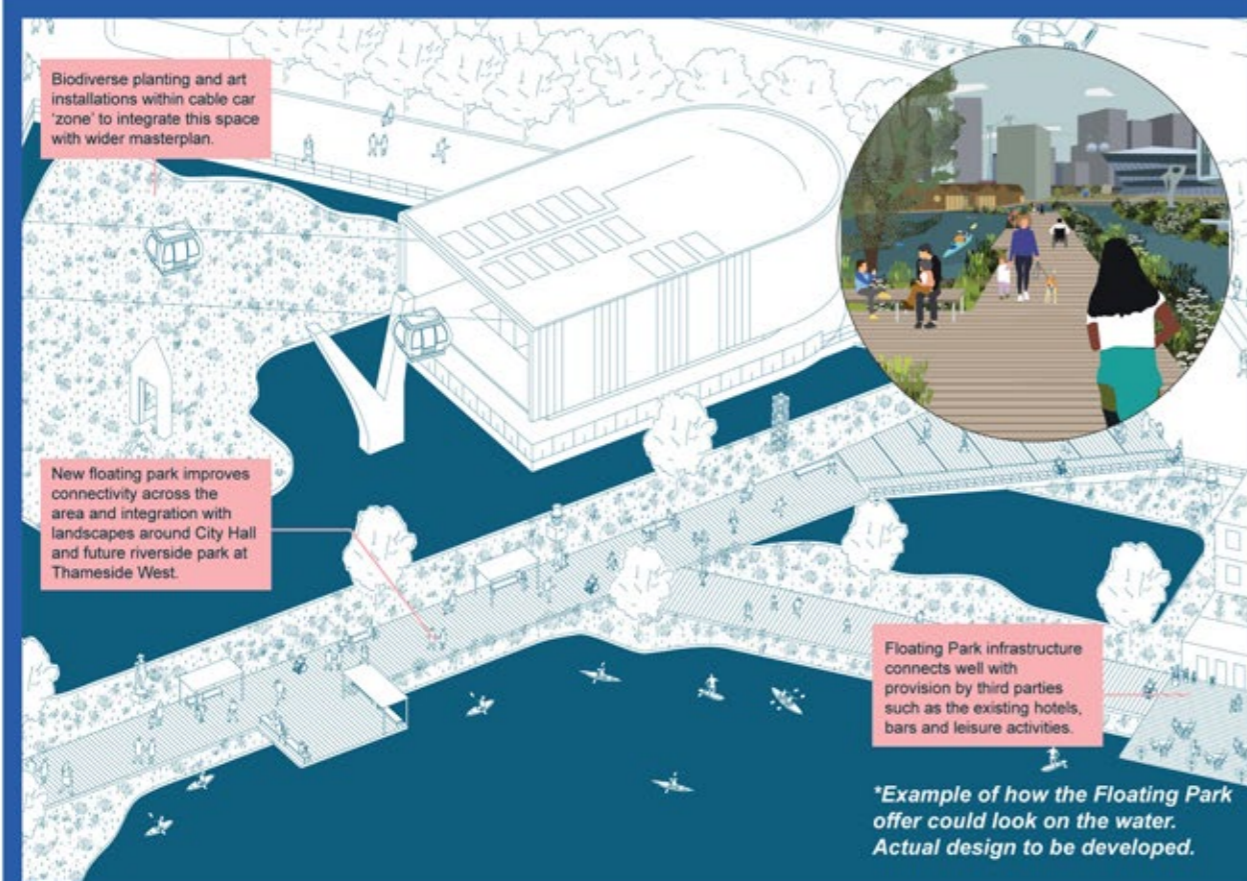


MAYOR OF LONDON



## 5 - Floating Park

## A Vision for Royal Victoria Dock West



### What we need from you

In early 2026, elements of the Park will be written into project briefs for Wellness and Residential proposals, while the funding strategy for a more substantial stand-alone park is developed further with advisers. We need input from local residents and stakeholders to help us develop the brief to make it the best proposal it can be.

We envisage the floating park will come forward in stages, supporting the overall Vision of Royal Victoria Dock West as a coherent, well-balanced public place.

### Questions

1. What local parks do you use currently and how might this project address any gaps?
2. What would you like to see included in this proposal, to make it as inclusive and beneficial as possible for the local community?
3. Would you like to be involved in helping shape this project going forward? Please share ideas of how you might like to get involved (e.g. in-person groups or online).

### Examples of similar places



Chicago Riverwalk, Chicago  
Designed in multiple phases, provides a stepped and easy transition between the established street level of the city and the waterside, using this as a device to locate an array of commercial and leisure uses.



Wild Mile, Chicago, Omni Eco-systems  
Stage one of a multi-stage greening and public activation of the river in Chicago.



Rijnhaven, Rotterdam  
A striking example of a diverse set of programmes held together by landscape.



Eden Dock, Canary Wharf  
A recent example of non-commercial floating infrastructure in East London.



MAYOR OF LONDON



## 6 - Frequently Asked Questions

## A Vision for Royal Victoria Dock West

### 1. Who is responsible for the Royal Victoria Dock West floating vision?

#### Royal Docks Waterways

The water within the docks, and some small parcels of land at key points, is part of a long lease to Royal Docks Waterways (the new trading name for the Royal Docks Management Authority, or RoDMA). Royal Docks Waterways is a not-for-profit organisation, and is responsible for the management of the water and its supporting infrastructure. Royal Docks Waterways works closely with local land-owners, stakeholders, water-users and the Royal Docks Team to encourage and support the use of the Royal Docks. This Vision has been commissioned by Royal Docks Waterways.

#### The Royal Docks Team

The freehold of the Royal Docks is owned by the Greater London Authority (GLA) and this is overseen by the Royal Docks Team. The Royal Docks Team is a partnership between the Mayor of London and the Mayor of Newham. The team is responsible for steering the regeneration of the Royal Docks, driving significant levels of inward investment, and supporting the delivery of 36,000 new homes and 55,000 new jobs across the area.

#### London Borough of Newham

The wider Royal Docks regeneration area and therefore the entirety of RVDW is within the London Borough of Newham. This means that it is the Local Planning Authority, whose policies will govern future planning applications. Its strategies and priorities around public health, economic development and a just climate transition are also highly relevant for RVDW.

### 2. Why is there a need to generate income for Royal Docks Waterways?

Royal Docks Waterways is a not-for-profit organisation with responsibility for managing and maintaining the dock water and its supporting infrastructure. Generating income allows Royal Docks Waterways to build a long-term fund to meet future costs associated with replacing major infrastructure as it reaches the end of its operational life. This includes essential assets such as bridges, pumping stations and lock gates. Any financial surplus generated through successful development or activity within the docks is reinvested back into the Royal Docks, helping to secure their long-term safety, resilience and public use.

### 3. I am an existing Royal Docks resident / stakeholder. How can I be kept informed about the progress of proposals linked to the Vision?

Royal Docks Waterways is organising several online and in-person public meetings during February and March 2026. And there is an ongoing commitment to engaging with stakeholders and the public as the wider Vision is brought forward. The News & Events page of this website and our newsletter are the best ways to stay informed. All projects will need to secure planning permission prior to trading and this will provide stakeholders with an opportunity to formally raise any concerns they might have, or express support for a particular proposal.

### 4. How does this Vision relate to other proposals for the water, such as the Good Hotel's proposal for a second hotel?

Royal Docks Waterways has created a broader, strategic, and long-term Vision for all of Royal Victoria Dock West as a whole. Where third-party proposals align with and support the objectives of the Vision, including public access, long-term social value and responsible stewardship of the water, they will be welcomed and considered on their merits. Based on the information available during 2025, Royal Docks Waterways objected to the Good Hotel's planning application. Further details can be viewed on Newham's Planning Portal, linked to application 25/02185/FUL.

### 5. How does the Vision affect the existing water operators, such as NOWCA / Love Open Water and Wake Up Docklands (WUD)?

Royal Docks Waterways has worked closely with existing water operators, including NOWCA / Love Open Water and Wake Up Docklands (WUD), throughout the development of the Vision. Open water swimming remains a core and valued activity within the Vision for Royal Victoria Dock West. Requirements to support open water swimming, including appropriate infrastructure, are reflected within the brief for the Floating Wellness project.

The Vision concludes that Royal Victoria Dock West is not the most suitable location for wakeboarding and other higher-intensity water uses over the long term. Royal Docks Waterways is therefore working with Wake Up Docklands to explore alternative locations within Royal Victoria Dock, further to the east, where these activities may be better accommodated.

There will be no short-term impact on the current operations of either NOWCA / Love Open Water or Wake Up Docklands. Royal Docks Waterways will continue to communicate closely with operators as the Floating Residential and Floating Wellness projects progress, ensuring that businesses and their customers have clear information and sufficient time to plan ahead.

### 6. Why is this time different from previous attempts to regenerate RVDW?

In 2025, Royal Docks Waterways worked with stakeholders to create a deliverable Vision for RVDW. This was followed in January 2026 by the Mayor of London deciding to alter the GLA's lease with Royal Docks Waterways, specifically to enable Royal Docks Waterways to take on a new development role. 2026 is therefore the first time that the leaseholder of the Royal Docks water has had the authority to make development happen and a deliverable plan to work towards.

### 7. When will things actually happen?

The timeline is subject to change, because third parties still need to be procured or contracted with, however the aspiration that everyone is working towards is that people can benefit from the RVDW Vision before 2030. Achieving this goal would rely on starting the Floating Residential feasibility and choosing the developer-operator for Floating Wellness in 2026 and progressing to design development, engagement and Planning in 2027 and then construction and openings 2028-2029. The Priority Projects will come forward in a staged way, rather than one big bang and will be subject to decisions by at least Royal Docks Waterways, the Royal Docks Team / GLA and London Borough of Newham.

### 8. Where's the money coming from?

Royal Docks Waterways is a non-profit business with a board that includes anchor institutions including the GLA, London Borough of Newham, Excel London, London City Airport and University of East London.

It has built up reserves through its trading activity and will allocate its own funds to support the early stages of the Vision. In parallel, it will seek to work with third-party partners and investors to bring forward the Priority Projects in line with the Vision.

Any funding approach will be guided by public-interest objectives, long-term stewardship of the docks and the requirement to reinvest surpluses back into the Royal Docks.



MAYOR OF LONDON



# 7.2 Engagement Post-it Comments

Raw engagement comments from drop-in sessions which took place on:

- 25 Feb, 3-6pm at Britannia Village Hall
- 26 Feb, 3-6pm at Britannia Village Hall
- 02 Feb, 3-6pm at Britannia Village Hall
- 04 Feb, 3-6pm at Britannia Village Hall
- 07 Mar, 10-3pm aboard SB Will sailing boat
- 08 Mar, 10-3pm aboard SB Will sailing boat

25/02/26 BVG	
HOPES	FEARS
Love to see more happening at the dock.	kilan bridge - link w/ local - smarter water - more openness - quantity of boats in dock - views in/out - height of boats - boats parallel mooring
Likes the park + wellness outside City Hall Once you start, you'll never stop.	Day trippers will like it but not residents
food and bev challenges - go see little venice - commercial users that park	Not for local people.
Respect existing businesses	Rubbish collection dock edge on Sundays
What is link w/ Good Hotel?	Water doesn't need development massive benefit of open water
Make sure it works for local people	Fear for bird
Social Economics Environment advantages	Make sure it works for local people
Good to see something happening.	LOOKS LIKE A LOT ALL AT ONCE
SWIMMING CLASSES (PEOPLE Don't know!)	Will areas for make this work
needs to be affordable for local people	Kids will swim when they want to swim
Discount for older people / locals	ASB will continue w/out management
Interested by wellness including improved beach	who's swimming? - No experience - if no safety within regulation
Will be good to have more children playing	olier, who will pick up? - Super splash - reduction in pool more cable?
MORE BEACH ACCESS GOOD TOO	clear the water to swim!
Very mixed community so offer needs to be in Affordable. Swimming should be cheap. Accessible water sports.	
Cafe - activities - support local businesses - green space not lake bed	shocks at opportunity - noise / light pollution - keep open water swimming
Improve water sports - cheap for local residents - Port born bikes to stay	ASB / compliant issues on water
Floating path that kids can use - exit thru City Hall	What is the messages on- who is a Olier? - Not locals inaccessible
Would use the bookable community space. If cheap	Doesn't look like commercially attractive enough (wellness)
Easy access for disabled	NOISE MANAGEMENT EHOES
Likes sound of community event space	NICE TO SEE OPENNESS If we don't have this, what have we got?
Barges along edge to include fish will be more fun!	HOW big will resi be?
BREAKING UP THE OPEN WATER IS GOOD light sort of boats will lift the view	How not just a playground for new boats management (party boats)
More bars!	Noise echo management is difficult
Need to keep space for events	Can local people live on her?
More support boats than taller buildings	Views from home
More park is good	water infrastructure - sewage / heat - what path will boat quality have? Good Design
floating path to be safe and have room for young kids	Residential is a loaded term
Fishing Facilities	local community benefits? - Will privacy be lost? - Bridge? noise/impact
Jet ski hire	How connect to services?
A bridge on water to walk straight across	LOOK INTO RESI IN OTHER AREAS
LACK OF BASIC FACILITIES LOCALLY	How many vessels at boat mooring hunts
Can there be a designated fishing area?	Not house boat
	managing boat movements - space prohibition - Wake Up not just nice wellness name other than swim start
	closing beach? - why mooring there? - boat bridge down
	stopping short-term lets!! - no night-noise?
	WASTE management + pollution
	Liked wellness but pollution + noise management
	Fix bridge - protect vista - management of wellness all clean streets - Noise, light/smoke - excluded residents
	Social Seclusion - Opportunists sex workers for local residents
	FIX LIFT!
	no pool but lack of services
	Why bridge not part of it?
	Looks commercial + business led

26/02/26 BVG	
HOPES	FEARS
FIX THE BRIDGE LIFTS!	RESIDENTIAL
Greet the area being thought about	Parking
It's a desert right now... make it better	Don't want it to feel too resi
Would like busy to reduce crime	Pollution from coal burning.
Good to see positive change, esp on BV edge	Pollution from boats e.g. diesel
to have a Pet	Managing pollution
Like pal	Move vessels too often
Day to day benefit. Space to work without paying	VIEWS FROM HOMES
Public toilets good	Floating houses - Drainage plan?
Quality of boats, look and feel	More people means more security needed - Plan?
what boats will it be?	Grid/Water infrastructure
Kids playground	Short term lettings?
BUILDING HEIGHT LIMITS	Traffic Impact Assessment
Exciting new developments	LOSING CANARY WHARF VIEW
Swimming pool	Out of hours parking can get out of hand
Shelter from weather / winter important	Manage sewerage well
ENABLES MORE EVENTS?	Sewerage etc. (capacity of all services)
Boats not coming + going too much	pollution and yeh
Green roof & not too high	Vandalism - New nice space ruined
responsibility for maintenance	It needs week-end parking
MORE RESIDENT PARKING	crying in front of everyone
Great to get a pool. Safer than river	Drawing [Two sad faces]
Heated so kids can learn to swim	PEOPLE Fall in the WATER!
Free swimming lesson for baby	Uncomfortable about more sunbathing etc outside city hall
Height restriction of buildings to maintain open space	Safety... people don't have power to sort out issues
Sand back on the beach	Lots of fears about Park
More wardens for parking offenders	Connaught Bridge movement + traffic
INCREASE NIGHT TIME ECONOMY	Not enough to be a successful destination
Pool would be great for learn to swim	hygiene + risk of drowning
Improved beach would be great	Why will change be better than status quo
More water sports, especially for kids	No overcrowding + not touristy.
More activities for kids + teenagers	Feels busy enough already.
more green space + Nature/wildlife	extinction of fish.
Service charge support	Drawing [Stick figure falling]
service charge help	Why is there a heated POOL.
Area needs an affordable swimming pool	
swimming lessons for young kids	
it needs a giant slide	
Improve water quality.	
it also needs a funfair	
No visitor parking	
OUT	
Price point is important for swimming	
Cat	
Drawing [Mountain/Sun]	
xit	

02/03/26 BVG	
HOPES	FEARS
safety in dock/winter	ASB already bad... will worsen
greenery!!	Kids could attract ASB
Looking pretty!	crime already increasing. worried about more targets for crime
More comms on what local activities are on in the local area (e.g. Candy Wharf)	Increasing problems of ASB
life guard safety first + PARK	Crime, Mugging - Women safety - chilling issues on blocks next door - Under...
Change can still leave openness	water safety - attracting crime and burglary
Retain sense of peace + tranquility	Safety e.g. no bikes or skateboards in park
Make the dock more useful/better	Unmanaged residential moorings e.g. on Thames
Look at alternative location for resi	Does area need more licensing?
Snack joint e.g. Sandwich	Boats suffer from noise pollution + costs to move -> concern low quality
Floating GP or dentist?!	how many vessels will there be?
Outdoor entertainment Venue.	1-2 floor will have views blocked
High quality design/architect - More green - Pedestrianised	breaking down
Great facilities - less impact of swimming / Lido on flats - Improved Design	Mission creep... over water eventually
can it be free?	Facilities under pressure e.g. GP + schools + nurseries
links play and swimming opportunities	Different CPZ needed
Pool open year round	Who Will people park - How do CPZ's work with more people
mix of services for visitors + residents of all ages	Water issues Lp Housing, crime, dereliction, bins / clean public realm
Liked look of architecture + Areas... like Canary Wharf	Noise
Add some surfing! (and Jet skis)	maintenance and management might not happen
Add flowers, wildlife and a Green house	Access to Elizabeth line / bridge... how does it help?
Could it include "places to go visit"? e.g. bars, restuars, cafes	More service charge paid by residents on water front
Area has got better, has become more a destination more of that is good	Downward property values
Continued evolution of change.	Higher SE Linked to crime
Price of swimming and water quality	right turn outside of BV gates is hard
need better family areas / facilities	
LOVE IT!	
More swimming ... improved summer splash	
boats with pools inside	

04/03/26 BVG	
HOPES	FEARS
Outdoor gym could work, even in small space	Views
Areas dedicated to birds.	Don't want to lose openness
Excited to see more green spaces	THAT THE DOCK WILL STOP FEELING LIKE AN EXPANSIVE SPACE - LOSING RESPITE
Keep the sense of respite from open water	The area will become overcrowded ++ Noise in the nights
Resident association coordination with BVG	Noise management esp in the night time
Expect contribution to BVG service charge.	Noise management especially e night music, generators
Only owner-occupiers allowed	THAT THE WATER WILL END UP BEING FILLED BY A FUTURE EXPANSION
Snack type food	Don't want to lose airport... keep buildings low
Cafe + Toilets	I'm afraid of the dark and any danger
Affordable food + snacks	Littering + ASB
Park or play area by city hall	No vehicles on dock edge
More for the family to do	Want to know who we're dealing with. (Promises kept)
Kid and dog friendly	Skepticism of things happening due to bridge + lift
Playground for kids close by	To cry in front of EVERYBODY
stuff for youngsters pre-teens	
To have a cat.	
free swimming	
Swimming pool needs to be clean... no leaves	
Existing to see more people in the area ... more to do	
Easy hot-desking or co-working.	
Somewhere to spend time, sit	
Management of green spaces essential	
Families will spend more time outside +++ Health	
Drawing [Garden/Park sketch]	
To have a husky / alot of sun/coins and go on the London eye	
Like swimming pool year round	
There are only members only pools in the RD-Royal Wharf, Aloft, Crowne Plaza	
Baby swim session at Aloft is limited to 30 min organized session.	
Hard to get to nearest LBN pool - need a car.	
Like improved beach for access to water	
Swimming + Park both look great	
Important to have well managed pool - range of options with opening times	

07/03/26 SB WILL	
HOPES	FEARS
Wellness will increase baseline noise levels ... more intensive area	I LIKE BOATS - ARYANA 3 years
New homes/boats used as Airbnbs?	MAINTAIN NESTS FOR BIRDS
Noise travels over water - even small chunks between people. NO Airbnbs	More natural areas
Noise management early mornings + late night	Nice wetlands area for the geese + swans
Power/sewage how is that dealt with?	Wildlife and nature
No loud noises on the water after 9pm	HISTORY & HERITAGE
ASB - Littering - Fireworks	NOTICEBOARD IN PARK
Service Charge increase? Dock maintain Charge - impact on residents	A small park with slide/swing something children can enjoy
Views + Genuinity	More green area
BLOCKING DOCK view fr. B. Village	LIDO nice However we have this every Area swimming
More guests doesn't eventually feel in heels?	Play equipment for the park
Increase in noise for dock side residents.	Practical Play Areas for young children
COULD BOATS BE LET AS AIRBNB'S?	MAKE PARK SAFE 4 KIDS
Rubbish clearance & parking. x3 [tick] [tick]	BETTER COMMUNICATION ABOUT PLANS & CHANGES
MORE NOISE POLLUTION	Wak & working paths should serve purpose for residents
PARKING	Nice walking paths
Crime + ASB	Use the floating park
MORE CRIME/ANTI SOCIAL BEHAVIOUR	GREEN SPACE MAINTAINED
more crimes.	Expanding Excel security to help with rest.
Wellness' factor of Wake Up DK being ignored	Improved management as more people come
Boats will look area less attractive! (attractive boats end up not down...)	Who responsible for maintaining park?
HOW MANY BOATS? RUBBISH CLEARING	Check out Cody Dock River Lea
SPOILT VIEW OF DOCK	VISITING BOATS
Loss of red history and heritage	MORE green spaces Nature is good
Anti-social behaviour will increase.	More water activities
Increase in water quality pollution	Expand current water sports offering
RESIDENTIAL - Lowers the water quality for swimmers - oil from engine leaks, loaded toilet down water for a weekend	DITCH THE RESIDENTIAL IDEA!
Increase in CRIME/DRUGS with boards	SWAP PARK + RESIDENTIAL SIDES - BV SIDE IS LOWER SO MORE IMPACTED
LOOSING PRIVACY OF THE AREA :(	WATER MARKET
Wakeboard/Surf community being silenced and ignored	WELLNESS INCLUDES GYM FACILITIES
Area losing Privacy for residents with water view flats - westenbeach apt	Current local operators as included in plans on offering & facilities
height of new homes blocking existing water views	CIRCULAR BUS ROUTE AROUND DOCK
REDUCTION IN PROPERTY PRICE FIRE CLAUSE ISSUES	More Cultural events
Water quality Degrading	I Hop My Grama and Grampa ramp soon
How will impact cleanliness of dock?	MORE ACTIVATION ACCOMMODATE ALL USERS
ATTRACTS ANTI-SOCIAL BEHAVIOUR	more opportunities for wakeboarding and water-sports
Property prices decreasing.	wellness centre will benefit residents - special discounts for residents
wildlife vs. plane crash	paddle boarding as part of floating wellness
Local wildlife disrupted	WATER TAXI
Swim in the dock (prevent nature)	Peaks and troughs of busy-ness in area. Events
LOWER PROPERTY PRICES	SWENEAT Sauna over WYLD as an existing stake holder
SAFETY ON PARK BOARDWAY	ACCESSIBLE TO ALL COST/TYPES OF ACTIVITIES
Residents will bear with Construction contamination for Years /decades with no water side views	Concession for local residents & leisure centre
HEIGHTS	Concession for local residents at wellness
BECOMES EXCLUSIVE!	OUTDOOR BBQ
MORE LITTER	New restaurants Cafe's welcome
All existing businesses removed	MORE RESTAURANTS CAFES
NO floating Residents boats! Water sports will suffer & dock will be crowded. overcrowded!	You "Wake up" to the greatness you are in danger of losing.
Wakeboarding is great to watch +1	EXCITING
My biggest fear is that the area gets cluttered + crammed	Anything to make the area better
WATER POLLUTION	These plans will make our area even better
PARK. yes. HOUSE BOATS NO	This is exciting
QUALITY OF WATER WOULD GO DOWN.	ACTS AS ENABLER FOR OTHER PARTS OF DOCKS
Environ pollution, water	it's a nice idea
Safety around swimming area	HEATED LIDO - FUN!
don't want it to feel sterile	I am excited for this project
Park too small for dogs	More considered + high quality would be better
sense of community KEEP!	Lift to be fixed
Before any of this, why don't fix the bridge	LIFTS FIXED ON BRIDGE AS TOP PRIORITY!
SPOILT VIEW FOR Dockfront PROPERTY	More F&B please
This is the only public park in London This should be a selling point.	Cafe, deli, co-working

Oiler Bar impact community asset.	Floating pub!
Wakeboard + sauna = good local business	Coffee shop in wellness centre
Barge bar moving - No other good pubs nearby!	IT HAPPENS!
Gated Community limited access to water	MORE FOOTFALL
GATED COMMUNITY LIMITING ACCESS TO WATER	Good there is some plans - I've always said this place has potential!
WHERE IS THE ADDITIONAL INFRASTRUCTURE? DOCTORS, DENTIST, SCHOOLS?	As residents towers happen, the tranquility is even more important
Too much housing capacity already	Limits on heights will be important
LOSS OF OILERS WAKE-UP NAKEN SAUNA SWIMMING	Residents only docks... no docks in summer, events in winter
Wake Park integral part of activating area	Lifts get fixed on the bridge
The oiler is beating heart for local connection	Oilers Stays where it is
Alienation of current Community	JOBS
No Plans on current water users like wellness/sport. This is current operators being used, not including the sauna	JOBS are better
INCREASE in numbers to area	Look and feel is very important
ALREADY PLENTY OF NEW HOUSING DEVELOPMENT IN AREA.	Case studies on impact on prices
Costs could be better spent on existing	ALL I WANT IS A WORKING BRIDGE / LIFT TO GET ACROSS TO EXCEL
NOT ON TIME	FIX THE LIFT
TOO EXPENSIVE	ACTIVATES WATER
ENGAGEMENT DOESNT CONTINUE LONG TERM	Top Right & Management Section
COST TO ESTABLISH REDUCES DELIVERY	Can you divert people away from BV
The Bow wave of grandiose regeneration Pushing out the gratters making way for the giffers	Paying into service charge to improve security + parking
Don't want to lose amenity	Prevent teenage ASB on dock edge
KEEP THE OILERS	How will teenage + younger kids integrate?
love the oilers, the wake, board & sauna	
lots of people loss of local identity	
Who we? I don't see myself in it	
More people that the DLR cannot take	
I don't have any faith in the council delivering additional services needed	
pressure on services G.P.s	
Residential boats - would they start objecting to bars (oilers etc)?	
Keep sense of community	
CLOSURE OF DOCK PATH DURING WORKS	
GOOD IDEA - WILL IT HAPPEN?? POOR TRACK RECORD!!	
LIKE WATCHING WAKE BOARDING	
We don't want it to go	
Very local feel currently	
Loose Oilers Bar + 1	

08/03/26 SB WILL	
HOPES	FEARS
Impact on residents - lack of respect for indeed it!	
Loss of existing attraction which made the dock iconic and well-known	Lemons and Grape
THE EDEN DOCK DECKING FEELS UNNECESSARY	LOW BRIDGE NEXT SILVER BRIDGE
It will become very crowded especially when all the new residential permanent boat beaches - especially for the locals	GENUINELY ADDITIVE TO THE AREA
FLOATING RESIDENTS OBJECTING TO SWIM ACTIVITY to lose order... Our only social space for locals	Want to feel more part of the development from Capital East
Don't want multi storey development	Easier access to swimming in the dock water
Look + feel, pressure on facilities	[Blue note] ...to the residential side... don't want clouds!!!... keep the density...
Cost on BV residents Access for residents / fees vs. Money making	[Green note] ...to be an inclusive community...
Sewage + Waste	A friendly environment for families
Will it be used	[Green note] ...create spaces for people to visit...
VIEW	Community
FIX THE LIFT!	Provision for nesting birds?
How will developments fit together?	Water being full of wildlife
Not taking in residents fears later in planning	Make most of area's rich history
Using our Water Fro M the Sea - Eden	The water gets cleaner and less polluted
That's it will become too big to maintain	[Green note] ...interacted with... so many people...
Disturbs the local wildlife and drives them away	Not too dense
FLOAT residential blocks the views of the existing flats	Small cafe to enjoy on the waterfront
DEPRIVING THE WATER WITH "GREEN SPACE". IT IS ALREADY OPEN NATURAL SPACE IN VERY SHORT SUPPLY IN THE AREA OF RECREATION	Activities ages to enjoy all abilities
Why do you need housing? There's lots of land. Don't want water to be blocked	More events in the style of Rekindling - maybe on boats?
Why use water for more housing when so much land!	Place to take the family for a day out
Loss of wilderness - The idea of all the artificial stuff becomes too big	Places to go all year round (not just in the summer)
Will the floating houses need anchoring? Will you pile into bedrock? - construction disturbance	Natural beauty, wild feel, restored trees which have been cut in hundred
loss of Oiler bar & Nakhon Thai	Tottenham are the champions leagues
Becomes too crowded in the Summer.	Restore 'rig' + sail displays disposed of by buildings (Nakan Thai)
then idea world be abandoned and the whole thing will crack	Proposed meetings administered fairly, allowing accessibility not exclusively as around Canary Wharf
Loss of all the beaches (existing and not)	Fun summer places to visit
We love Wakeboarding No where else in London	Bring people and keep it calm
COVERING UP THE OPEN WATER	Children supported to swim in dock safely + play on water. L.A. canoes, paddleboards...
Pressure on infrastructure - Shops, GPs etc	MORE GREENERY
Will much buildings to impact night activity	Spurs winning the league
Too few people no community	Places to go in the winter
too many people difficult space	LATE OPENING! THINGS NOT CLOSING AT 9PM!
The dock water becoming too polluted and gross	KEEPING THE OILER - IMP SOCIAL DESTINATION
Becomes too polluted Because of the Boats	The open water remains as one of few open spaces in the area
Homeless people around	More free access to swimming + kayaking etc using + enjoying the water
A BIG NO!!!	CONTINUED OPEN WATER SWIMMING IS IMPORTANT
ONE BIG NO	More local food shops like Badgers
You fail Ha Ha Dad!	Opening times of facilities should be available for workers...
Air and Water pollution levels rise being horrific	Floating football pitch more usefull!
Keep the oiler bar, we love it	Make the water cleaner for the residents and wildlife
get too busy? affecting locals	Small playground for little ones park area
INCREASING OF THE TRAFFIC	Hope the Oiler remains X
COMMUNITY RESOURCES - GP's - SCHOOLS	[Green note] ...interest in park...
Priority for local residents	[Red note] ...improve connectivity...
ARSENAL being promoted	Superheroes are the best
West Ham being relegated	More access to artistic outlets - similar to Trinity Buoy Wharf
loss of open water swimming year round (Not Lido)	MORE FUNDS FOR MAINTENANCE OF EXISTING STRUCTURES + AREA
loss of Wakeboarding	MORE ACCESS TO WATER - WAYS TO ENJOY WHEN GOOD WEATHER - WHERE IT FEELS MORE LIKE A RESORT
Re: Residential Side Security for Boat Homes? No AirBnB Boats!	Interesting & world class community focused facilities like a floating park
RESTRICTION OF ACCESS/GATED OR CLOSED AREAS	GARDENS Good idea
Many residents blocks already have pools + sounds so badly needed in summer...	Arsenal got relegated
floor	The Swimming Pool will be really fun! - Ellen X
Parking ... no space for residents already. Will be noise	[Blue note] ...what demographic are you catering for...
It will fill in too much on the dock with residential	Brings benefits to local residents
Maintenance - who will this impact? Privacy issues	that it doesn't impact anything else!
What if it's the wrong issue	A pot pad WITH slides +1
area losing character and soul	Enable more local people to access the water
	MORE DISTANCE TO THE AREA (NOT HOTELS/SHORT-TERM GUESTS) AS THE AREA NEEDS MORE LONG TERM LIFE
	Yes to all - walking - gardens - things to do

LOSS OF THE OILER	Management of green spaces is key
Duck miles from water vegetation	Cafes and restaurants + toilet
Our Vector or View will be ruined	Financially accessible for local residents
Loss of Oiler	Wildlife returning!
How to enable organic growth of water activity	What are the proposals for the new swing bridge?
it's done on cheap like Good Hotel	Repair + improve the bridge
West development breaks up space. Look at planning architecture - don't want you break open water.	We can come on weekends and have fun
Floating Village Water Pollution!	More family activities!
Maintenance cost?	To build more community things to do in the area
Effects on accessibility during arms fair by security concerns. More arms fair!	Boat rides for superheroes are the best
I don't think adding beach area/sand and a floating pool because we already have sand and water area and can fly a kite	Swimming!
LOSS OF LOCAL ESTABLISHED BUSINESS / ACTIVITIES	Physical activities
LOSS OF OPEN WATER SWIMMING ACCESS	FREE SWIMMING ACCESS
I do love the Oiler Bar. Does it have to go?	Keep the Oiler Bar
Nakhon Thai :(	hope Good Hotel leaves
Displacement of Wakeboarding & Sauna & Oiler, key to our community	WAVES ARE SILVER
DRAWN OUT CONSTRUCTION LEADING TO LENGTHY NOISE POLLUTION	I hope you do an amazing job
... to swim in... to park park!	+! An accessible bridge for all!
Takes too long to build and disturbs wildlife	NON-RESI COMMUNITY USES
Not of outstanding design... or feature... or community!	Wildlife more green
Clear rules + regulations re: noise + sub-letting AirBnB etc	Adds more green space + places to enjoy nature
Water pollution from floating homes	Leisure opportunities...
Dock-edge cranes become relevant with changed dock edges. Culture lost	love the idea of the Lido - please can it be freshwater
Water pollution - Flooding	Soft sandy ponds and water areas
Don't want to lose local business and identity.	More water sports + free access to water for swimming
Losing current businesses (The Oiler) +1	You for sharing the boat!
I hope it doesn't mean we lose the wakeboarding & the oil bar. They make Royal Victoria Special!	Wildlife more green
expensive fences	[Green note] ...City is missed... more/diverse demography... great facilities...
LOSS OF OPEN WATER SWIMMING THROUGHOUT YEAR!	Having a beach all year round can reduce the CO2 released every year...
Forgetting residents. Being too business oriented (capital East resident)	New Community theatre space
Preserve + celebrate heritage.	[Green note] ...love the idea of the Lido...
More pollution in water	Would love MORE GREEN SPACE
STRESS ON UNDERLYING INFRASTRUCTURE (ESP. WATER)	Becoming a place for Londoners to visit
(Greenery) must be maintained - so it looks good	Self cleaning ponds and water areas
mid swimming is effectively for low income families!!	Hope for more activities
Moving current water sports to the east will interfere with existing Rowing Club	My hope: Residents discount for Spa/Sauna/Lido Ensure its kept clean + time
(Beach) + trees + LIDO = no space for water activities or wildlife... - loss of water sports academy and rowing for local children	More sun activity
Not cleaning swimming pool properly	Thank you for the project
Keep the Oiler bar!	Continuing real open water swimming
tourism	Shaded areas for summer: hammocks, picnics, lawn games...
Why would you want to add people (sleepers) into a small park... surely your yard (?) would be better spent somewhere else!	Cleaner air and water + FUN to swim
Water pollution - already filthy. "It will only get worse"	Life would be nice!! A casual spot, not just posh restaurants/bars
Litter leads but to pollution (use volunteers!)	WAVES
Water pollution	FLOATING WALKWAY TO CROSS THE DOCK
Cleanliness of water with boat residential close	Greeting socio-economic mix right will be a challenge
Water pollution	Cleaner water, less floating trash
ISSUES - Water quality issues	activities
Insufficient infrastructure for more residents	REGENERATION OF UNUSED LAND
Becoming War zone cruel to the local resident + wildlife	Be a fun, happy place that eco-friendly and brings new wildlife to the area!
Waves	Love the plans, but needs to be high quality!
Ruins the existing view. Commercialisation tourists noise pollution change in culture privacy silence space	Winter, wind-shielded cozy hangout spot! We need a warm space in the water!
Storms	you do it ha ha Dad!
OILER	hope it builds community...
LACK OF LOCAL BUSINESS (CURRENTLY LOTS OF HOTELS)	F***
LOSS OF IN LOCAL AREA	MORE DIVERSE LOCAL BUSINESSES (CURRENTLY LOT OF HOTELS)
	Involve ALL local community + schools
	INCREASED INVESTMENT IN LOCAL AREA