CREATIVE. CONNECTED. WORLD CLASS.
East Wick and Sweetwater
Development opportunity on Queen Elizabeth Olympic Park
Queen Elizabeth Olympic Park is an internationally significant destination and one of the most talked-about new districts in London. Growth is moving east and the Park will be at the heart of London’s social, cultural and economic growth; a vibrant focal point of world class culture, events, sports and leisure - a place unlike anywhere else in the capital.

The Park is now coming to life. This summer over 700,000 people enjoyed events ranging from music festivals to celebrations of local culture. Since then, visitors and local people have continued to enjoy the newly opened mature parklands and children’s play areas in the north of the Park.

The Copper Box Arena, the third largest arena in London, offers gym facilities and events from badminton to basketball. BT Sport is already broadcasting from the Park in one of the buildings that will become iCITY - a joint venture between Delancey and Infinity SDC.

The first phase of development at Chobham Manor, located next to East Village, will be our first neighbourhood, with a start on site scheduled for early 2014. Other parts of the Park, including the amazing Aquatics Centre, the Lee Valley VeloPark and the landscaped south of the Park, will open in spring 2014. This is an exciting time for the market to work with us.

Five new neighbourhoods will ultimately be created within the Park. Each will have their own character, rooted in the ethos and fabric of east London’s diverse and vibrant communities. They will all benefit from superb facilities, including new schools and health centres, and some of the best transport links, shopping and entertainment in London.
THE OPPORTUNITY

We are seeking a development partner to bring forward the next phase of development on Queen Elizabeth Olympic Park. East Wick and Sweetwater will comprise residential-led neighbourhoods with a significant proportion of private rented housing, providing an exciting opportunity to deliver new communities in a high quality environment.

The sites are located on the western edge of the Park, benefiting from fantastic open spaces and world class sports venues. They border the Lee Navigation canal, and the cultural and creative quarter of Hackney Wick and Fish Island.

The development will exemplify the best of London’s residential architecture with a range of family homes and apartments inspired by the attractive housing found along the edges of London’s parks. The sites have outline planning consent, as part of the wider Legacy Communities Scheme, for approximately 1,500 homes, 6,300sqm of employment space, leisure, community and education facilities.

There will be a range of different architectural styles and housing typologies, from one-bedroom apartments through to houses with gardens. The scheme will be made up of a mix of tenures including private sale, private rent and affordable housing.

A key aim of the private rented housing is to create a flexible housing option for Londoners, which will broaden housing choice. The ambition is to develop high quality housing that is specifically designed for that market, including the type of space, amenities and lifestyle opportunities required by occupiers.

**EAST WICK**
- Up to 91,000sqm residential space, approximately 870 homes
- Up to 5,300sqm employment (B1a and B1b/c) space
- Up to 4,700sqm of retail (A1-A5) and leisure (D2) space
- Up to 5,600sqm of community (D1) space including a new primary school and two nurseries.

**SWEETWATER**
- Up to 67,700sqm residential space, approximately 650 homes
- Up to 1,000sqm of employment (B1a) space
- Up to 2,500sqm of retail (A1-A5) space
- Up to 8,400sqm of community (D1) space including a new primary school, two nurseries and a health centre.
TRANSPORT LINKS

Queen Elizabeth Olympic Park is one of the best connected areas in London. Served by nine public transport lines, Stratford Regional and International stations offer exceptional connections to London, the UK and Europe.

This will be further improved when Crossrail opens in 2018.

East Wick and Sweetwater also benefit from the London Overground connections at Hackney Wick Station, which is just a few minutes walk away.
AN ATTRACTIVE LIFESTYLE

East Wick and Sweetwater represent a highly attractive residential development opportunity, fusing the potential of Queen Elizabeth Olympic Park with the rich history of east London. The Park will provide amazing leisure facilities, with five new world class sporting venues and access to over 250 acres of open space.

Future development will create new schools, universities, health centres, more excellent quality homes and job opportunities.

The new digital quarter at iCITY alone will be a world-leading centre of innovation, post graduate education and enterprise, drawing on the energy of Hackney Wick and Fish Island - creating the potential for over 5,300 jobs. With so much local opportunity, and some of the best transport links in London, East Wick and Sweetwater residents will be part of a unique community.

At the heart of the traditional East End, the area of Hackney Wick and Fish Island is one of the oldest neighbourhoods in London. The area’s industrial heritage is preserved to this day through the buildings, yards and intimate streets dating back to the 1860s. The long-held culture of manufacturing and innovation is maintained through the many creative and cultural businesses operating in the area. Hackney Wick has one of the highest densities of fine artists, designers and artisans in Europe; a 2009 study showed that there are some 600 artists’ studios in the area.

The area of Hackney Wick and Fish Island is now seeing the benefits from the regeneration of east London – with a new neighbourhood centre being created around Hackney Wick station, an improved public realm and Queen Elizabeth Olympic Park on its doorstep. These improvements, along with a dynamic and constantly evolving creative scene with its cafés, bars and gallery spaces, make the area a great place in which to live, work and socialise.

It is expected that Hackney Wick and Fish Island will, with East Wick and Sweetwater, form a district with a distinctive character.
The London Legacy Development Corporation is undertaking the development partner selection process for East Wick and Sweetwater, in accordance with European procurement regulations. We are keen to receive proposals from a range of interested parties including consortia with the ability, funding and experience to work with us to deliver our vision.

Parties wishing to participate must complete and submit a Pre-Qualification Questionnaire via the Supply4London portal. Responses must be submitted by 23 January 2014. Interested parties will need to demonstrate the ability to successfully deliver high quality development. Experience in delivering private rental housing would also be an advantage.

The second stage will be by invitation only. Shortlisted parties will be invited to participate in Competitive Dialogue, following which a reduced number will be invited to submit Final Tenders. The Legacy Corporation expects to appoint a preferred bidder in autumn 2014.

Further information can be found on our website: www.londonlegacy.co.uk/eastwick-and-sweetwater

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