Thomas Edwards

Geography coursework

Chapter 1- Introduction

In my GCSE Geography I will investigate and discuss the following hypothesis:
'*T*he ur*b*an regeneration on the Isle of *D*ogs, East *L*ondon, has provided a successful model for sustaina*b*le development'

The aims of this course to help me prove or disprove my hypothesis are:

- What have been the changes to the community, employment, housing and environment?
- Have the changes made been sustainable and benefited everyone?
- Are there further improvements that can be made to the area?

Keyword: I have chosen to include the following keyword as it is an integral part of my hypothesis.

Sustainable development: is where development of the present and the future are taken into consideration when using natural resources in order to develop the environment.

History of the London docklands:

I am going to include information on the LDDC (London Docklands Development Corporation) and the Isle of Dogs when it was one of the most in the prosperous docks world. This information is to help me understand the changes made allowing me a greater knowledge of its redevelopment and sustainability factors.

One of the main causes for the docklands decline was that the river Thames became increasingly silted and this caused problems for boats as increase in demand meant bigger boats where required to access the main dock, and business declined as the boats where unable to access the docks.

As the decline hit, fewer Dockers were needed to work and this caused a state of poverty in a minute scale of workers as the only job they ever had was on the docks and a change from that was just not in their interests. Also foreign nations were willing to work more hours for less money and this caused a lack of work opportunities for workers from the docklands area.

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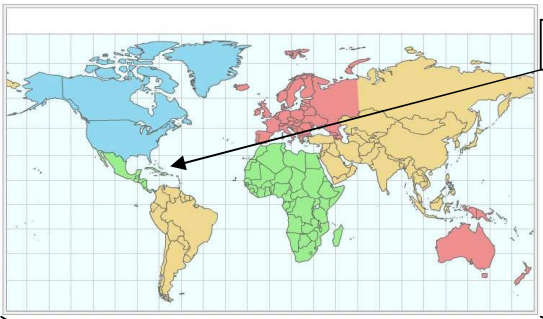
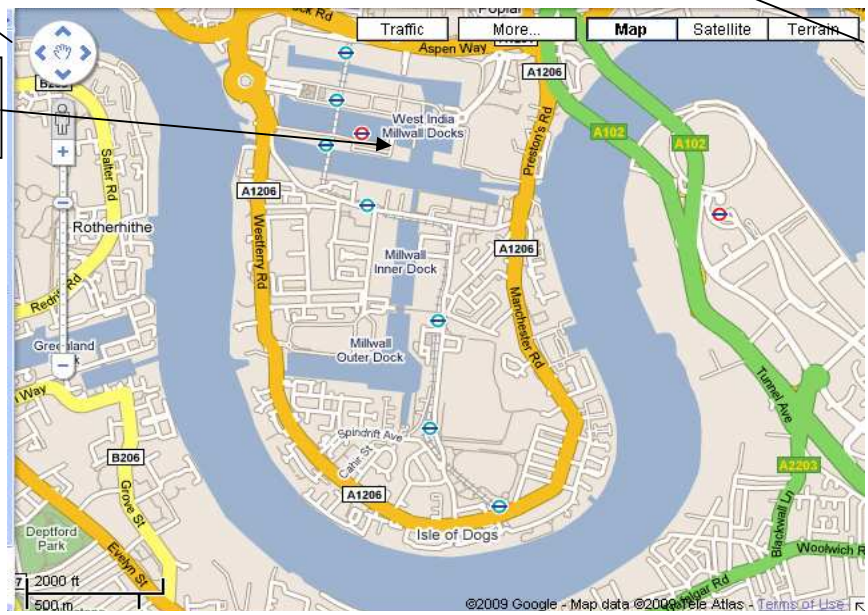
Location of fieldwork



Global context of trade potential

National context of

Local context of fieldwork



Chapter 2: Methodology

In this chapter I will be explaining how my data that I have collected is needed to prove or disprove my hypothesis and aims.

'*T*he *u*rban regeneration on the Isle o*f D*ogs, *E*ast *L*ondon, has provided a s*uc*cess*ful* model *f*or s*us*tainable development'

Aims:

- What have been the changes to the community, employment, housing and environment?
- Have the changes made been sustainable and benefited everyone?
- Are there further improvements that can be made to the area?

To Prove my hypothesis I and Aims, Primary and secondary Data is needed and must be collected.

Primary data – Data that has been collected and processed in order to backup a specific purpose. (Data that has not been published)

Secondary Data – Data that already exists and is published for everyone's use but not for a specific purpose. This information can be accessed easily on the internet and in books.

During the time spent in the London dockland area I collected a range of primary data, this consists of:

- Field sketches
- EQI-(Environmental Quality Index)
- Photographs
- Questionnaires
- Housing surveys
- Land use mapping

Field Sketches:

A sketch of the local area was used to create a simplified outline of the exciting area; these were taken at different locations that I visited, showing the varied types of land use so that I can analyze the differences between each site for redevelopment and an overall look at sustainability.

Limitations: due to the layout of the day's events a lot of time was lost and so the quality of the sketches was poor as they were rushed so we could move onto the next areas quickly in order to get the days events completed and so the sketches on represent a portion the area at that time.

Locations used:

- West India Quay
- Cross harbour

Photographs:

I took a selection of photographs around our field work route. This enabled me to collect primary evidence to show areas that had received funding for development and those which have not had much investment. I looked at my photographs in conjunction with my land use map to see whether if this supported the land use.

Limitation: it only gives a snapshot of a specific time of the area is like in terms of regeneration (development)

Housing surveys:

A sample was taken of the residential accommodation in and around the CBD (central business District). These facts are associated of the secondary part of my data; I will evaluate and use this data as research to compare against my EQI's.

Limitation: house prices vary at all times, by the time I have recorded data and compared it to secondary data it may have changed. Also the description of what the houses offer are not specified and therefore the price is not a reflection of what the accommodation can offer however the location may be near to a main transport link or a vital location E.G near the central business district.

Questionnaires: These were taken in order to collect primary data that was acquired by the public and their feelings on the changes to the area.

Closed question: A closed question can be answered with either a single word or a short phrase.

Open question: An open question is likely to receive a long answer, at least a sentence long.

Within the questionnaire we used a variety of open and closed questions. These were used to gain knowledge of peoples views and gain quantitative data so that I could make informed decisions based on statistics.

Limitations: the number of questionnaires could of limited the data we collected and the conclusions I was able to make. Additionally some of the comments and answers may not be fully accurate as many people were in a rush at some of the sites.

EQI: a total of four EQIs where carried out upon different sites in the isle of dogs. We carried out the EQis to rate the standard of an area from -3 to +3

Land use map: As a class we constructed a land use map to show the difference in quality around the docklands areas. A dilemma encountered with the map is that it only covers a set route which we took around the docklands. This problem may give unreliable information.

Summary of methods:

Locations	TYPE OF METHOD	Number of samples	Equipment	Type of sampling (Random/Stratified)
Isle of dogs (ASDA,Canary Wharf)	Questionnaire	50	-Clipboard -Pen -Questionnaire sheet	Random: Asking whoever I felt
West India Quay, Canary Wharf and Alpha Grove	Environmental quality survey	2	Clipboard A pen Booklet of results Survey sheet	Stratified: I asked every other person or variable on my EQI
Knight frank, Hunter and Bloomfield (Estate Agents)	Property paper survey	2	Clipboard Pen Booklet of results Paper Booklet from estate agents	random
Canary wharf	Field sketch	1	Clipboard, A pencil to sketch camera	stratified
All	Land use map	1	Land use base map categories listed on map	
variety	Photos	5	Digital camera	

Links between methods:

When looking at how to answer my hypothesis, I have noticed that many of the methods link. For example, when I consider how I rated an area through my EQI, with a high mark, I can see that house prices appear to coincide with my subjective opinions e.g. house prices appear higher where I score higher.

Additionally, I can also link the questionnaires to my land use map, where people express concern on services or the environment I can then look at the land use map and see where investment has been made and where it falls short.

Chapter 3: Data Presentation:

My Hypothesis: '*The urban regeneration on the Isle of Dogs, East London, has provided a successful model for sustainable development*'

Aims:

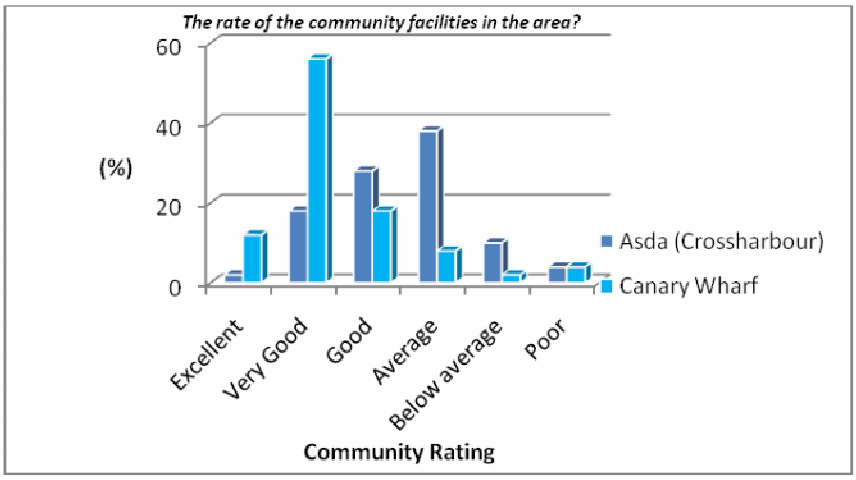
- What have been the changes to the community, employment, housing and environment?
- Have the changes made been sustainable and benefited everyone?
- Are there further improvements that can be made to the area?

Introduction: in this chapter I am going to present a variety of data to help me evaluate my aims and ultimately my hypothesis. I have aimed to use a variety of methods to display my data to help me see if there are any obvious trends.

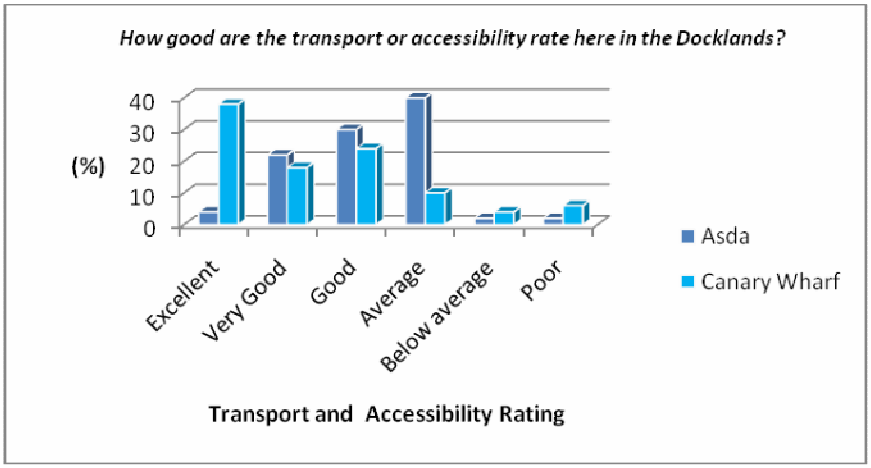
The data presented covers the following areas:

- Community
- Housing
- Environment
- Employment
- Transport

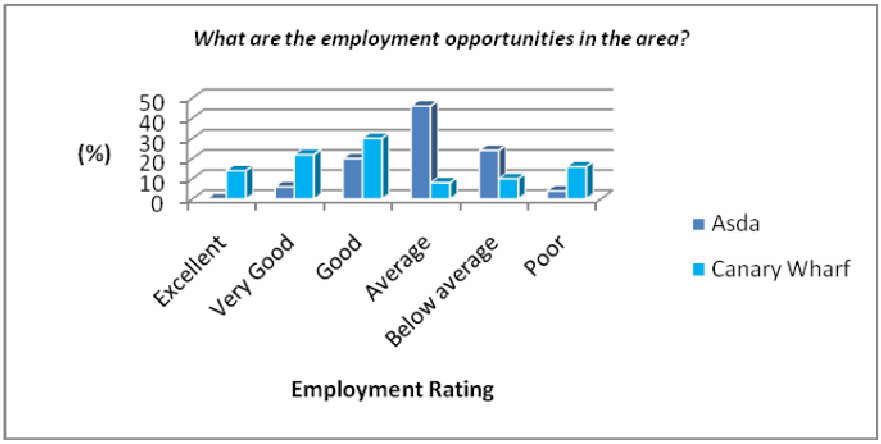
Community data results:



Transport and accessibility data results:

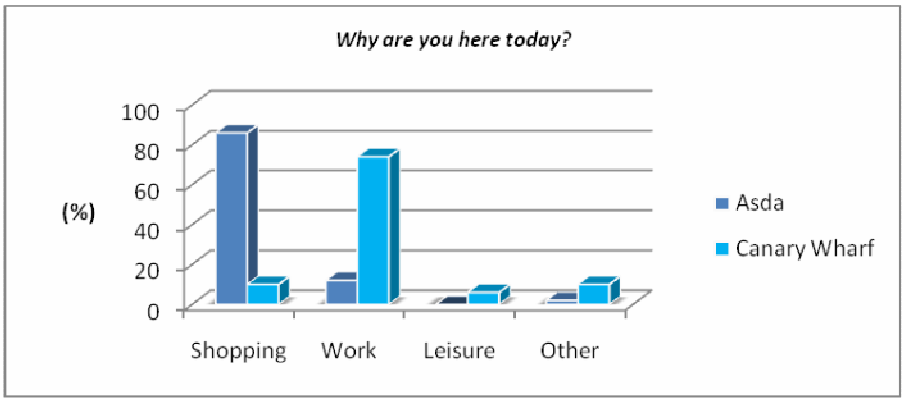


Employment data results:

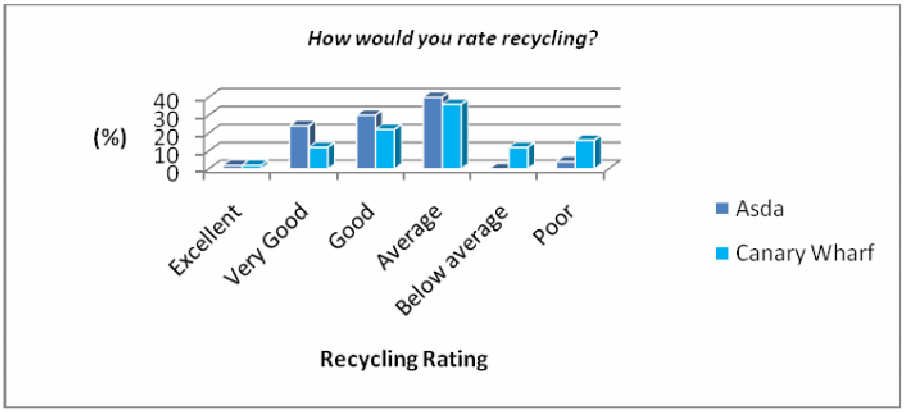


Housing and Environment data results:

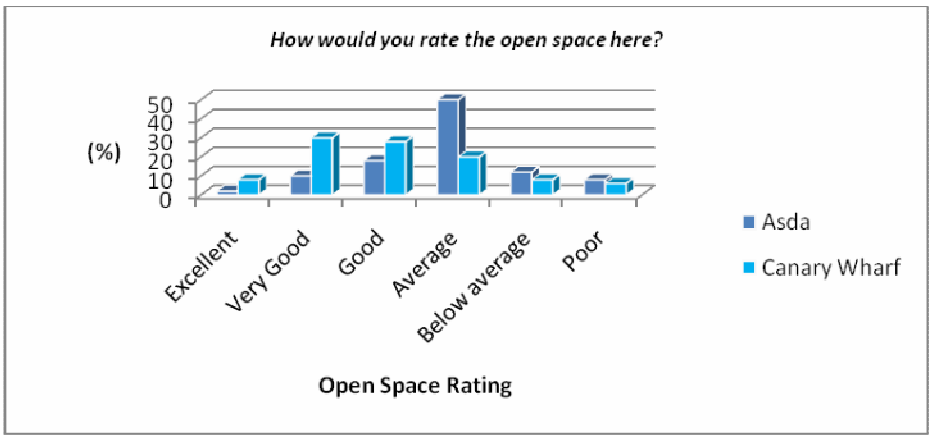
Purpose of visit data results:



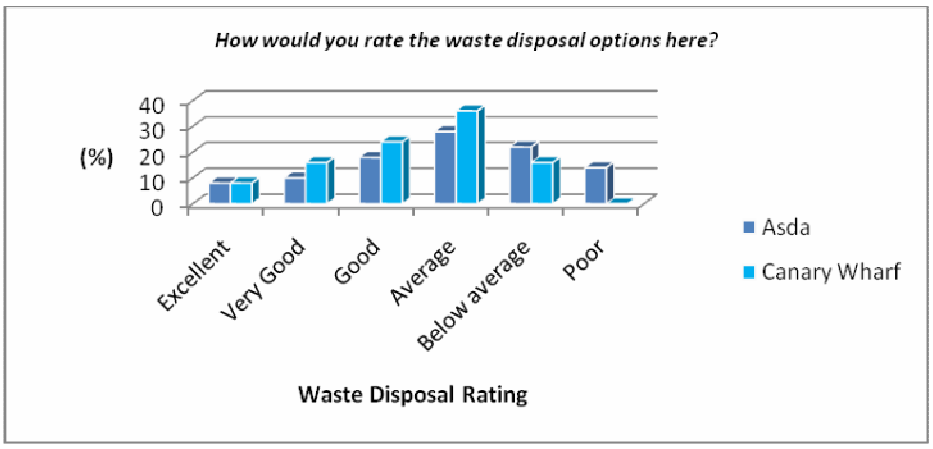
Environmental Q recycling data results:



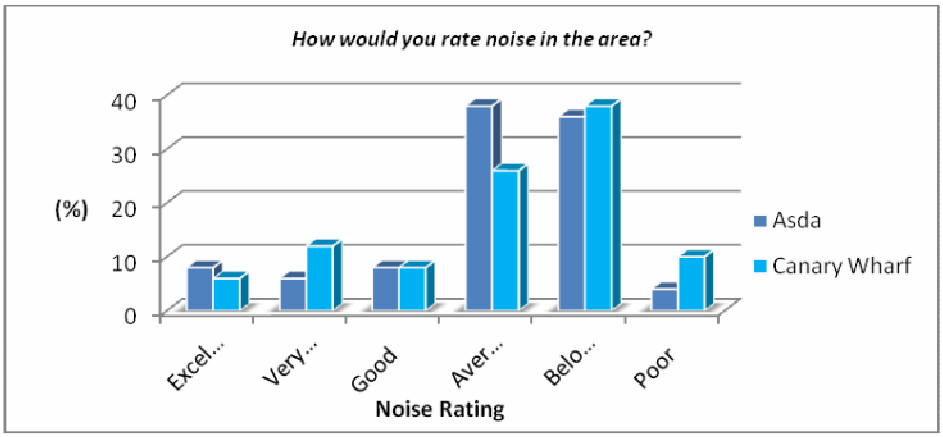
Environmental Q surroundings data results:



Environmental Q waste disposal data results:



Environmental Q of noise data results:



Thomas Edwards	-3	-2	-1	0	+1	+2	+3	
No character	✓							Has character

Canary wharf								
	-3	-2	-1	0	+1	+2	+3	
No character							✓	Has character
Drab					✓			Colourful
Congested			✓					Uncontested
Uninteresting						✓		Interesting
Noisy				✓				Quiet
Cluttered					✓			Uncluttered
Derelict							✓	Well maintained
Old							✓	Modern
Unpleasant smells					✓			Pleasant smells
Dirty						✓		Clean
Litter						✓		Litter free
Unsafe							✓	Safe
Depressing						✓		Cheerful
Cramped						✓		Spacious
Total: 24								

Drab		✓						Colourful
Congested				✓				Uncontested
Uninteresting	✓							Interesting
Noisy				✓				Quiet
Cluttered			✓					Uncluttered
Derelict		✓						Well maintained
Old	✓							Modern
Unpleasant smells		✓						Pleasant smells
Dirty		✓						Clean
Litter		✓						Litter free
Unsafe	✓							Safe
Depressing		✓						Cheerful
Cramped			✓					Spacious
Total:-27								

Crossharbour (ASDA)								
	-3	-2	-1	0	+1	+ 2	+3	
No character			✓					Has character
Drab			✓					Colourful
Congested		✓						Uncontested
Uninteresting			✓					Interesting
Noisy				✓				Quiet
Cluttered				✓				Uncluttered
Derelict					✓			Well maintained
Old						✓		Modern
Unpleasant smells				✓				Pleasant smells
Dirty		✓						Clean
Litter			✓					Litter free
Unsafe		✓						Safe
Depressing				✓				Cheerful
Cramped				✓				Spacious
Total:-8								

Chapter 4: Data interpretation

Photo evidence

Canary Wharf underground

Tube station allows easier transport links and enables faster and more reliable transport opportunities.

Evidence of regeneration at Heron

Evidence of construction and rejuvenation, also this suggests new work opportunities and new accommodation.

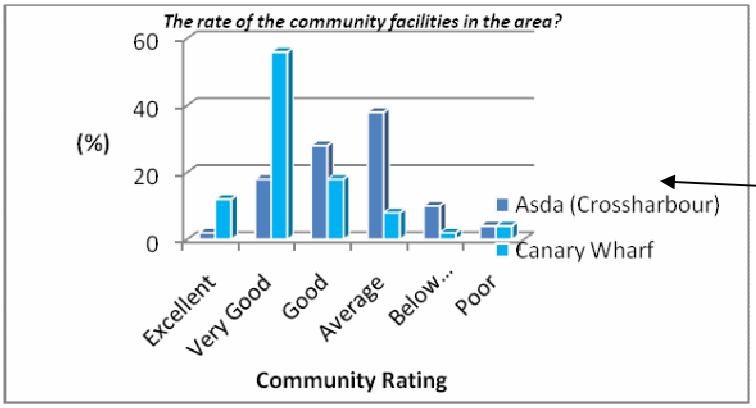
West India

There is evidence of development and regeneration. For example there is a pedestrianised area encouraging visitors in the area

View of Canary Wharf, other office blocks and residential

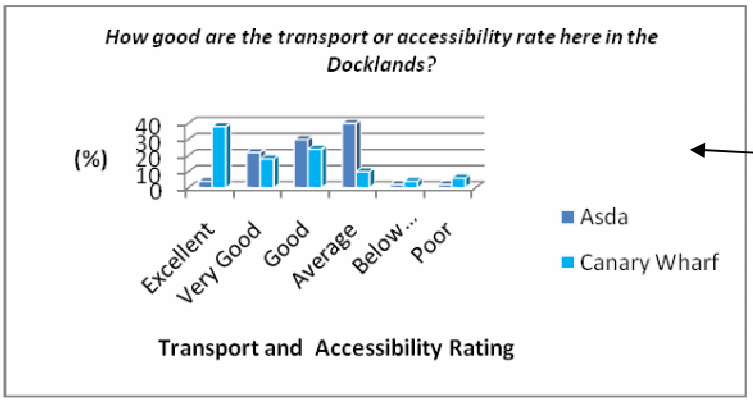
⮝ skyline showing development particularly of tertiary industries ,additionally it shows how the river has changed its function in terms of accessibility.

Community data results:



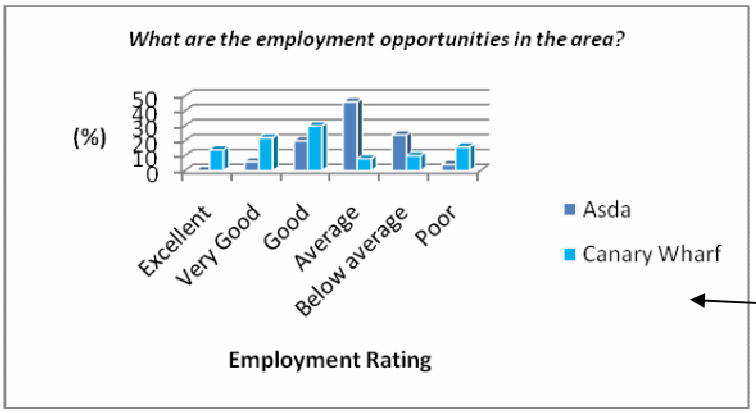
Community facilities in area: The graph shows that, overall Canary Wharf offers more community facilities and also has a higher quality of facilities as compared to Crossharbours 55% Very Good, Canary Wharf has 18%, and this shows that LDDC has put a lot back into regeneration for the community.

Transport and accessibility data results:



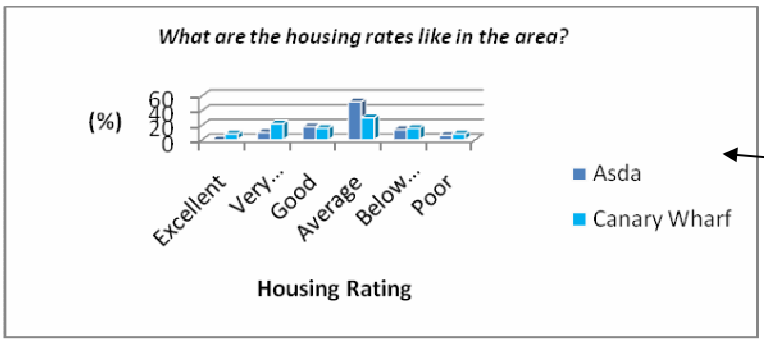
Transport and accessibility: 38% rated the transport and accessibility of canary wharf excellent compared to a minor amount of 3% in Asda. This shows that the transport and accessibility links are of a higher standard in canary wharf than compared to

Employment data results:



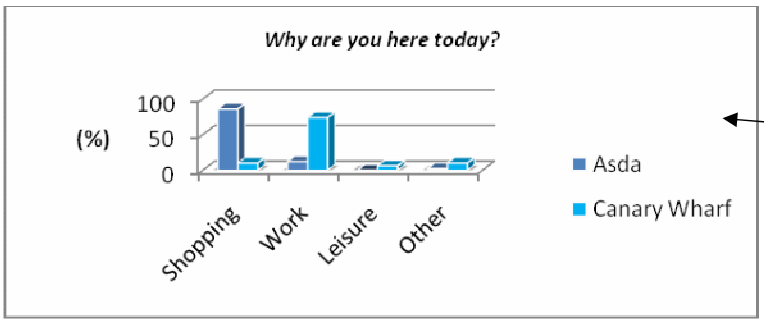
Employment: The graph shows that the average employment opportunities are 45% and that added up, the higher rated areas, such as good, very good and excellent. This shows that Canary wharf offers a far greater amount of employment opportunities.

Housing and Environment data results:



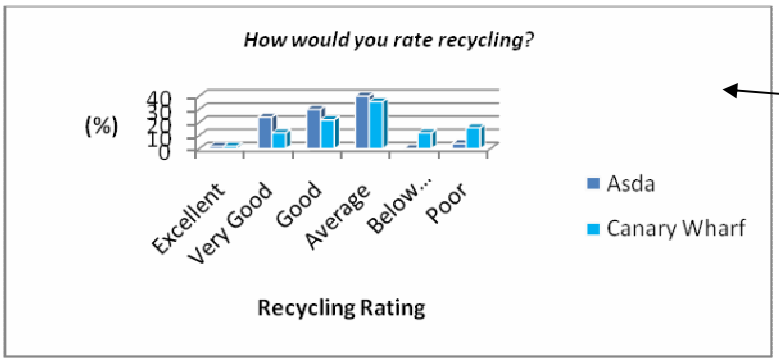
Housing and environment: looking at the graph I can see that canary wharf has better housing rates than Asda.

Purpose of visit data results:



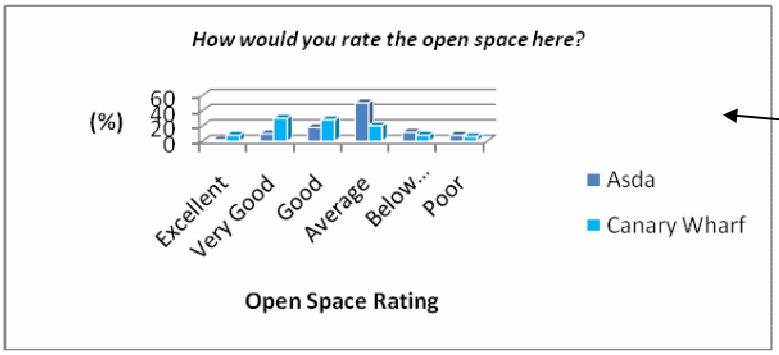
Purpose of visit: the main purpose of visiting Asda was in fact shopping and the main purpose of visiting Canary Wharf is to Work. This shows a clear contrast of the two areas.

Environmental Q recycling data results:



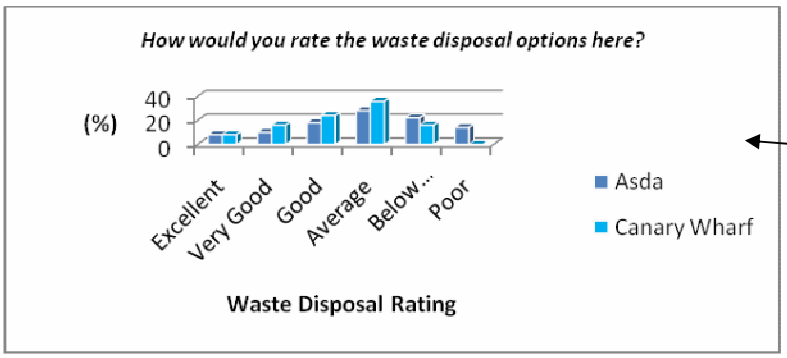
Environment & Recycling: the results portrayed on the graph shows that recycling facilities are of a higher standard in Asda's area than compared to Canary Wharf. This is seen as, good or better results come to 30% where as Asda came to 49%. This shows that after redevelopment has occurred, the ability to recycle

Environmental Q surroundings data results:



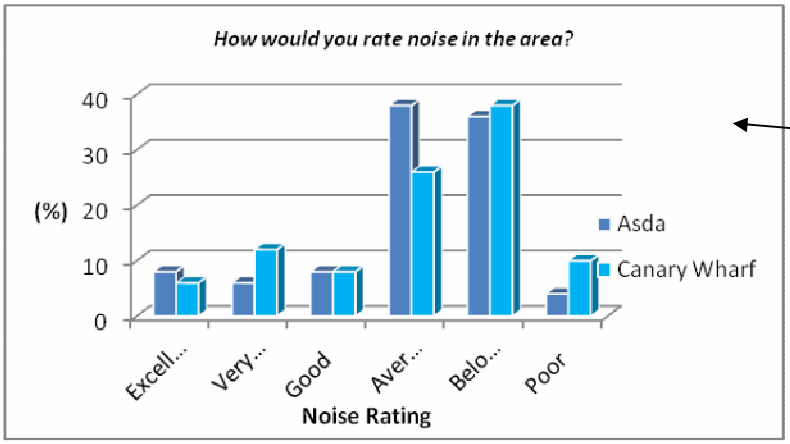
Environmental Q surroundings: Open space is seen more in canary wharf as over 35% of people rated good or better open space. This shows that people are aware of the changes and how having open space help with

Environmental Q waste disposal data results:



The graph indicates that the service provided for waste disposal is approximately average and this is show where the results on either side of the graph are similar and average is the highest. However Canary Wharf has better facilities as 20% said that they thought it was good

Environmental Q of noise data results:



The noise level results show that there are issues in both areas as a majority voted below average for both areas. However canary wharf seems to have the most trouble with noise as 45% of people rated between below and poor compared to Asda's 38%. There is clearly some issues

AREA	LOCATION	No of Beds	Price (£)	Average Price (£)/area
Crossharbour (Asda)	Stratondale Street	1	242 000	
	Ferry Road	1	386 500	
	Marshfield Street	1	297 500	
				309
West India Quay	Canon Drive	1	446 995	
	Billingsgate Road	1	445 000	
	West India Quay	1	603 000	
				498
Canary Wharf	Lovegrove Walk	1	525 000	
	Park Place	1	505 000	
	Churchill Place	1	615 000	
				390.833
		Average Price (£)/Total	615.009	

What I can see from the table is that throughout the cross harbour area the accommodation is very cheap compared to the other two areas, Canary Wharf especially. The prices average indicate that the further inward you get towards the isle of dogs' centre the more house prices rise. This is due to much better facilities and easier access to work and leisure.

Chapter 5: Evaluation:

Overall Findings:

The overall findings show that the regeneration of the London docklands has been a success in a variety of ways as the communities in and around the docklands area have been improved or undergoing improvement, Showing that the LDDC have done their job appropriately. Regeneration of housing, transport links; community, employment and environment have not been regenerated to an equal standard. For example looking at my coursework I can see that regeneration has been centred on the Central Business District, affecting Canary Wharf the most and Crossharbour.

There have been improvements to Canary Wharf and other key areas of the docklands, such as west India quay but as I have stated above, the improvements have not been equally distributed. From images, questionnaires and land use maps the regeneration affects the surrounding areas of the CBD such as cross harbour. The access to Canary wharf is of a much higher standard, thanks to improved transport links, and by far is the most developed from all area studied as the DLR is now a major transportation service for tourists and workers. This then attracts wealthy people into the docklands area, especially Canary Wharf. This creates a wave of more and more people, thus forcing on more regeneration to cope with increase in population.

Due to major improvements in transport links in CBD, employment options are more available and employment enters the area as many businesses seeing positive results from the increase. As more facilities improve there is a trade off of environmental factors. These are a variety of things. The vehicles transporting materials needed for further regeneration and development cause emissions that damage the environment.

My results from a mixture of primary and secondary data have helped me come to the conclusions I have stated. Questionnaire results, EQI, radar graphs, land use maps and housing data. The questionnaire data helped me mostly; also my graphs as I could visually show the difference between Canary Wharf and Cross Harbour, the graphs showed a large range of information from transport links to recycling facilities. Of course there are reliability issues with the graphs and questionnaire data, as people all have different opinions and that could of affected my overall findings, however this aside I gained most knowledge from both.

As I only did three EQI's there was not allot of information into the docklands area as whole. If i had done more EQI analysis' around different points of the isle of dogs, I would of got a more detailed set of results for the difference in many area not just three. Because the EQI results were based on my opinion this isn't very reliable as my opinion could be a contrast to what many other think, and this is not necessarily a true indication of environmental quality.

Housing surveys could be vastly improved. This is because there were only three results taken from each area and if something is to be made reliably than the more you carry out something and find an average the more accurate the average would be.

The accuracy of the methods used may have caused inaccuracy in our results; this could have been due to:
The questionnaires carried out by dividing into small groups and sharing data may have caused inaccuracy in our findings. This is because the people that were approached could have been specifically chosen because the boys in one group liked the look of them, for example a young female women. And a thing like choosing selectively doesn't give a good view into what the community's outlook on the area is.

The land use maps are not that accurate too as they are based on one opinion and in they eyes of others that opinion may be different to theirs, defeating the object of gather reliable data. The non residential building where clearly identified and so was the quality of low and mid level accommodation.

Again the environmental quality was opinion based and so not a true reflection of environmental quality.