# Site 1: Canary Wharf

An example of 1980s urban regeneration, focusing on commerce and retail.

## Positive impacts:
(Social, economic and environmental evidence)
- Rise in local economy.
- Nicer environment.
- Well designed and pleasing to the eye.
- Very good maintenance, and kept in fantastic condition.
- Also has well maintained outside space.
- Low amounts of vandalism are evident, so it is a relatively safe place to live.
- A large business and shopping development, attracting many people to keep the increase of the local economy.
- 500,000 people are attracted for the conveniently sited shopping centre.
- It decreases congestion in the city centre, by drawing people away for business and leisure.
- Excellent transport links including the Docklands Light Railway, which runs frequently to the local areas.
- The London City airport provides good links to and from abroad.
- A very high employment level, employing approximately 93,302 people, of whom 25% live in the surrounding five boroughs.

## Negative impacts:
(Social, economic and environmental evidence)
- The streets are quite badly congested with cars, vans and people.
- Due to the high level of traffic, there is a lot of air and noise pollution.
- Parking is tricky to come about because there are parking provisions.
- Little open space, for leisure and no chances for the nature to flourish.
- There’s high employment for the qualified, but little for the less skilled.
- It has the country’s highest building, blocking views, and the outstanding natural beauty.
- Due to the services being so good, land and house prices have been forced to rise, meaning that the only option is to build taller buildings, blocking the landscape.
- Because so many people work there, the trains are very full.
- The people that are employed are commuters, so there aren’t many jobs for people that are residents.

## Lessons that can be learnt for the future:
- They should create more positions for local residents.
- There should be more focus on creating open space and vegetation to attract more families to the area.
- The land needs to also focus on the families and residents, instead of the businesses and workers.
- There needs to be more focus on what the residents need in order to avoid conflict.