

Site 2: Excel Centre

An example of 1990s urban regeneration, focusing on leisure and residential.

Positive impacts: (Social, economic and environmental evidence)	Negative impacts: (Social, economic and environmental evidence)
<ul style="list-style-type: none"> - Provides a venue for corporate events (since the area is primarily offices), this makes it easier and cheaper for the businesses because they needn't travel far for conferences - The rehabilitation of the area means more money is circulating-therefore the economy prospers. - The land being redeveloped at the site of the Excel Centre itself, and also projects supported by the Excel Group promote the flagging social amenities of this area of London. The O2 arena is a new concert hall, the Excel Centre itself will host 11 Olympic events. - The addition of 3 DLR stations reduces the amount of traffic coming through, meaning fewer emissions. 	<ul style="list-style-type: none"> - Results in loss of housing for original residents: since the Excel centre provides higher cost development it displaces poorer residents, and removes all possible employment for them because the centre requires higher-level employees. - Having a huge conference centre built on the riverside is a negative environmental change: it brings more workers to the City airport as opposed to using the London airport, meaning more flights need to be scheduled, meaning more pollution. - The exhibitions there result in more traffic, and also for example the Boat Show is aimed at wealthy people, further driving out the original East Enders.
<p>Lessons that can be learnt for the future:</p> <ul style="list-style-type: none"> - Whilst regenerating an area is very good for it's' economy and the wealth of the area as a whole, it tends to cater for more wealthy, higher educated business executives, and not the lower income, lower educated original inhabitants of the area. This means those people are pushed out as they cannot find work, their house rents/prices rise and they can no longer afford to live where they grew up. 	