



## PREAMBLE

Silvertown Homes Limited (SHL) and Greater London Authority Land and Property (GLAP) have submitted a hybrid planning application to the London Borough of Newham (LBN) for the redevelopment of the Thameside West site, accessed off Dock Road in Newham (the Site).

SHL is a property development company and joint land owners of the Site. SHL has over 65 years combined experience at delivering high quality regeneration projects across London. GLAP is a subsidiary corporation of the Greater London Authority (GLA) and took over assets and liabilities from the London Development Agency (LDA) in 2012. GLAP is primarily focused on delivering genuinely affordable homes and jobs for London.

The proposal is to construct a new high-quality residential-led mixed-use development comprising new homes, new industrial floorspace, a new local centre, a new primary school and nursery school, new community facilities, a new public park (with associated outdoor play facilities), enhanced SINC and over 800m of new riverside walk along the River Thames with ecological / biodiversity enhancements. This development has been designed to focus its community hub around the delivery of a new Dockland Light Rail (DLR) station that is proposed to be constructed on the Site by Transport for London's (TfL) in 2023.

The proposals have been designed by Foster & Partners, John McAslan & Partners, Patel Taylor and the wider project team (listed, right) taking into account comments provided by local residents during summer and public exhibition events and comments provided during pre-application discussions with a variety of statutory and non-statutory interests, including LBN and its Design Review Panel (DRP), the Greater London Authority (GLA), Transport for London (TfL), Environment Agency (EA), Port of London Authority (PLA) and London City Airport (LCA).

This document is one of a suite of planning application documents submitted to LBN, including an Environmental Statement. The planning application is available to review at LBN's office or using LBN's online services:

Search for planning application reference number 18/03557/OUT at: <https://pa.newham.gov.uk/online-applications/search.do?action=simple>

The planning application can also be viewed on the GLA's website at: <https://www.london.gov.uk/what-we-do/planning/planning-applications-and-decisions/public-hearings>

## PROJECT TEAM

GREATERLONDONAUTHORITY

**BARTON  
WILLMORE**

**Foster + Partners**

**JOHN McASLAN + PARTNERS**

**Patel Taylor**

**Tavernor**

**BURO HAPPOLD  
ENGINEERING**

**MEINHARDT**

**AnsteyHorne**

**SYSTRA**

**Aviaire** WILDLIFE HAZARD  
MANAGEMENT  
CONSULTANTS  
Improving safety from the ground up.

**Winckworth  
Sherwood**

**MOLA**

**JLL** Achieve  
Ambitions

**LONDON  
COMMUNICATIONS  
AGENCY**

**realm**  
virtually, anything is possible.

## Thameside West Hybrid Planning Application – Development Schedule (Site Wide)

Table 1 - Upper Maximum Quantum of Development (Site Wide)

	Upper Maximum Amount of Development		
	Floorspace (Gross External Area)**	Floorspace (Gross Internal Area)**	Unit
<b>Dwelling House (Class C3)</b>	441,141sqm	418,189 sqm	5,000
<b>Town Centre Uses (Allowable Uses A1-A4, D1, D2)</b>	14,423 sqm	13,681 sqm *	
<b>Industrial Uses (Allowable Uses B2, B2 (restricted), B1(b), B1(c), B8)</b>	19,441 sqm	18,391 sqm	

\*Of which:

- A maximum of 7,000 sqm (GIA) A1-A4 use class floorspace in total, the remaining balance of floorspace available for D1/D2 Use.

\*\*Excludes associated car parking / servicing areas / plant / cycle stores.

Table 2 – Housing Mix (Site Wide)

	Studio	1 bed	2 beds	3 & 4 beds
<b>Unit size mix (% of total units)*</b>	8%	23%	46%	23%
<b>Target Units (Number)</b>	418	1,141	2,295	1,146

\*Allowable deviation of +/- 5 percentage points, subject to the following:

- A site wide minimum of 22.9% 3 bed and 4 bed units (rounded up to 23% in total)
- A site wide upper maximum of 5,000 units (as defined in Table 1).

### Thameside West Hybrid Planning Application – Development Schedule (Detailed Phase 1)

Table 3 –Quantum of Development for the Detailed Component

Block	Uses	Total Residential Units	Studio	1 bed flat	2 bed flat	3 bed flat	4 bed flat
A	C3, B2 (restricted), B1(b), B1 (c), B8, A1-A4	195	0	104	71	20	0
B	C3, B2 (restricted), B1(b), B1 (c), B8, A1-A4	206	1	80	85	36	4
	A1-A4	198 sqm (GIA)					
	B2 (restricted), B1(b), B1 (c), B8	3,350 sqm (GIA)					

### Thameside West Hybrid Planning Application – Development Schedule (Outline Components)

Table 4 – Indicative Development Quantum for the Outline Component of the development (Balance of Site wide Maximum in Table 1).

Development Zone	Allowable Uses	No. of Residential Units***
<b>DEVELOPMENT STAGE 1</b>		
C	C3	145
D	C3, Industrial Uses**	206
E	C3	267
F	C3, A1-A4	326
G	C3, A1-A4	320
V	Industrial Uses****	0
	<b>STAGE TOTAL (+A &amp; B)</b>	<b>1,665***</b>
<b>DEVELOPMENT STAGE 2</b>		
H	C3	143
J	C3, A1-A4	218
K	C3	207
L	C3	211
M	C3	205
N	C3, A1-A4	313
P	C3	83
	<b>STAGE TOTAL</b>	<b>1,380***</b>
<b>DEVELOPMENT STAGE 3</b>		
Q	C3, Town Centre Uses*	218
R	C3, A1-A4	542
S	C3, A1-A4	575
T	C3, Town Centre Uses*	423
U	C3, Town Centre Uses*	197
	<b>STAGE TOTAL</b>	<b>1,955***</b>

\*Refer to the Parameter Plans for location of Development Zones

\*Town Centre Uses (use class A1 - A4, D1, D2) - up to site wide maximum of 14,423 sqm GEA (as defined in Table 1).

\*\*Industrial Uses (use class B1(b), B1(c), B2 (restricted), B8) - up to site wide maximum of 4,441 sqm GEA (as defined in Table 1).

\*\*\*Deviations from this number may be permitted subject to approval.

\*\*\*\*Industrial Uses (use class B1(c), B2, B8) - up to site wide maximum of 15,000 sqm GEA (as defined in Table 1).

### Thameside West Hybrid Planning Application – Development Schedule (Outline Components)

Table 5 – Indicative Housing mix for the Outline Components

Development Phase	Studio	1 Bed	2 Bed	3 Bed	4 Bed	TOTALS
Phase 2 - D	0	16	109	69	12	206
Phase 2 - E	26	80	119	42	0	267
<b>TOTALS</b>	<b>26</b>	<b>96</b>	<b>228</b>	<b>111</b>	<b>12</b>	<b>473</b>
Phase 3 - C	15	44	66	20	0	145
Phase 3 - F	32	98	146	50	0	326
<b>TOTALS</b>	<b>47</b>	<b>142</b>	<b>212</b>	<b>70</b>	<b>0</b>	<b>471</b>
Phase 4 - G	32	96	144	48	0	320
<b>TOTALS</b>	<b>32</b>	<b>96</b>	<b>144</b>	<b>48</b>	<b>0</b>	<b>320</b>
Phase 5 - H	0	29	59	46	9	143
Phase 5 - J	21	66	99	32	0	218
<b>TOTALS</b>	<b>21</b>	<b>95</b>	<b>158</b>	<b>78</b>	<b>9</b>	<b>361</b>
Phase 6 - M	23	59	96	27	0	205
Phase 6 - K	0	30	39	127	11	207
<b>TOTALS</b>	<b>23</b>	<b>89</b>	<b>135</b>	<b>154</b>	<b>11</b>	<b>412</b>
Phase 7 - L	0	33	94	0	84	211
Phase 7 - N	46	75	142	49	0	313
<b>TOTALS</b>	<b>46</b>	<b>108</b>	<b>236</b>	<b>49</b>	<b>84</b>	<b>524</b>
Phase 8 - R	84	122	260	76	0	542
<b>TOTALS</b>	<b>84</b>	<b>122</b>	<b>260</b>	<b>76</b>	<b>0</b>	<b>542</b>
Phase 9 - P	0	13	42	27	1	83
Phase 9 - Q	11	10	122	69	6	218
Phase 9 - U	15	10	108	59	5	197
<b>TOTALS</b>	<b>26</b>	<b>33</b>	<b>272</b>	<b>155</b>	<b>12</b>	<b>498</b>
Phase 10 - S	56	90	289	130	10	575
<b>TOTALS</b>	<b>56</b>	<b>90</b>	<b>289</b>	<b>130</b>	<b>10</b>	<b>575</b>

15<sup>th</sup> May 2020

<b>Phase 11 - T</b>	56	86	204	77	0	423
<b>TOTALS</b>	<b>56</b>	<b>86</b>	<b>204</b>	<b>77</b>	<b>0</b>	<b>423</b>
<b>GRAND TOTAL</b>	<b>417</b>	<b>957</b>	<b>2,139</b>	<b>948</b>	<b>138</b>	<b>4,599</b>

FOR FURTHER INFORMATION ON THE PROPOSALS, PLEASE VISIT:  
[WWW.THAMESIDEWEST-PLANS.CO.UK](http://WWW.THAMESIDEWEST-PLANS.CO.UK)