



Chapter 5 presents the masterplan. Set out from a broad description of the illustrative residential and landscape character areas, the sub-chapters further describe the townscape composition and principles defining the appearance, scale, layout, ground floor uses and access to each block on the masterplan.

More information regarding both vehicle and cycle access, parking, servicing and emergency access can be found described in more detail Chapter 7 of this document.

Landscape elements provided in Chapter 5 have been prepared by Patel Taylor

## 5.01 Character Areas

The public realm and accessibility sets out the framework for the massing and building forms.

The illustrative masterplan is made up of a series of unique complementary character areas which work in harmony with the public realm.

The aim of the masterplan is to create a series of settings consisting of a variety of typologies, spaces and uses. Together these elements make up a series of character areas which form the masterplan townscape.

Key considerations of the townscape have been to create:

- Clearly defined character areas
- Urban realms to compliment the character areas
- Building typologies to reinforce each character area
- Design codes setting out material palettes to respond to the individual character areas



Urban Realm Character Areas

### Key

— Outline planning application boundary

A Plot Names (Lettering)

01 Dock Park

02 Parkside Gardens

03 Dock Gardens

04 Station Plaza

05 Thameside Walk

06 Victoria Waterfront

07 Victoria Wharf

08 Trade Gardens

09 Lea Way Park

10 Silvertown Yard

11 Thameside East Active Yard

12 Eastern Ecology Park

## 5.02 The Indicative Masterplan

### The Indicative Masterplan

The adjacent plan represents the illustrative masterplan proposal.

The illustrative masterplan builds on the concept of a new neighbourhood built along a central “Arc of Opportunity”, connecting the community to the river front and two new parks. A series of distinct public realms and character areas give the masterplan a sense of identity.

The masterplan benefits from being designed around the public realm with open space and accessibility at the heart of the scheme. Thameside West benefits from two new London riverfront parks as well as a Thames riverside walkway connecting the spaces.

New homes will benefit from wide views across the Thames to the O2 and Canary Wharf as well as over the Historic Royal Docks and new parks.

A new local centre is formed around the new Thames Wharf DLR station. A community, food and beverage hub of the site with hardscaped public realm will allow for break out spaces, connectivity and social interaction, in conjunction with the school - considered capital for the creation of a community.

The “coming together” of public realm and buildings allows for a townscape of the highest quality. The building and spaces between them are considered as a single entity creating a coherent masterplan. Each building typology has been designed in partnership with the open spaces to contribute to the character of the development as a whole.

### Land Use

The illustrative masterplan is made up of 19 building plots. The majority of the building plots are predominantly residential with non-residential / commercial / retail / industrial uses on the ground floor.

Plot V is reserved for industrial uses, the ground floor of Plot A, B and C also offer an industrial provision. There is also a school located adjacent to Plot U, a nursery within Plot T and a community facility located in plots Q creating mixed uses in the masterplan.

### Summary of Land Use Quantum

A detailed description of the illustrative masterplan, including proposed floorspace is included in the development specification and parameters document submitted as part of this application.

The proposals should be read alongside the parameter plans and design codes, which are submitted for approval and provide the framework design of the outline component of the illustrative masterplan.

### Open Space

The illustrative masterplan incorporates a generous proportion of open space and it is considered vital for the scheme to be as open and accessible as possible. A key principle of the masterplan was to create publicly accessible areas as a new riverfront amenity to Newham and the wider community. In addition to the 1km of riverfront walkway the 2.28 ha Dock Park and 0.86 ha Leaway Park bookend the site creating a clear link across the site and connections to neighbouring communities and amenities.

Careful consideration has been given to the public realm to offer a variety of spaces which are accessible to all. This includes carefully managed level changes and the incorporation of ramps, appropriate surface treatment as well as a variety of sensory, visual and functional spaces.

### Plot Configuration

The buildings and plots are configured as follows:

### Outline Component of the Application

#### Plot D

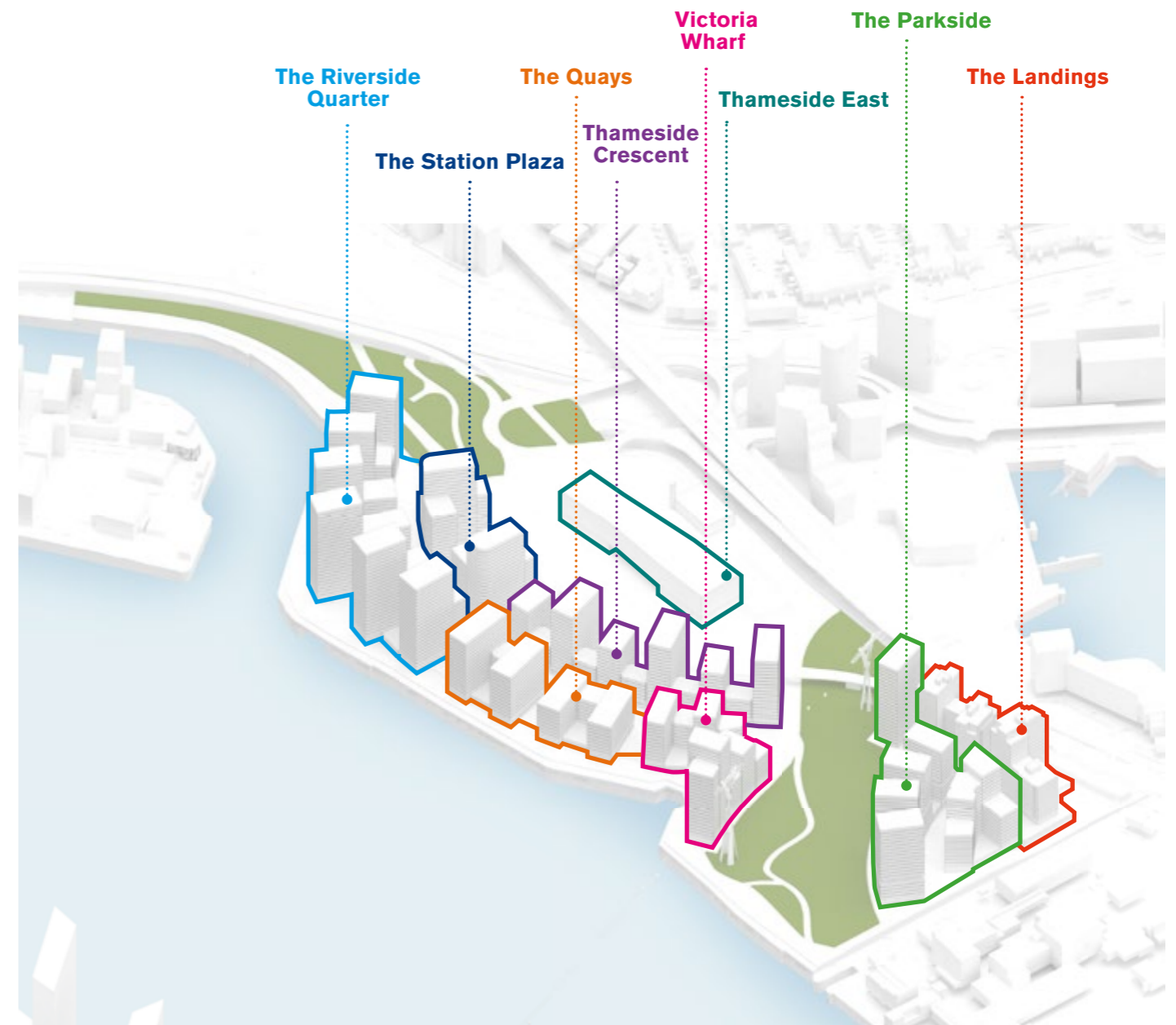
Predominantly residential with ground floor Industrial use.

#### Plots C, E, F

Predominantly residential with ground floor residential and commercial use.

#### Plots G, J, M, N

Predominantly residential with ground floor residential and commercial use.



#### Plots R, S

Predominantly residential with ground floor commercial use.

#### Plots T, U, Q

Predominantly residential with ground floor commercial use and community elements (including primary school, nursery and community centre).

#### Plots P, L, H, K

Residential use.

#### Plot V

Industrial use

### Detailed Component of the Application

#### Plots A, B

Predominantly residential with ground floor commercial and Industrial use.

### 5.03 Townscape Character Area Summary

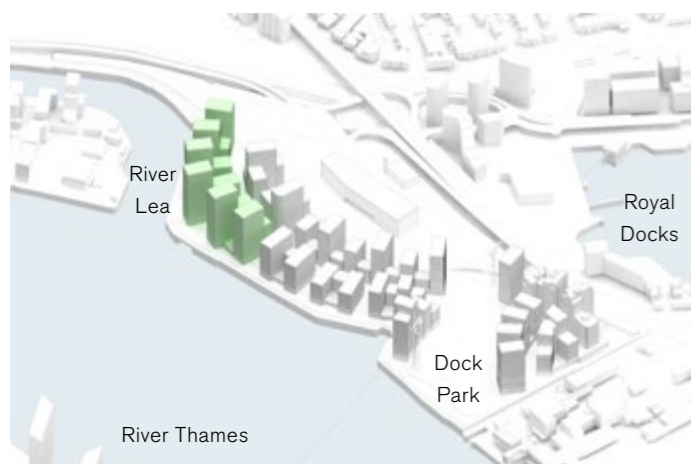
There are eight unique character areas across the illustrative masterplan which together form a varied and inclusive community. Each character area is described below

#### The Riverside Quarter



Computer Generated Image

Riverside Quarter occupies a pivotal point as a landmark gateway to Newham on the junction of the River Lea and the Thames. Providing housing with community infrastructure in this area brings activity and commercial convenience for the Thameside West masterplan.

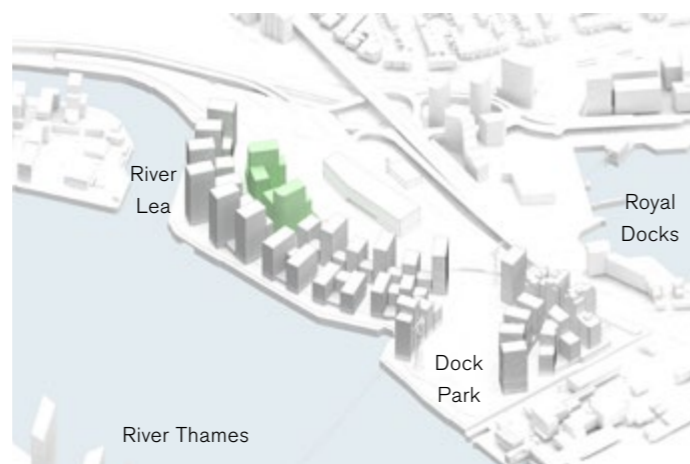


#### The Station Plaza



Computer Generated Image

Station Plaza sits within the Riverside Quarter and acts as one of the main points of entry onto the site. It sits at an elevated position and provides food and beverage to support the plaza space as an active social hub for residents across the site, including a school and other community based activities.

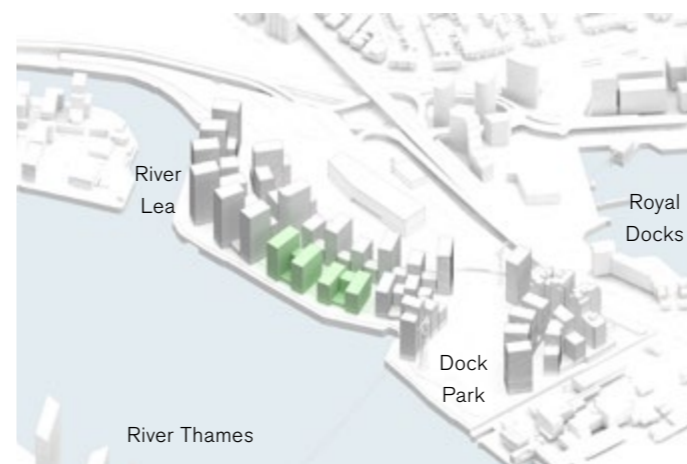


#### The Quays



Computer Generated Image

The Quays are located along the central residential street of the masterplan. The buildings are oriented radially, opening the views towards the river. These buildings utilise a warmer material palette with the incorporation of bronze colour and other metal accents throughout.



#### Victoria Wharf



Computer Generated Image

The Wharf sits next to the Quays area and acts as the anchor point tying Dock Park with the Riverside. Here a key area of public space is created opening the scheme onto the public walkway and drawing clues for the site's heritage whilst celebrating fantastic views towards the O2 and Canary Wharf.

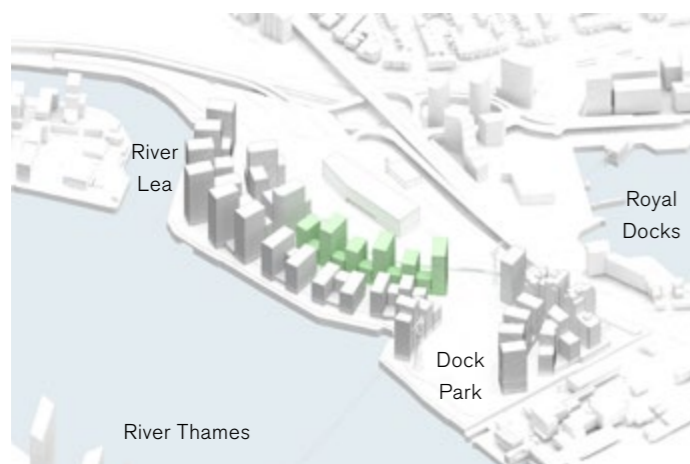


## Thameside Crescent



Computer Generated Image

Thameside Crescent ties the scheme together, it creates a familiar and green residential street navigating visitors and tenants between the site's key transport node, public parks and beyond to the Royal Docks and neighbouring communities.

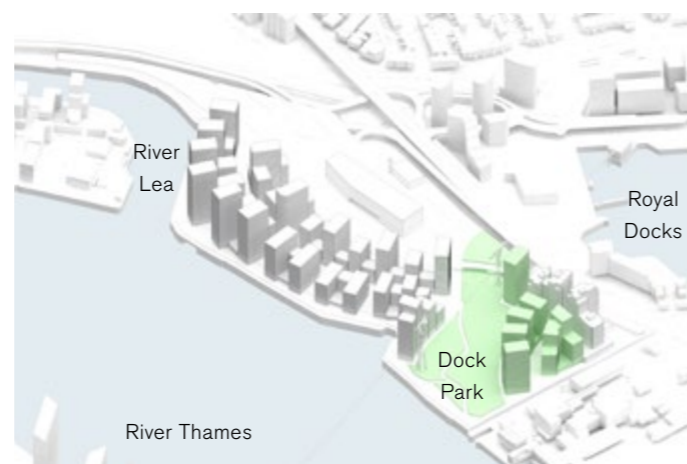


## The Parkside



Computer Generated Image

Parkside is a neighbourhood which lies along the southern edge of Dock Park, a large green space which provides pedestrian access to the Royal Docks area. The buildings benefit from expansive views over the park and the northern side of the masterplan.

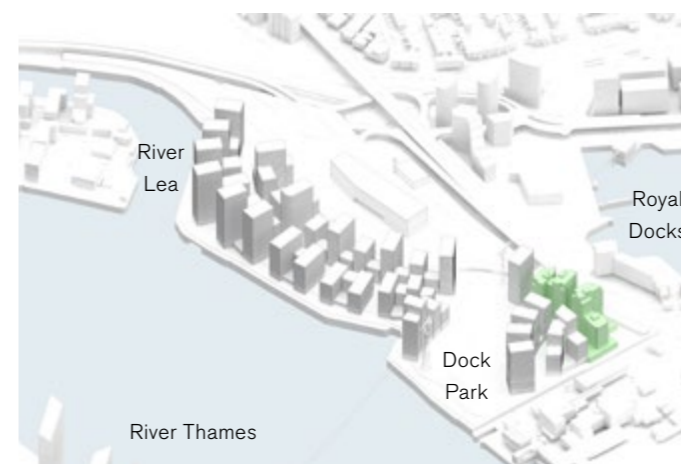


## The Landings



Computer Generated Image

The Landings is an innovative development which combines or co-locates mixed tenure residential accommodation above authentic light industrial uses. The design ensures complete environmental, access and operational separation between the different functions but combines them into one unified architectural expression.

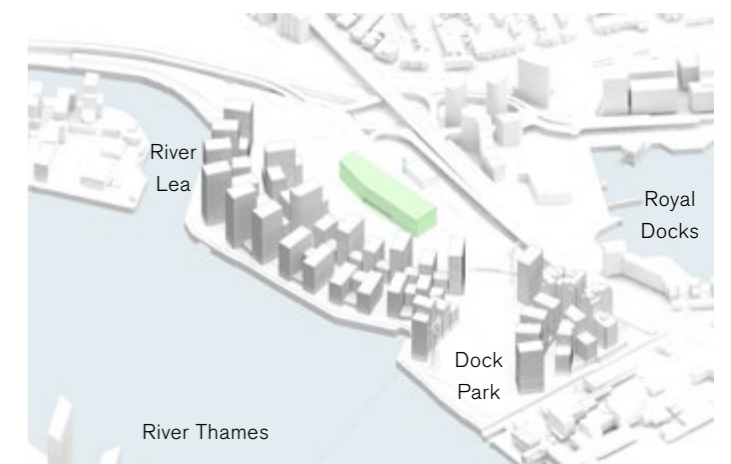


## Thameside East



Artist's Impression

The Thameside East industrial plot relocates current SIL uses and improves the site's current industrial offering through user-driven and flexible design.



## 5.04 Landscape Character Areas

Defining a 'place' is crucial to the success of the development. The Proposed Development must be a place that is inviting, enjoyable, convenient and accessible for its residents and visitors.

Careful consideration will be given to the balance between those parts of the Proposed Development that stand out, and those which are more recessive. The character of many London districts are defined by a common language of streets, squares, buildings, markers, materials and active street frontages. Spaces, uses and buildings come together to create public realm settings; and the interplay of settings come together to form a rich and varied townscape. It is the quality of the townscape that largely defines London's status as a world city.

The experience of townscape, at ground level, is about something more than buildings. A street may contain many buildings, but that street's particular feel may result from correspondences or contrasts between those buildings of scale and materials; the building typologies help to define the character of the street. Similarly, the street provides a setting, or an outlook, for the buildings. To describe this reciprocal relationship, we refer in this document to landscape character areas and building typologies. Together, these form a setting, and settings form a townscape.

A new townscape is only part of the story. Places acquire meaning and identity over time. What happens there and how the uses of the spaces evolve become integral to the essence of the place. It is very difficult to invent a new place, but much easier to add to a layered history. We therefore propose to reference the Site's history in the design of the masterplan, and add new uses and experiences, creating a new historical layer.



## 5.05 Landscape Character Areas

### Public Realm Spaces

The masterplan aims to deliver at two distinct levels, initially by meeting the requirements of the local community and neighbourhood, whilst also responding to the wider needs of London as it moves forward through the 21st Century. The proposed masterplan seeks to create an inspiring place for people to live, work and play, and one which will integrate positively with the surrounding area. It seeks to be inviting, enjoyable, convenient and accessible. Ultimately as part of the wider redevelopment of the area it seeks to create an identity for a new place.

To maintain consistency across the Site there will be common themes incorporated within all of the spaces that underpin the place-making strategy. This could include a trail of artwork, integrated play features and ecological habitats, making reference to the current use of the Site but also its history and cultural significance.



Landscape masterplan sketch axonometric view

## 5.06 Landscape Character Areas

Spaces within the illustrative masterplan have been arranged according to a sequence of scale and use, related to the buildings, routes and activities contained within.

Building typology and massing significantly contribute to the scale and experience of the spaces.

The specific characteristics of spaces will be articulated together by the choice of materials, plant species, architectural features and street furniture.

Where similar landscape spaces (such as Trade Gardens, Dock Gardens or roads) sit within different character areas, they will share spatial guidelines, but have subtle differences in palette to reflect their wider surroundings.

There are three primary characters in the masterplan:

### Soft landscapes

Significant neighbourhood parks for amenity and ecology, providing green infrastructure for the development and the wider community, including two riverfront parks and a 1.0 Km long waterfront.

### Waterfront neighbourhoods

The core residential, community and commercial heart of the masterplan, arranged to provide multiple connections to the Thames and Lea, and a variety of different ways to interact with the river along a continuous promenade.

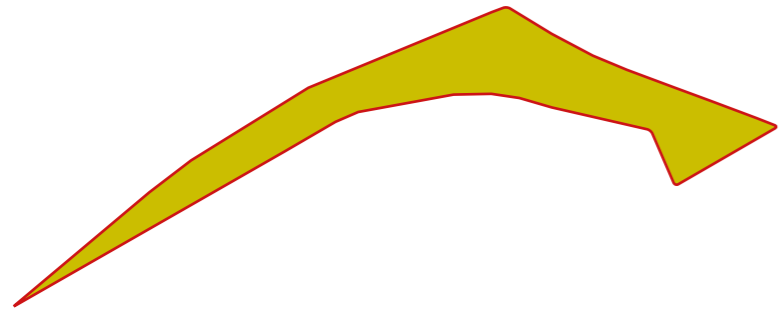
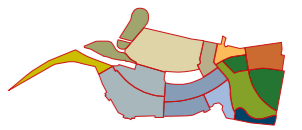
### Active Yards

Mixed neighbourhoods with significant working industrial space and a more robust, urban feel in contrast to the character of the parks and waterfront.

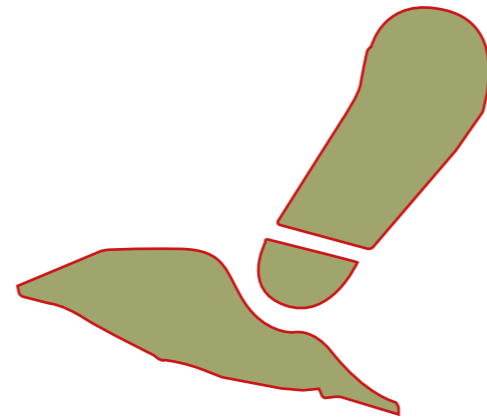


Key character areas

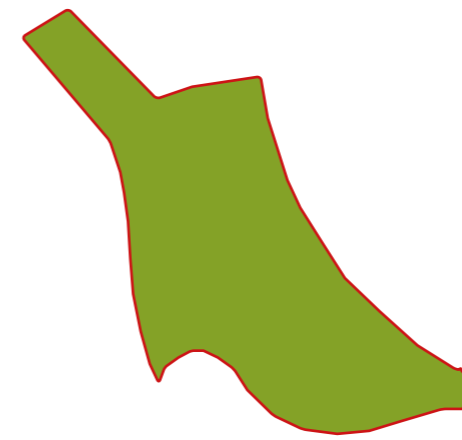
<span style="display: inline-block; width: 15px; height: 15px; background-color: yellow; border: 1px solid black;"></span> Leaway Park	<span style="display: inline-block; width: 15px; height: 15px; background-color: grey-blue; border: 1px solid black;"></span> Riverside Quarter + Station Plaza	<span style="display: inline-block; width: 15px; height: 15px; background-color: tan; border: 1px solid black;"></span> Thameside East
<span style="display: inline-block; width: 15px; height: 15px; background-color: light-green; border: 1px solid black;"></span> Eastern Ecology Park	<span style="display: inline-block; width: 15px; height: 15px; background-color: blue; border: 1px solid black;"></span> Thameside Crescent + The Quays	<span style="display: inline-block; width: 15px; height: 15px; background-color: olive-green; border: 1px solid black;"></span> Silvertown Yard
<span style="display: inline-block; width: 15px; height: 15px; background-color: medium-green; border: 1px solid black;"></span> Dock Park	<span style="display: inline-block; width: 15px; height: 15px; background-color: light-blue; border: 1px solid black;"></span> Victoria Wharf	<span style="display: inline-block; width: 15px; height: 15px; background-color: orange; border: 1px solid black;"></span> Dock Gateway
<span style="display: inline-block; width: 15px; height: 15px; background-color: dark-green; border: 1px solid black;"></span> Parkside	<span style="display: inline-block; width: 15px; height: 15px; background-color: dark-blue; border: 1px solid black;"></span> Victoria Waterfront	<span style="display: inline-block; width: 15px; height: 15px; background-color: brown; border: 1px solid black;"></span> The Landings



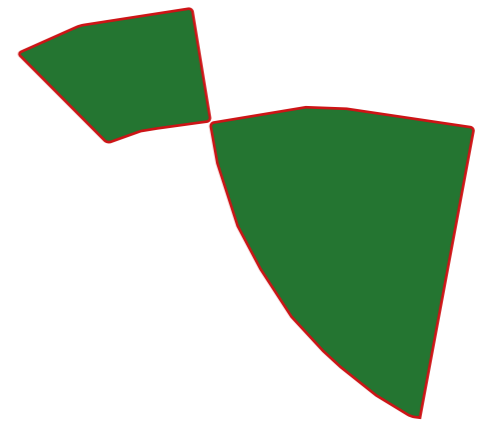
**Leaway Park**



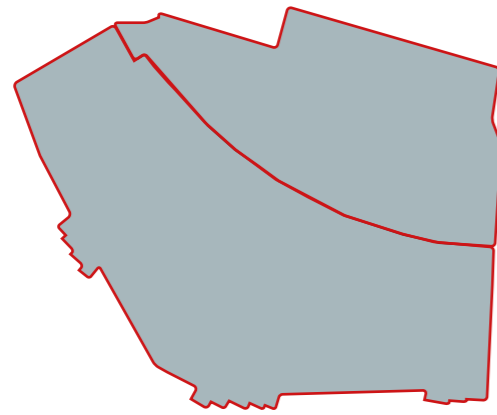
**Eastern Ecology Park**



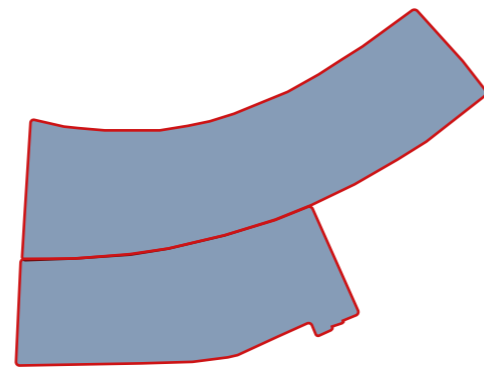
**Dock Park**



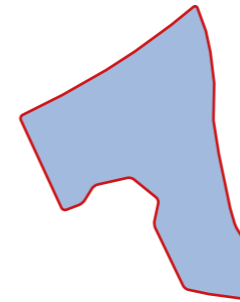
**Parkside**



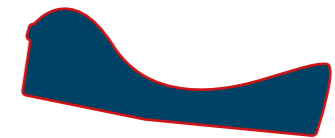
**Riverside Quarter and Station Plaza**



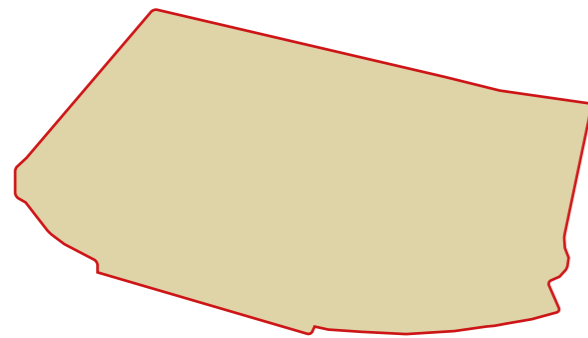
**The Quays and Thameside Crescent**



**Victoria Wharf**



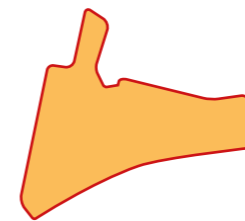
**Victoria Waterfront**



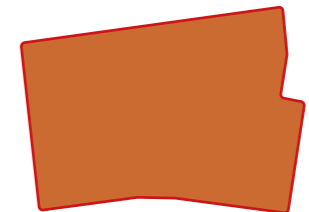
**Thameside East**



**Silvertown Yard**



**Dock Gateway**



**The Landings**

## 5.07 New Parks

The two significant soft landscaped areas have been designed to respond to their differing uses and settings.

### Habitats

Comprising almost 2 ha of land prioritising natural habitats and waterside / wetlands, the Leaway Park and Eastern Ecology Areas create an important natural resource for conservation, teaching and offsetting the impacts of the significant transport infrastructure. The ecology benefits of these areas, along with other habitats in the masterplan, are discussed in more detail in later in this document, the landscape design guidelines and should be read in conjunction with the ecologist report.

### Leisure park

The 2.3 Ha Dock Park provides a significant uplift in green open space for the local community, along with planting for visual amenity and habitat creation. Formal and informal play; semi-private and public gardens; opportunities for food and drink; sports and leisure all combine to make a contemporary park a huge asset at the heart of the masterplan. The sustainability benefits of the water features within Dock Park are discussed in more detail later in this document and landscape design guidelines.

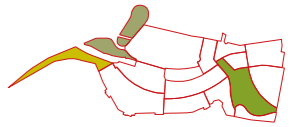


Key character areas

- Leaway Park
- Eastern Ecology Park
- Dock Park

## 5.08 New Parks

### Dock Park



Dock Park is a key open space of approximately 2.3ha that provides a variety of public open spaces and uses within a soft landscaped setting.

The sinuous terraces provide a strong connection between the Royal Docks and the Thames riverfront, creating a journey of outdoor activity and fitness. A flowing connective pattern guides users through the space and creates visual interest for residents looking down into the space along with cable car users flying above.

SUDS swales are integrated into the lowest parts of the site, collecting rainwater in a large reed bed lagoon from children's play and amenity areas. This includes natural surfacing and equipped formal play and with pockets of informal play within a verdant landscape.

Grass amenity fields provide a level uninterrupted flexible lawn handling large numbers of people for informal ball sports and group activities. Tree planting is interspersed to frame key views while also protecting from potential winds from the Thames.



1. Pedestrian crossing over roadway and under DLR rail track
2. Sculptural interactive pathways
3. Wetland ponds around Cable Car structure
4. Native woodland buffer
5. Boardwalk cycle connection
6. Mown lawn leisure amenity
7. Retail spill out space
8. Native planting buffer terraces
9. Dedicated play areas
10. Protective planting to Cable Car structure
11. Community flexible square
12. Flexible sports amenity
13. Riverside walk

Dock Park



Green open space lawn precedent



Curved pathways and landscaping



Planting beds precedent



Slope and gradient softscape precedent



Curved planter precedent



Intertidal planting precedent



Lawns and water planting precedent



Natural form landscape precedent



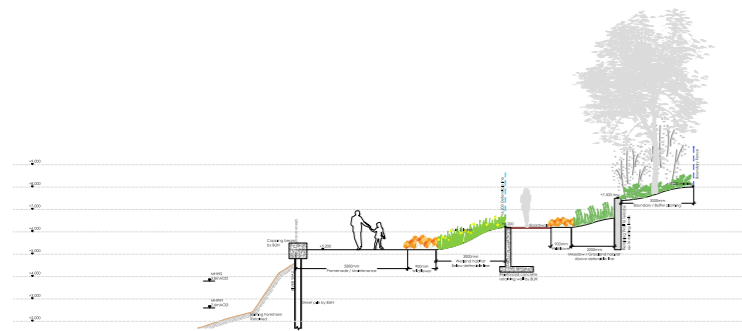
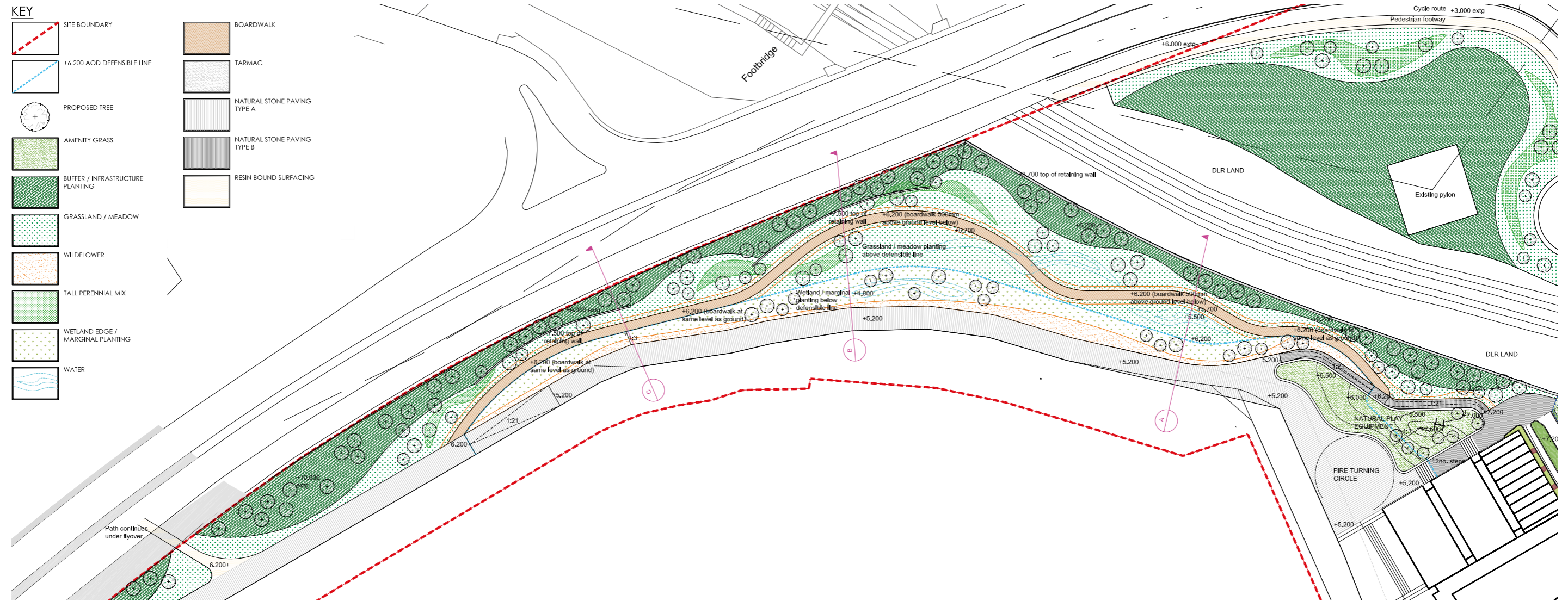
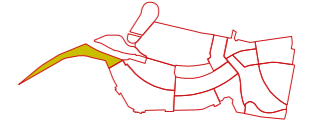
Slope and gradient landscape precedent



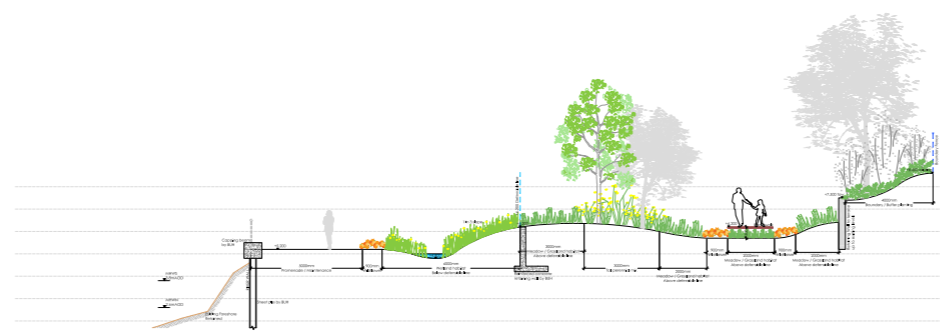
Soft landscaping within level changes

# 5.09 New Parks

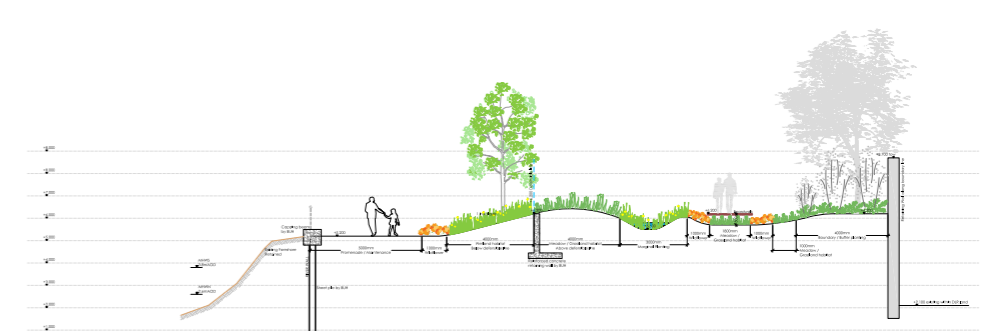
## Leaway Park



Section C from the River Lea to the Lower Lea crossing embankment



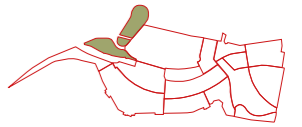
Section B from the River Lea to the Lower Lea crossing embankment



Section A from the River Lea to the DLR cutting

## 5.10 New Parks

### Eastern Ecology Park



Leaway Park is a key open space which prioritises ecology and habitat enhancement. It provides a walkway along the River Lea with native planting appropriate to the setting to provide a balance of amenity and nature conservation.

At the same time, the Park buffers rail and vehicular and overhead power line infrastructure to retain as much existing quality planting and reinforce the existing green infrastructure.

The Leaway Park connects directly to the proposed nursery and primary school which will have potential to use the space for ecological study and outdoor education.

Boardwalks and paths move through a varying topography of grass and marshland, providing an educational and stimulating journey through nature.

To the east of the DLR, TfL propose to upgrade the landscape in and around the new road infrastructure, creating an extension to the Leaway Park habitat. The two sites shall work together in future habitat creation.



TfL landscaping proposals for the Tidal Basin Roundabout (ref: March 2017 DAS addendum)

1. Riverside walk
2. School entrance
3. Existing pylon
4. Tunnel roundabout
5. DLR tracks
6. Informal ecology walk
7. A1020 underpass/connection



Natural form pathways and planting beds



Soft planting precedent



Natural play



Natural play



Wildflower planting



Soft planting and natural pathways



Ecology and habitat areas



Reed bed planting



Cycle paths