



This document has been prepared in support of the outline planning application made on behalf of Silvertown Homes Ltd (SHL) and Greater London Authority Land and Property (GLAP) in relation to SHL's and GLAP's mixed use proposal for the Thameside West site (the Site).

The Design Codes explain the design principles developed to ensure a holistic and coherent approach to delivering a high quality development.

They provide guidelines for the future design development of the site by providing primary design information to inform subsequent reserved matters applications for all phases of the illustrative masterplan.

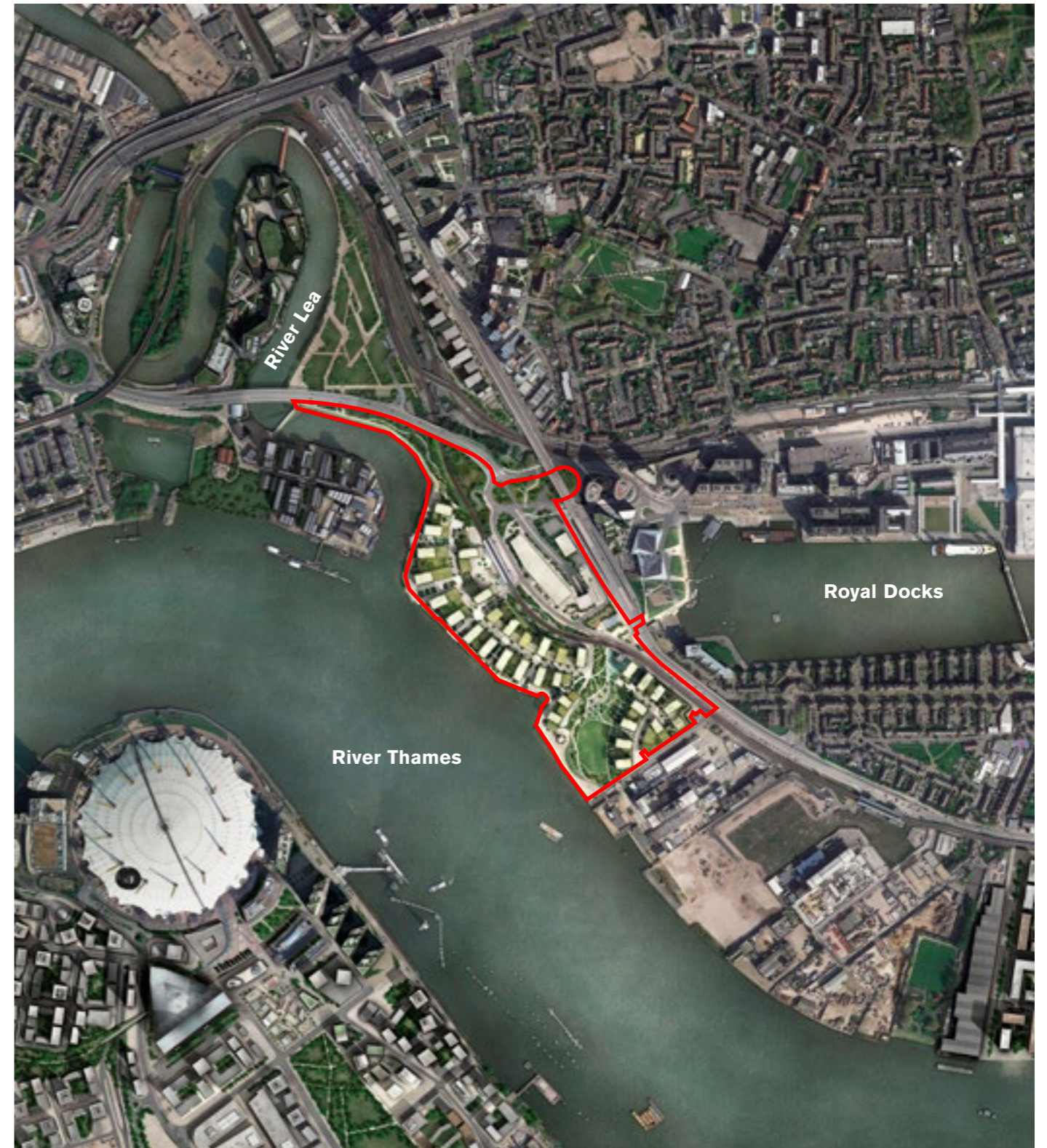


1.1 Preamble

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



Left: Visualisation of Riverside Quarter Character Area

Above: illustrative masterplan in its overall context



1.2 Client and Professional Team

Silvertown Homes Limited (SHL) Greater London Authority Land and Property (GLAP)	Client	Meinhardt	Meinhardt Internal Project Management /Document Controller Structural Engineering Civil Engineering MEP Lighting Strategy (for DAS)
Barton Willmore	Planning Consultant	Gardiner & Theobald	Cost Consultancy
Patel Taylor Architects	Landscape Architect	Barton Willmore	Development Economics (including ES socio economics chapter, HIA, Population, Jobs etc)
Foster+Partners	Architects (Masterplan)	Barton Willmore Tavernor Consulting Realm (verified views)	Townscape & Visual Impact
John McAslan + Partners	Architects (Phase 1 Detailed)	London Communications Agency	Public Relations Consultant
Buro Happold	EIA Management/Coordination Flood Risk & Drainage Consultant Transport Consultant Riverwall Survey & Structural Stability Consultant Ecology Consultant Excavation Management, Quantities Assessment & Disposal Strategy Consultant /Waste / Contamination Noise Consultant Air Quality Consultant Waste Management Consultant Wind Consultant Drainage Strategy Energy, Overheating & Sustainability Consultant	Winckworth Sherwood	Planning Legals
Safe Track Associates	Construction Design Management Consultant	Swanson Aviation	Aviation Consultant
Museum of London Archaeology	Heritage & Archaeologist	Aviaire	Specialist Aviation Wildlife/Birds Safeguarding
		Anstey Horne	Daylight/Sunlight/Overshadowing
		Gerald Eve	Viability/Affordable Housing
		JLL	Employment/SIL/Co-location

1.3 Relationship with the Planning Application Documents

Content and Structure

Content of the Application

The applicant is submitting a hybrid application for the redevelopment of Thameside West. The adjacent diagram illustrates the areas which are included within the outline application and the area to be submitted in detail.

The application for the site comprises of the following:

- The Outline Component of the application includes a Design and Access Statement (DAS) Volume 01, the Design Codes and Parameter Plans, with all matters reserved for future consideration.
- The detailed Component of the application submits full details for buildings within plots A and B. The detailed Component seeks approval for layout, appearance, access and landscaping.

The following should be read in conjunction with each other:

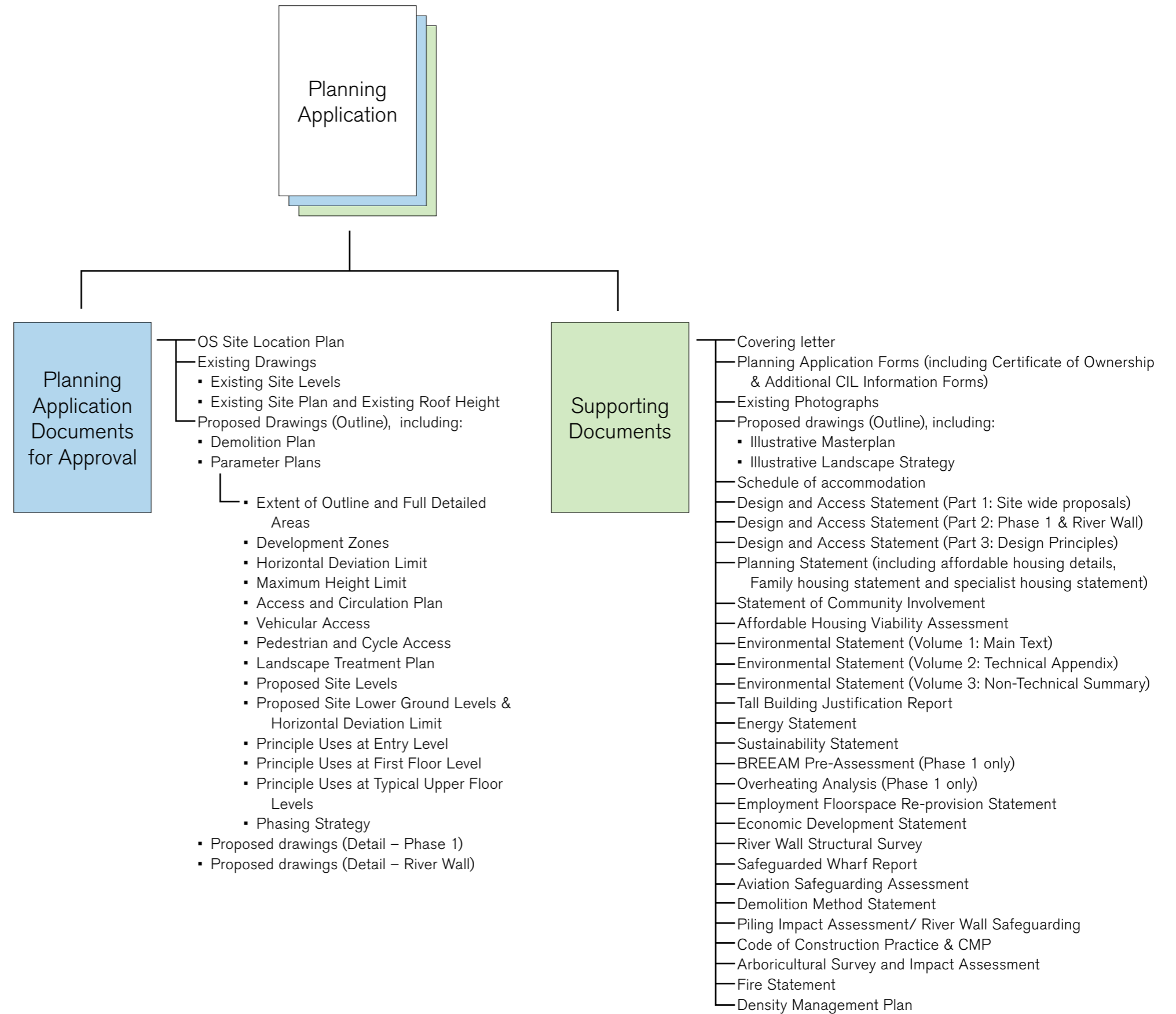
- **DAS Volume 01**
- **DAS Volume 02**
- **Parameter Plans**

These provide parameter based informations relating to the outline masterplan consent

▪ Design Codes

This Document provide a manual for the future detailed design of the outline consent elements. The document should be followed when reserved matters applications are submitted for future plots.

These Design Codes have been prepared by Foster and Partners with landscape sections provided by Patel Taylor Architects. Where required other members of the design team have provided information and contribution to the information within.



Right: Planning application structure and document list

1.4 Detailed and Outline Components of the Illustrative Masterplan

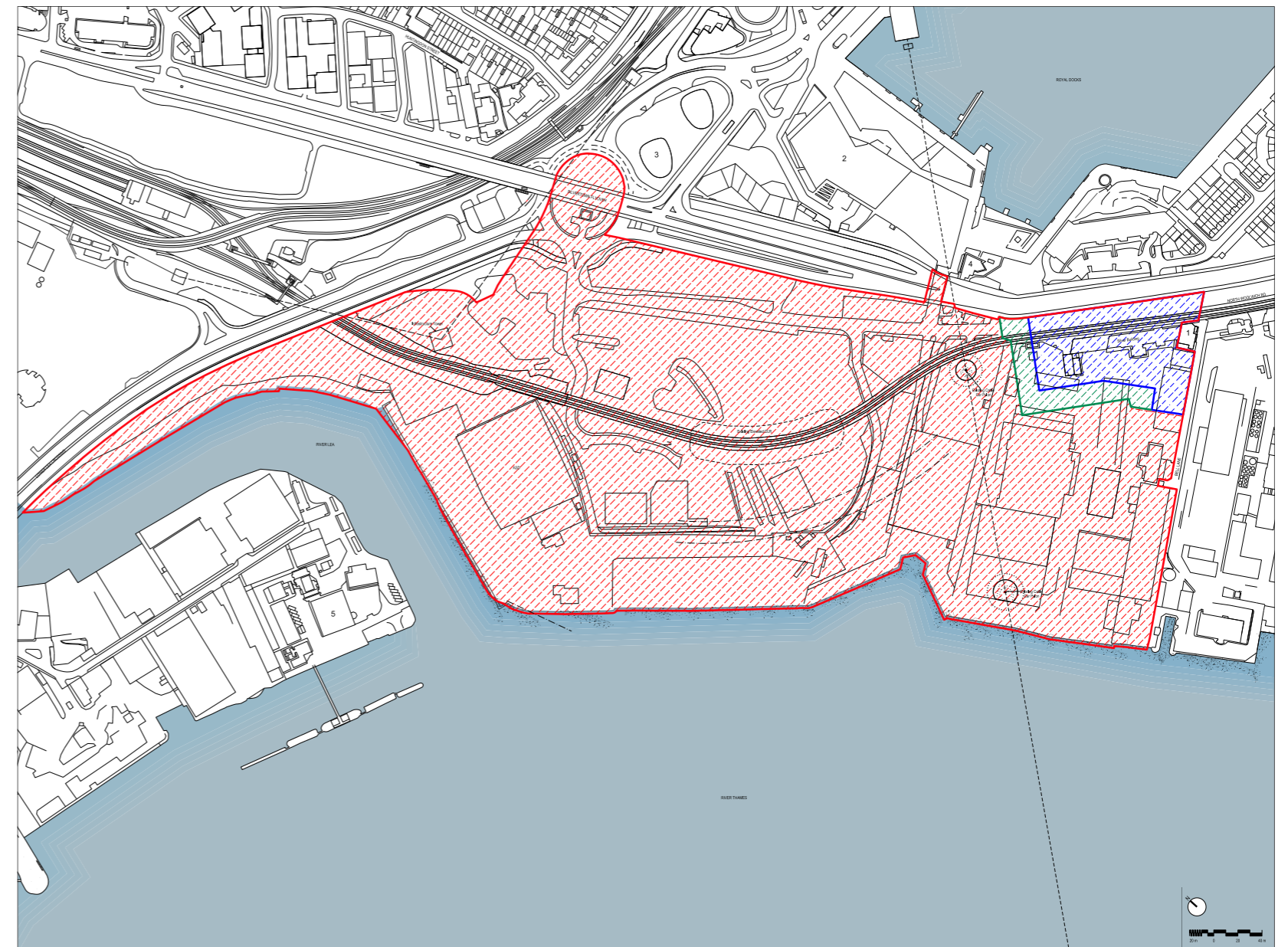
The planning application will be submitted as one “hybrid planning application”. Phase 1 and the River Wall proposals will be submitted in full detail and all other phases will be submitted as outline (with all matters reserved).

The detailed and outline components that comprise this planning application are defined as follows;

- Detailed planning application for Phase 1 with works to include: The proposed demolition of existing buildings and structures, the erection of buildings, including tall buildings, comprising: 460 401 residential Units (Use Class C3), 3,608 sqm (GEA) of flexible employment floorspace (Use Classes B1b, B1c, B2 (restricted) and B8); 162 230 sqm (GEA) of flexible retail floorspace (Use Classes A1-A4); a new/altered access road from Dock Road/North Woolwich Road; new streets, open spaces, landscaping and public realm; car, motorcycle and bicycle parking spaces and servicing spaces; and other works incidental to the proposed development. Please refer to Design and Access Statement Volume 2.
- Outline planning application (all matters reserved) for the phased delivery of the balance of the site for the proposed demolition of existing buildings and structures; the erection of buildings, including tall buildings, comprising: a new local centre; a primary school (Use Class D1); residential and older person units (Use Class C3); flexible employment floorspace (Use Classes B1b, B1c, B2 (restricted) and B8); flexible employment floorspace (Use Classes B1c, B2 and B8); flexible retail floorspace (Use Classes A1-A4); community and leisure floorspace (Use Classes D1 and D2); the construction of a new flood defence wall and delivery of ecological habitat adjacent to the River Thames and associated infrastructure; streets, open spaces, landscaping and public realm (including new park and SINC improvements); car, motorcycle and bicycle parking spaces and servicing spaces; utilities including energy centre and electricity substations; and other works incidental to the proposed development.”

These Design Codes form the guidelines for the outline components of this application only.

Right: Illustrative masterplan showing the Detailed and Outline Components



Legend

- Red Line Boundary
- ▨ Outline Component
- ▨ Detailed Component (Phase 01)
- ▨ Area where Detailed and Outline Component overlap
Parking Space for Phase 1 Construction





1.5 Document Scope & Use

Document Scope & Use

These Design Codes are organised into four parts:

Masterplan Guidelines:

The guidelines set out for the overall illustrative masterplan are described in this section and are applicable for site-wide application. The vision of the masterplan can be identified by a series of distinct character areas that are combined to form a coherent and considered masterplan as a whole.

Landscape Guidelines:

The landscape strategies presented within this chapter comprise guidelines applicable for site-wide application acknowledging common themes and general landscape principles grouped, as well as more defined strategies targeted at delivering specific character areas.

Architectural Guidelines:

The architectural guidelines in this chapter outline the design principles that define the unique aspects of each Character Area of the development. They include layout, scale, and materiality.

Development Plot Guidelines:

In conjunction with the Architectural Guidelines the Development Plot Guidelines provide additional design principles focused toward specific development plots.

The Design Codes should be read in conjunction with the planning documentation submitted in support of the planning application.

They are not intended to limit future design development or provide prescriptive requirements. The purpose of these Design Codes is to provide guidance to ensure a consistency of approach throughout the Illustrative masterplan as a whole, and help deliver its overall benefits.

1.6 Parameter Plans

Parameter Plans

The Design Codes should be read in conjunction with the drawings and Parameter Plans listed below. It should also be read together with the provided Design and Access Statements.

Parameter Plans to be referred to:

- A-SL-011-xx-01 Extent of Outline and Full Detailed Areas
- A-SL-011-xx-02 Development Zones
- A-SL-011-xx-03 Horizontal Deviation Limit
- A-SL-011-xx-04 Maximum Height Limit
- A-SL-011-xx-05 Access and Circulation
- A-SL-011-xx-05A Vehicular Access
- A-SL-011-xx-05B Pedestrian and Cycle Access
- A-SL-011-xx-06 Landscape Treatment Plan
- A-SL-011-xx-07 Proposed Site Levels
- A-SL-011-xx-08 Proposed Site Lower Ground Levels & Horizontal Deviation Limit
- A-SL-011-xx-09 Principle Uses at Entry Level
- A-SL-011-xx-10 Principle Uses at First Floor Level
- A-SL-011-xx-11 Principle Uses at Typical Upper Floor Levels
- A-SL-011-xx-13 Phasing Strategy

1.7 Mandatory and Non-Mandatory Guidelines

Mandatory and Non-Mandatory Guidelines

The Design Codes lay out a series of guidelines which provide written information and diagrams which will help to create a cohesive masterplan. They are prepared with a hierarchy of two levels shown below:

Level 1: Mandatory

Mandatory codes are indicated by: **bold black letters**. These guidelines must be followed when designing the masterplan at a detailed level unless there is sufficient justified reason not to do so.

Level 2: Non-Mandatory

Non-Mandatory codes are indicated by: **bold grey letters**. These guidelines are supplementary to the Mandatory notes and should also be followed when designing the masterplan.

Each of these categories may also be accompanied by explanatory or clarification text. This text is indicated by: normal black letters.