

This chapter outlines the various masterplan guidelines set out for the Design Code of the Thameside West Outline Planning Application. They are intended to establish a set of rules with a flexible range of interpretation to help to maintain a cohesive architectural language throughout the masterplan.



The Riverside Quarter



Thameside East



The Station Plaza



Thameside Crescent



The Quays



The Landings



Victoria Wharf



The Parkside

2.1 Character Area Summary

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 consideration of the townscape has been to create:

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



Left and Right: The Character Areas of Thameside West

2.2 Character Area Descriptions

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.



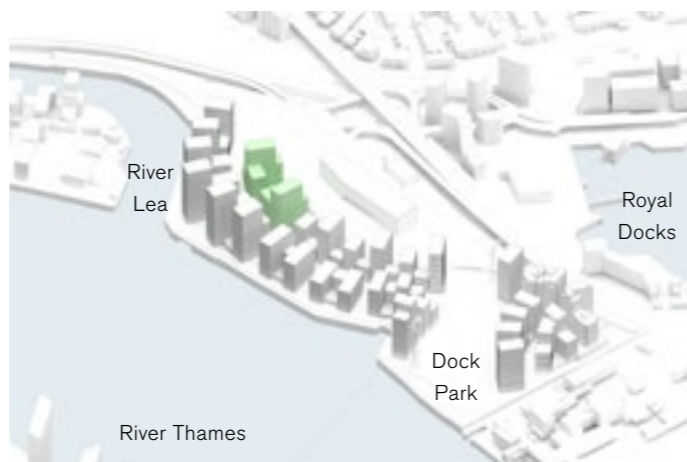
Illustrative masterplan Character Area Key

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.

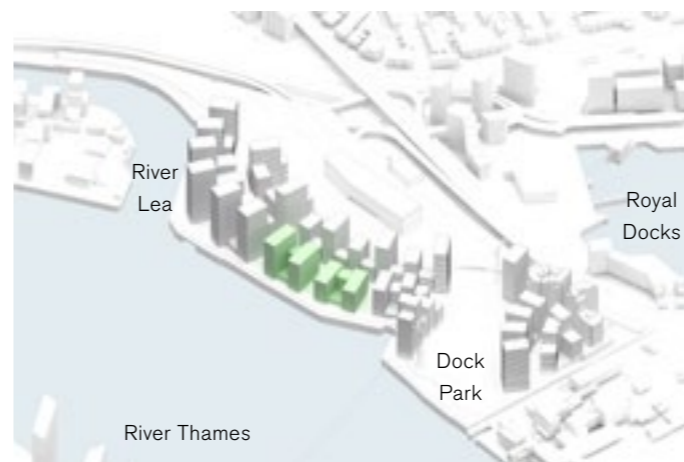


The Quays



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 sites heritage whilst celebrating fantastic views towards the O2 and Canary Wharf.

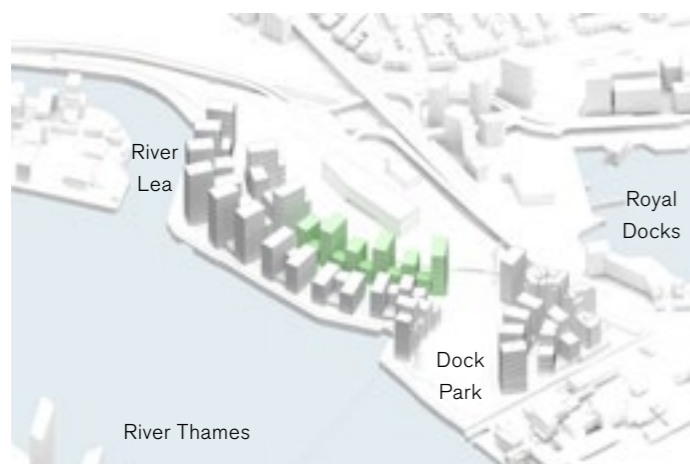


Thameside Crescent



Computer Generated Image

Thameside Crescent ties the scheme together, creating 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.

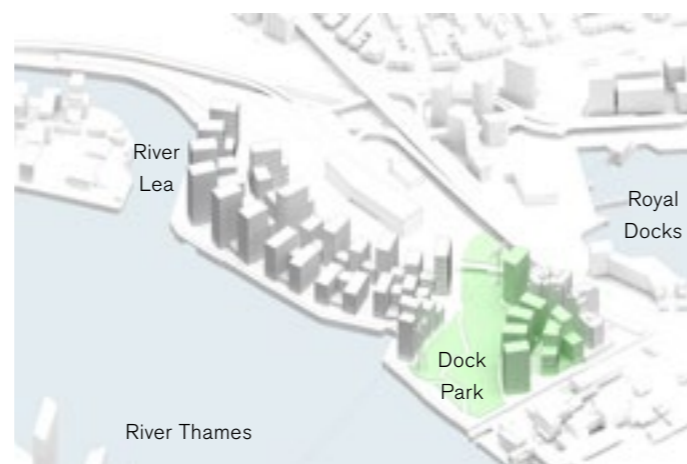


The Parkside



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.

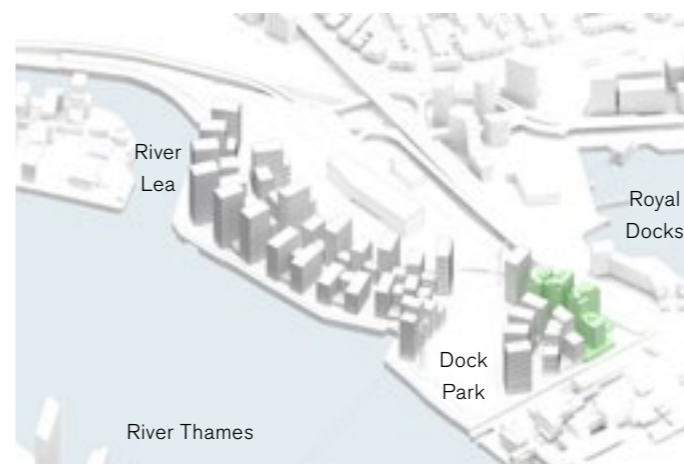


The Landings



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.

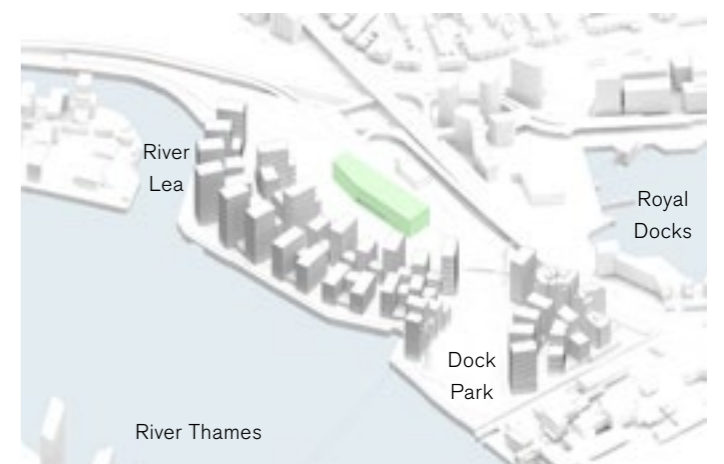


Thameside East



Artist's Impression

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



2.3 Building Typologies

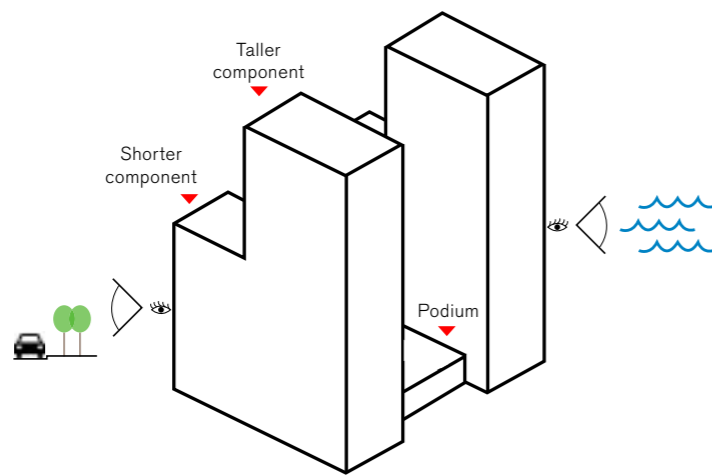
The masterplan has been developed with a range of building typologies in order to reinforce the Character Areas and to further provide rationale on how the built environment should be dealt with on this unique site.

The buildings are oriented in a radial manner with taller components staggered to create visual interest across the townscape as well as improve daylight, views, and overall environment for the residents.

Nine main building typologies have been identified and are described in the adjacent diagrams. For more detail please refer to the specific Character Areas within Chapter 4, Architectural Guidelines, or plot-specific information given in Chapter 5, Development Plot Guidelines.



Right: The Building Typologies of Thameside West

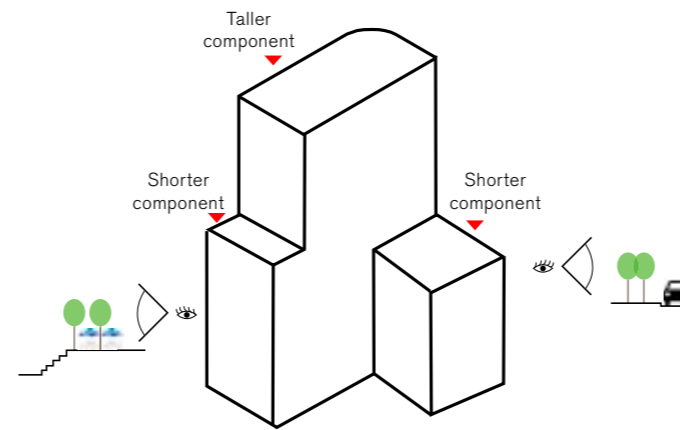


1

Riverside Quarter

Riverside Quarter building typology is a massing of two residential towers which come straight to the ground linked together by a two-storey podium at the base. The towers are further defined by a taller and shorter component. These elements help to break the massing within the overall masterplan, creating increased daylight across the site. The taller component faces the river for panoramic views whilst the shorter overlooks Leaside Crescent.

The podium houses the main entrances and lobbies on ground floor with access to cycle storage. It also provides private residential amenities internally, and external amenities such as a playspace or garden.

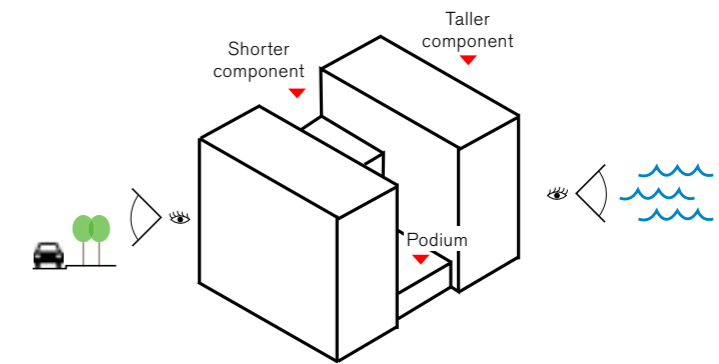


2

Station Plaza

Station Plaza building typology is a massing of two residential towers which come straight to the ground in an L-shape, creating Station Plaza with buildings Q and U facing each other. The towers are further defined by a taller component to the corner. These elements help to break the massing within the overall masterplan, creating increased daylight across the site. The taller component creates a marker along Leaway Crescent whilst the shorter base components define the setting for the plaza.

The main entrances and lobbies are located on the ground floor with access to bicycle storage.



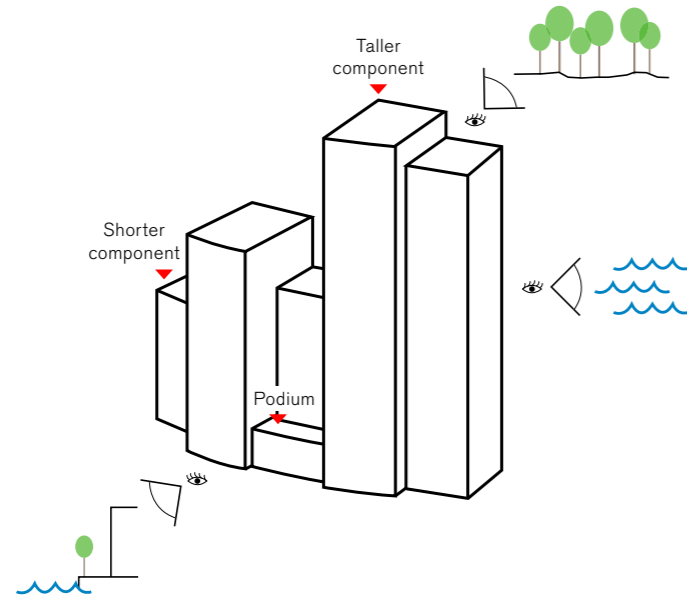
3

The Quays

The Quays building typology is a massing of two residential towers which come straight to the ground with a shorter component linking them at the hip. All tower components are then linked by a podium at the base. These varying elements help to break the massing within the overall masterplan, creating increased daylight across the site. The taller components lie at the outer edges of the plot, with the shorter facades providing views towards the River Thames.

The main entrances and lobbies are located on the ground floor with access to bicycle storage.

2.3 Building Typologies

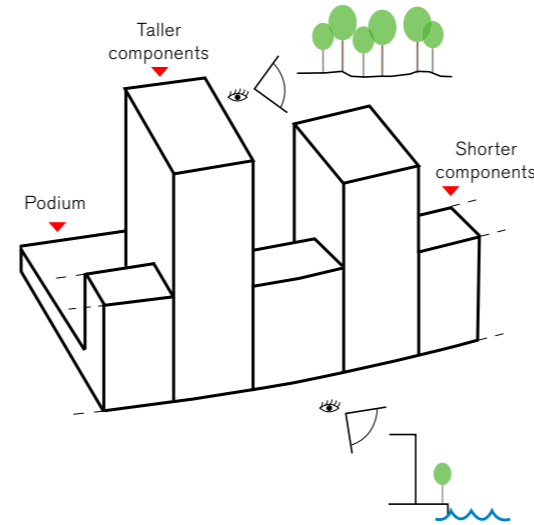


4

Victoria Wharf

Victoria Wharf is an area which blends the Quays and Thameside Crescent typologies to create a distinct feature piece facing the Thames. This typology alternates shorter and taller massing components with two taller components with an orientation that defines the Victoria Wharf. [This helps to create a unique feature place within the wider masterplan.]

A low podium creates a ground level entrance for the main portion of the residential units. From this area residents can access the cycle storage and the amenities provided on the roof above.

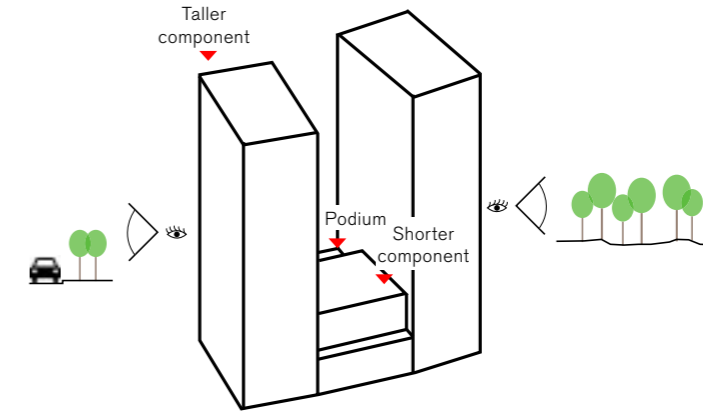


5

Thameside Crescent

The Thameside Crescent building typology is a massing of several components in a long linear arrangement. Alternating taller and shorter components line the main vehicular and pedestrian boulevard (Thameside Crescent) that connects the masterplan. All tower components are then linked by a podium at the rear. These varying elements help to break the massing within the overall masterplan, creating increased daylight across the site.

The main entrances and lobbies are located on the ground floor with access to bicycle storage on the upper floor and allocated car park at the rear of the entrance level.

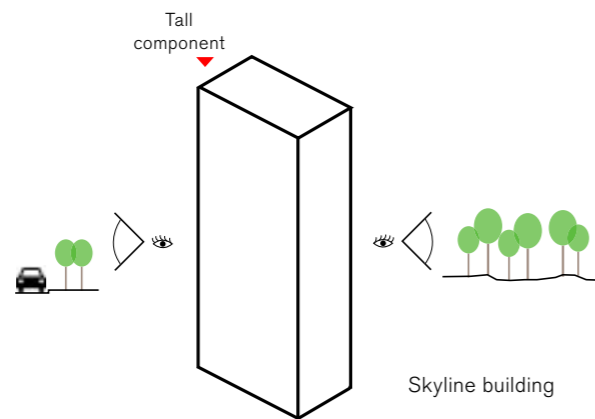


6

Parkside Typology 1

Parkside building Typology 1 is a massing of two residential towers which come straight to the ground linked together by a shorter residential component and two-storey podium at the base. The towers are further defined as a massing with a taller and shorter component. These elements help to break the massing within the overall masterplan, creating increased daylight across the site. All components face the park for panoramic views.

The podium houses the main entrances and lobbies on ground floor with access to bicycle storage. It also provides private residential amenities internally, and external amenities such as a playspace or garden.

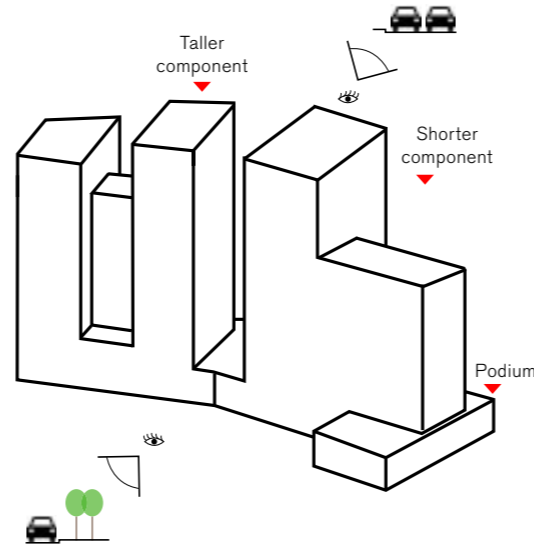


7

Parkside Typology 2

Parkside building Typology 2 is a massing of one residential tower which comes straight to the ground as a stand alone skyline element. The tower faces the park for panoramic views and also presents a street address along Dock Road.

The ground floor houses the main entrances and lobbies with access to bicycle storage.

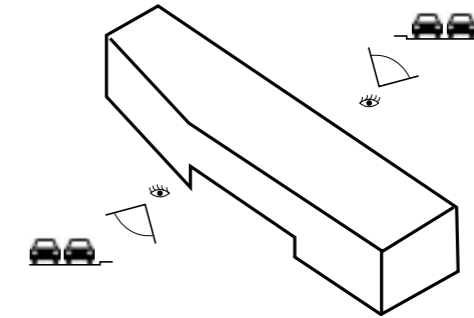


8

The Landings

The massing is developed from an articulated plinth which takes its vertical registration from the existing elevated DLR to provide double storey flexible industrial units above, which are contained by two articulated 20 storey apartment buildings. The development provides private and secure landscape amenity spaces for the tenants above the industrial functions but also integrates into the wider masterplan providing active frontages to all surrounding streets.

It will become a signature and initiating development for the wider masterplan and a threshold to the new public Park.



9

Thameside East Industrial Site

Thameside East Industrial Site is a building typology driven by function. This is a three-storey building with a combination of B1c, B2, and B8 industrial use classes distributed throughout. This typology is therefore defined by a low, large open-plan building.

The site is bound by existing roads and DLR route as well as the future Silvertown Tunnel.

2.4 Minimum Privacy Distances

The plan seen at the right is shown with maximum heights set out across masterplan. These zones within the plots provide for a certain massing to arise which will result within the overall masterplan vision set out in these documents.

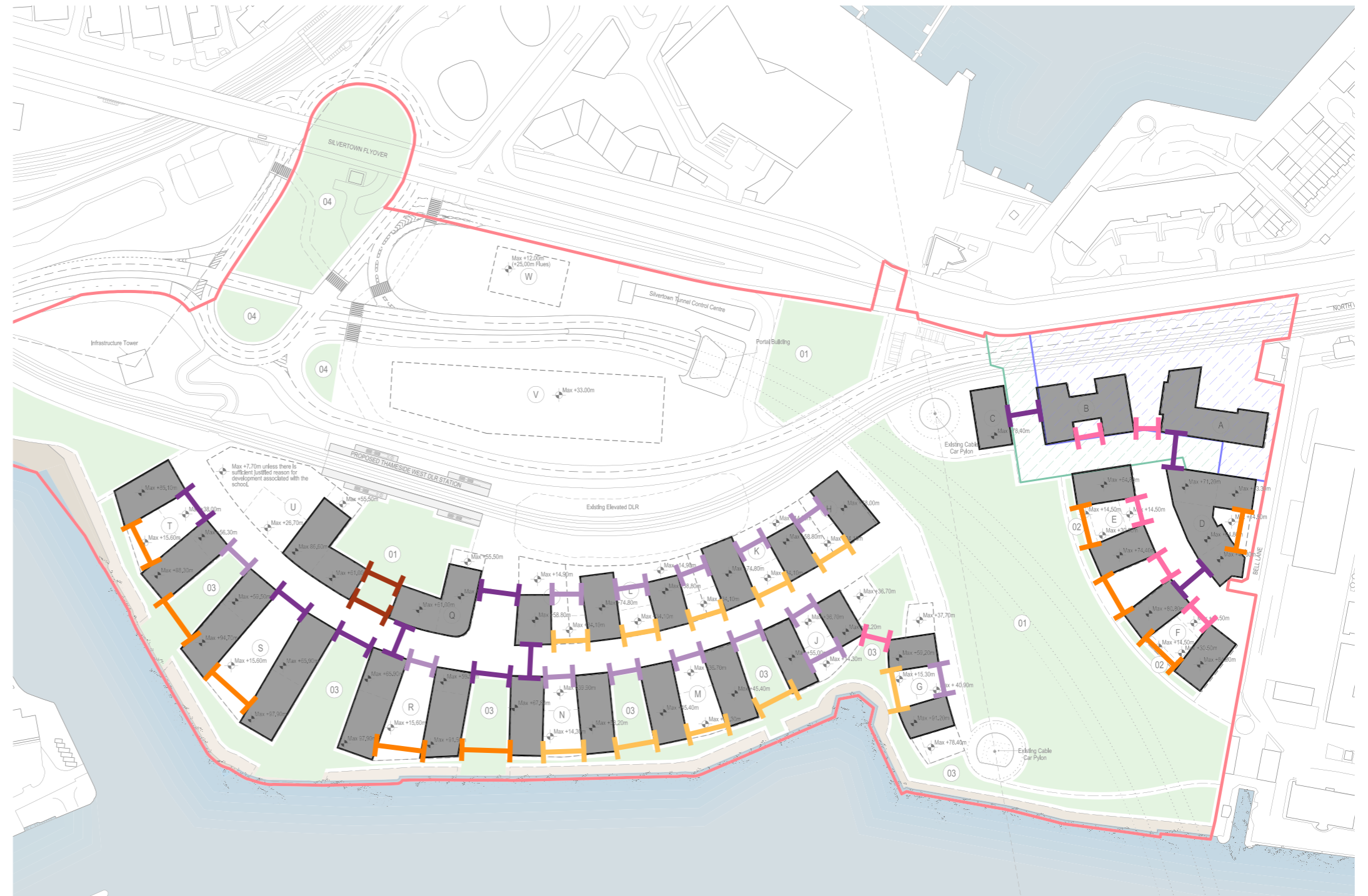
This plan reveals zones of development which will rise and create a certain density across the site. As the residential buildings are defined, the distances between them must be carefully coordinated.

Buildings should maintain a minimum separation of 18m between single aspect habitable rooms. Where distances between buildings are less than 18m other privacy mitigation measures will be used. Mitigation measures may include window alignment, directional glazing and privacy screens.

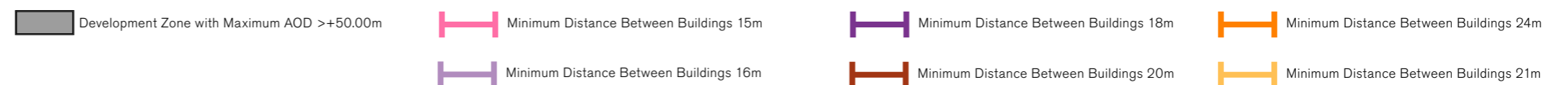
The resulting building massings must be set out within horizontal limits of deviation.

Please refer to Parameter Plan A-SL-011-xx-04 for maximum height limits.

Please refer to Parameter Plan A-SL-011-xx-03 for horizontal limits of deviation.



Illustrative minimum separation distances between building zones



Right: Illustrative Minimum Privacy Distances of Thameside West

2.5 Facade Treatment

Façade Treatment

The illustrative masterplan utilises a set of rules for facade treatment to unify architectural language across the Character Area.

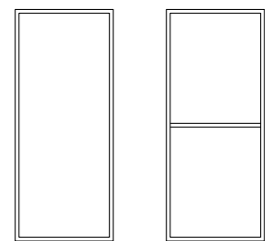
Window size and patterns should be used to emphasize the residential architectural building typology with a focus on providing generous glazing proportions to maximise natural daylight and views out where possible. When applied to the building massings they should help articulate the massing to be read at an urban scale when viewed from afar and a domestic scale when viewed up close.

Facades must have a common window language of consistent window types. Irregular patterns and mismatched window types and/or shapes are not permitted.

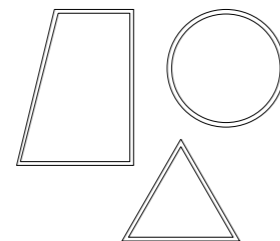
Blind flank walls without windows must be avoided unless there is sufficient justified reason not to do so.

Where possible common spaces and circulation areas should be provided with natural light.

Types of glazing are not to include highly reflective mirrored glass.



Window Shape - Permitted



Window Shape - Not Permitted



References of Regular Window Patterns and Shapes

Solar Shading

Integrated solar shading permitted in the form of louvres can be flush with facade or amenity space within horizontal limits of deviation.

Solar shading devices should be considered for privacy in the instance of closely set buildings and overlooking habitable rooms.

External fabric canopies not permitted, other than over retail units.

Materials permitted must be within range of materials described in each Character Area, described in Chapter 4, Architectural Guidelines.



Horizontally Sliding External Shading System



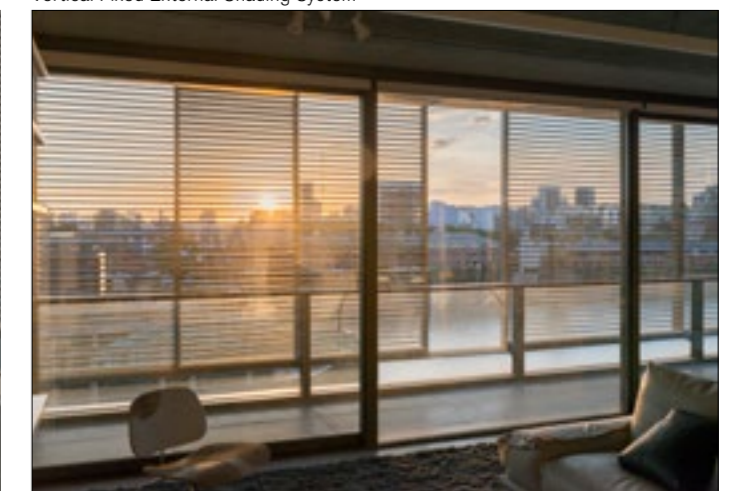
Horizontally Sliding External Shading System - External View

Material selection should be selected in line with the following criteria:

- Durable and good performance against weathering;
- Easily maintainable;
- High quality materials;
- Must be in keeping with the tone and colour of the Character Area material palette.



Vertical Fixed External Shading System



Horizontally Sliding External Shading System - Internal View

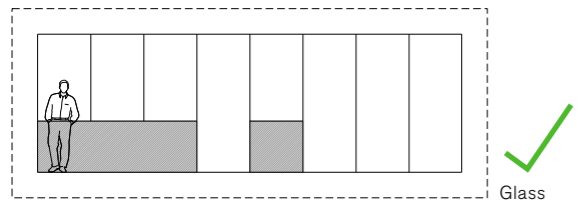
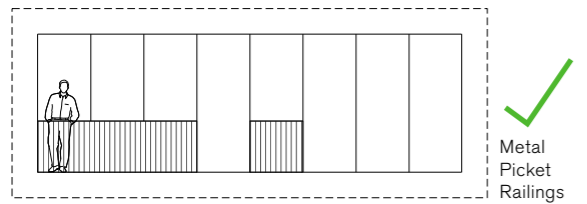
2.6 Balustrade Treatment

Balustrade Treatment

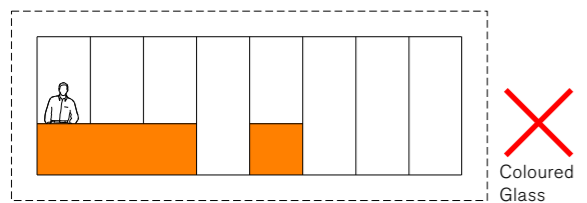
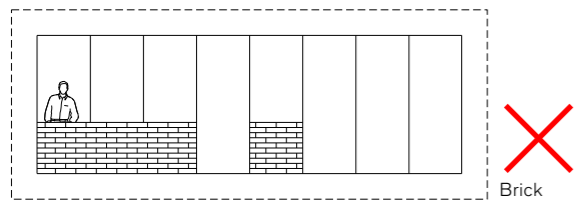
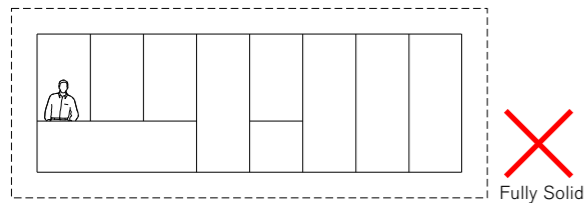
Balcony balustrades should be addressed in a way which compliments the materiality and overall composition of the Character Area.

Metal picket, perforated metal and clear glass balustrades are permitted or combinations thereof. Fully solid, brick, timber, plastic or coloured glass balustrades are not permitted.

Types of metal are described in the materiality sections in Chapter 4, Architectural Guidelines.



Balustrade Types - Permitted



Balustrade Types - Not Permitted

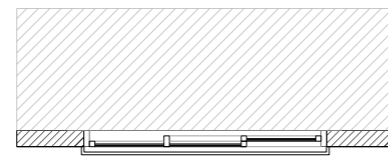
2.7 Balcony Expression

Balcony Expression

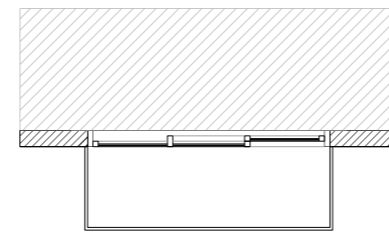
All residential units are to provide private external amenity spaces. These external spaces can be set back within the envelope (recessed terrace or winter garden), flush with the building facade (Juliet balcony), or project beyond the facade (projected balcony).

Balconies are permitted to be staggered to create visual interest. A pattern of regularity or grouping to avoid an unrestrained expression must be considered when creating staggered balconies.

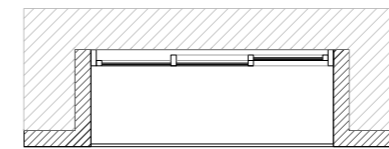
Balustrade materiality is described in section 2.6 at the left and further detail is given in Chapter 4, Architectural Guidelines.



Juliet Balcony

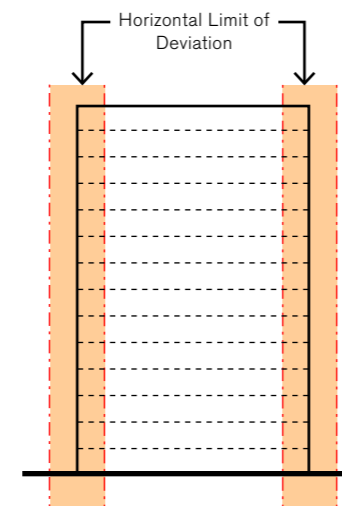


Projected Balcony

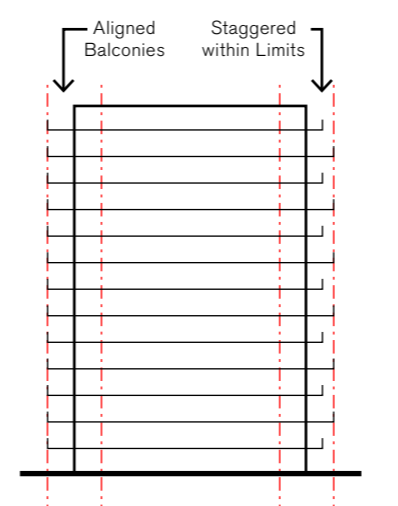


Recessed Terrace or Wintergarden

Illustrative Balcony and Amenity Types



Horizontal Limit of Deviation - Section



Balcony Expression - Permitted



Juliet Balcony



Mix of Projected Balconies and Juliet Balconies



Recessed Terrace or Wintergarden

2.8 Building Amenity Strategy

Building Amenity Strategy - Type 1

External terraces at the upper podium level should provide communal residential external amenity for the block including a children's doorstep play for the under 5 year olds. These terraces should provide inclusive spaces offering a variety of seating, open and covered areas to facilitate year round use.

Terraces should include planting and landscape strategies as defined in Chapter 3, Landscape Guidelines of this report.

Private residential amenity can include projecting balconies, Juliet balconies, and recessed terraces or winter gardens.

Please refer to the section 2.7 Balcony Expression paragraph within this chapter for further description.



Private Residential Amenity



Communal Residential Amenity

Building Amenity Strategy - Type 2

Another variation of building amenity includes where a building is facing onto Dock Park, providing direct access to a large landscaped public external amenity, for all to use.

Residents should have clear and easy access from their building to the landscaped external amenity space.

Please refer to the play and landscape strategies set out in Chapter 3, Landscape Guidelines, for more information.

Private residential amenity can include projecting balconies, Juliet balconies, and recessed terraces or winter gardens.

Please refer to the section 2.7 Balcony Expression paragraph within this chapter for further description.



Public External Amenity

Building Amenity Strategy - Type 3

Building Amenity Strategy Type 3 involves buildings which face onto a public plaza. This plaza may serve as an external amenity for the residents and may house a variety of residential amenities, retail and/or food and beverage accommodation.

Residents should have clear and easy access from their building to the public external amenity space.

Please refer to the play and landscape strategies set out in Chapter 3, Landscape Guidelines, for more information.

Private residential amenity can include projecting balconies, Juliet balconies, and recessed terraces or winter gardens.

Please refer to the section 2.7 Balcony Expression paragraph within this chapter for further description.



Public External Amenity

Building Amenity Strategy - Type 4

Building Amenity Strategy Type 4 involves buildings which face onto nearby busy infrastructural elements or brownfield industrial sites. The provision of these amenity areas should be limited and avoided where possible.

Residents should have clear and easy access from their building to the public external amenity space.

Please refer to the play and landscape strategies set out in Chapter 03, Landscape Guidelines, for more information.

Private residential amenity should include recessed terraces or winter gardens.

Please refer to the section 2.7 Balcony Expression paragraph within this chapter for further description.



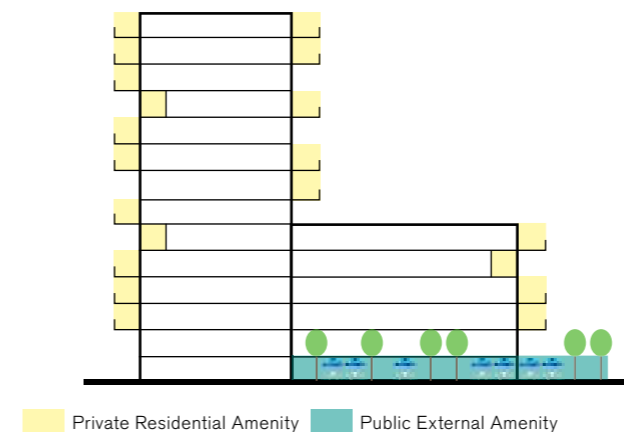
Public External Amenity: Food and Beverage



Communal and Private Residential Amenities



Communal and Private Residential Amenities



Communal and Private Residential Amenities



Public External Amenity: Open Air Amphitheatre

2.9 Building Expression

2.9.1 Base of Building

Base of Building Expression

The base of the buildings serves as the entrance point for the residents. They must be clearly visible, providing a strong connection to the public realm and be of appropriate quality materials and appearance. Vehicle and pedestrian routes must be designed to maximise visibility emphasising pedestrian safety.

Where provided, access to car parking, cycle storage, waste and servicing areas are to be located within the base and have a minimal impact on the provision of active frontage.

Where present, ground floor duplex residential units are provided with a private buffer zone of amenity space at street level.

Commercial and retail floor to ceilings heights must be greater than 3.3m.

The base of each building should promote a more generous proportion to celebrate the residential entrances, amenities and retail offering they comprise.

Where possible, visibility at ground level should be maximised to improve permeability across the masterplan and facilitate natural surveillance as a deterrent of anti-social behaviour.

Primary elevations must target 80% active frontages comprised of retail frontages, residential frontages and/or communal entrances. A maximum 12m continuous inactive frontage is not be exceeded. Refer to Chapter 05 for further information on specific plot frontages.



Primary active frontage - Permitted



Pattern of residential units with recessed private amenities



Pattern of residential units with projected private amenity on one side



Pattern of residential units in a regular punched pattern

2.9 Building Expression

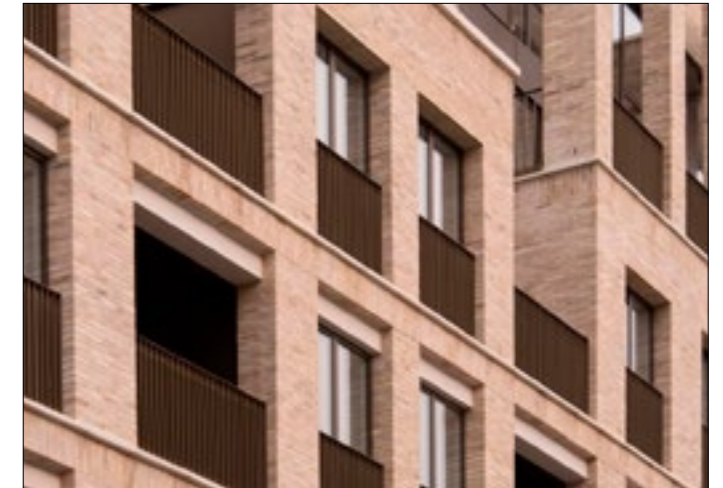
2.9.2 Middle of Building

Middle of Building Expression

The main portion of the building houses the majority of the residential units across the site.

The character and scale should reflect the residential nature of the development.

The positioning of windows and amenity spaces should be used to consolidate the overall building massing and be reflective of the residential spaces within ensuring the desired comfort and performance requirements for the occupants are achieved.



Pattern of residential units with recessed private amenities



Pattern of residential units with projected private amenity on one side



Pattern of residential units in a regular punched pattern

2.9 Building Expression

2.9.3 Top of Building

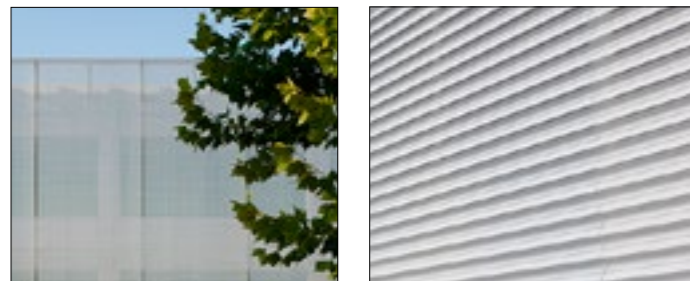
Top of Building Expression

The tops of the buildings are to be interpreted with a different expression that defines a larger more generously proportioned module to create visual interest for the massing.

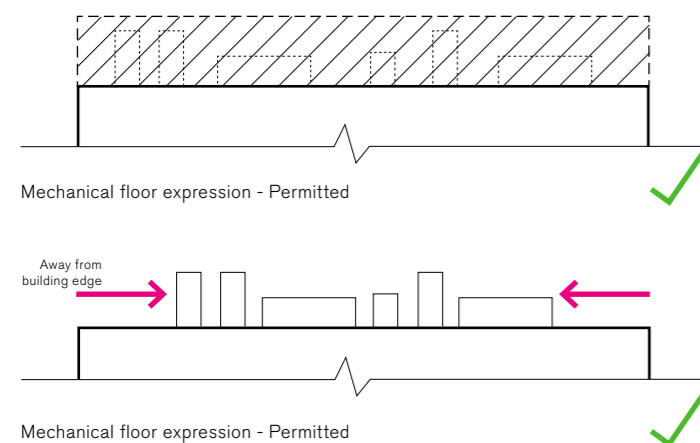
Rooftop and mechanical floors are to be dealt with in a way that will be visually unobtrusive within the masterplan. Mechanical plant and equipment are not to be seen externally. They may be concealed on all sides with a type of screening or cladding material as shown in the diagram below. They may also be exposed, however pushed far from the building edge to avoid being seen.

Types of material permitted include various metal meshes or semi-permeable cladding material or extension of building cladding systems. Coloured glass is not permitted.

The mechanical floors have been included in the maximum building heights shown on Parameter Plan A-SL-011-xx-04.



References for Permitted Mechanical Floor Cladding



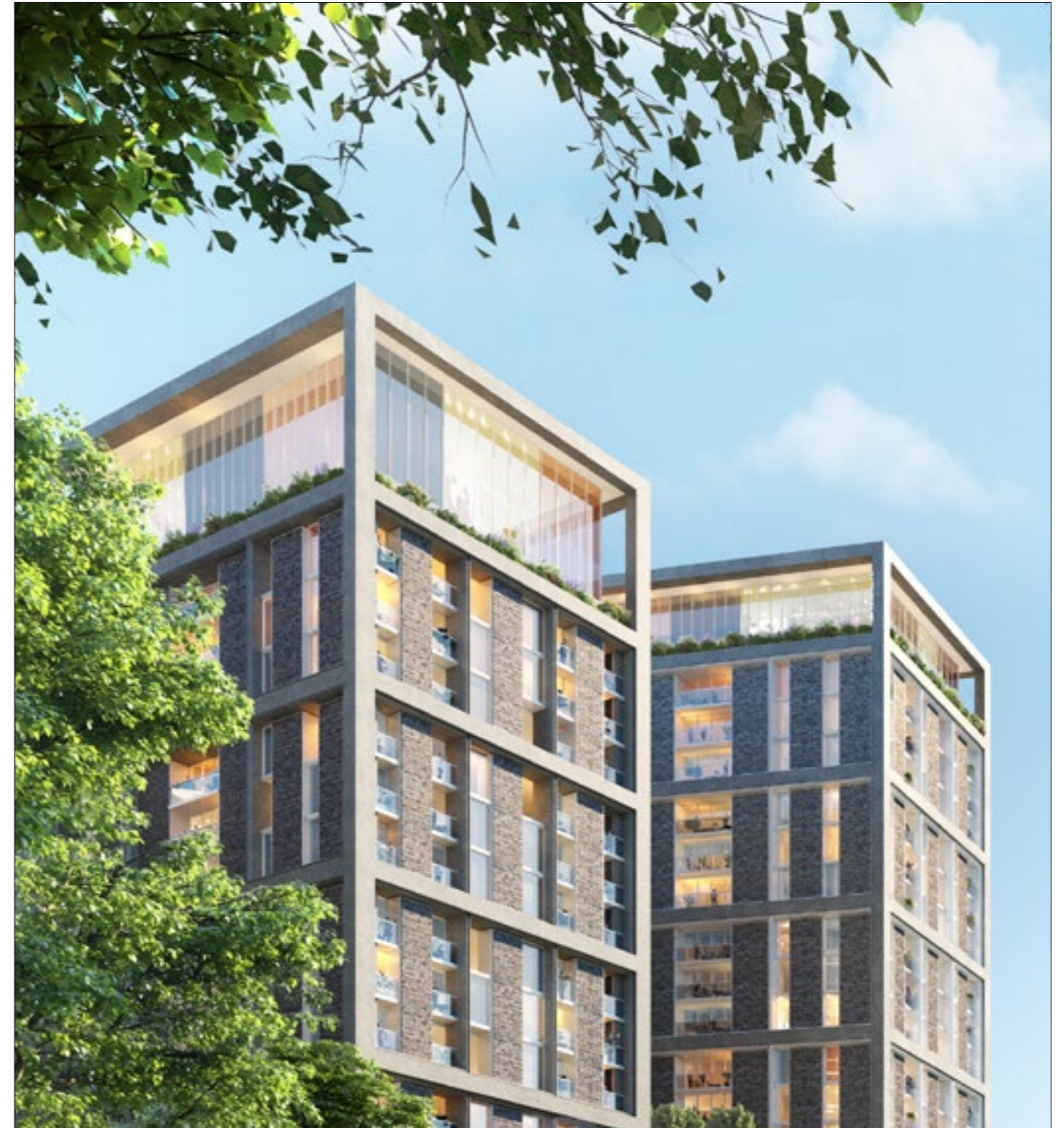
Double-height external expression of facade elements



Grand double-height penthouse and large external expression



Grand double-height penthouse with integrated solar shading



Top of building expression - Parkside



2.10 Landscape Character Areas

Landscape Character Areas

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

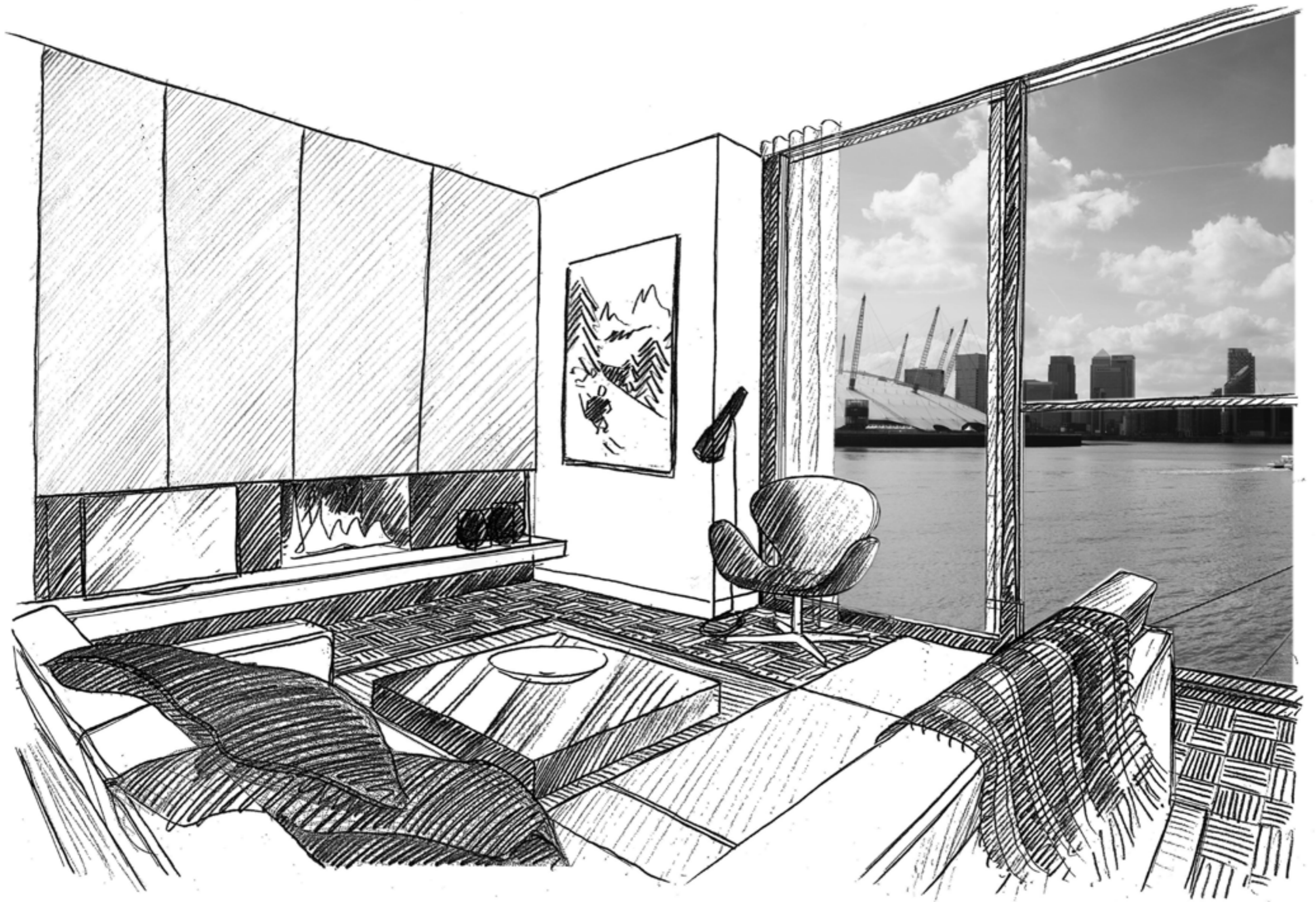
Careful consideration will be given to the balance between those parts of the Proposed Development that stand out and those which are more recessive. The character of many London districts is defined by a common language of streets, squares, buildings, markers, materials and active street frontages. 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 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 landscape, and add new uses and experiences, creating a new historical layer.

The landscape 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.





2.11 Housing Supplementary Planning Guidance

March 2016 (as updated August 2017)

Throughout the development of the masterplan, consideration has been given to the GLA's Housing SPG (March 2016, as updated August 2017) and design standards. The masterplan parameters have been developed to enable the future detailed development of the plots to be of the highest design quality complying to current legislation.

Neighbourhoods - Standard: 1 & 2

Lifetime neighbourhoods promote well-connected, walkable neighbourhoods which provide a choice of homes and accessible infrastructure, services and supporting uses and facilities in order to enhance health and wellbeing, social inclusion and community cohesion. The buildings and spaces within the masterplan have been set out to create character, legibility, permeability and accessibility, this will contribute to people's sense of place, safety and security.

The design of the masterplan has been developed to provide an enjoyable and diverse new district whilst also contributing to and enhancing the quality of local places through consideration of physical context, local character, density and residential mix. The masterplan will enhance the provision of and relationship with public, communal and open spaces and the requirements of all including; children, older and disabled people.

Public Realm - Standard: 3 & 4

Thameside West puts the public realm and green spaces at the heart of the masterplan. Careful attention has been given to improve biodiversity whilst also encouraging physical activity such as walking, exercising and cycling. The masterplan seeks to improve the health of its residents and those of the wider communities through extended river walks, sports facilities, playing fields, walking and cycle routes alongside a diverse provision of planting species. Play provisions have been provided across the masterplan providing a diverse range of activities for all age groups.

All open space, both public and private has been designed to be safe, accessible and inviting to ensure that they are well used by all without the fear or limitations. The design of the spaces considers the life cycle, including management and maintenance and the changing needs of the private and public amenity spaces. All recreational facilities will be designed to ensure that all children have access to safe, well designed and stimulating play alongside informal recreation.

The masterplan responds to the physical context through careful management of levels, optimising residents and visitors access to open spaces and the rivers, whilst providing the foundations for a series of individual residential developments to provide a diverse mix of units types and offering to accommodate the growing population. Careful consideration was given to past, existing and future occupants of the area to ensure that the masterplan benefits both the new residents but also compliments and enhances the existing population.

The location of public realm elements have been placed to improve connectivity, accessibility and to take advantage of daylight and sunlight. Different activities have been located to maximise usage of the amenity spaces.

Please refer to Design and Access Statement Volume 1 for further details regarding Secure by Design standards and measures

Play Space - Standard: 5

Please refer to Design and Access Statement Volume 1 for further details regarding playspace provisions across the masterplan.

The masterplan will complement the local area by providing a number of opportunities for formal and informal sports and recreation as part of encouraging an active lifestyle. This will be achieved through the provision of facilities in accessible locations, well-connected to public transport and linked to local networks for walking and cycling.

A variety of facilities have been provided across the masterplan with consideration given to the co-location of services between sports providers, schools, other community facilities and residential areas.

A focus to the design of the public realm has been to provide opportunities for play and informal recreation and enable children and young people to be independently mobile. This has been achieved by the incorporation of good-quality, accessible play provision for all ages, of at least 10 square metres per child that:

- Provide a stimulating environment.
- Be accessed safely from the street by children and young people independently.
- Form an integral part of the surrounding neighbourhood.
- Incorporate trees and/or other forms of greenery.

- Incorporate accessible routes for children and young people to existing play provision, schools and youth centres, within the local area, that enable them to play and move around their local neighbourhood safely and independently .
- Incorporate incidental play space to make the space more playable.

Density - Standard: 6

The site is located a 10-minute walk to two DLR stations (Royal Victoria and West Silvertown stations) that connect to the wider Overground and Underground networks. A new DLR station is proposed within the masterplan to further improve connectivity.

The site will also have improved accessibility with the completion of the Silvertown tunnel and associated new bus routes. In addition Custom House Crossrail Station is due to open in 2019.

Alongside the site's desirable riverfront location, the improved PTAL across the site's make it a good location for a high density development to meet London's pressing need for new housing.

The masterplan improves connectivity into the wider community, whilst also providing its own amenity spaces within the development. Careful consideration has been given in the location of ground floor animation and the provision of a series of community benefits, including retail, but also open spaces, parks, a new nursery, school and community centre.

Residential Mix - Standard: 7

London's population is growing, meeting the scale of growth required, it is crucial that new housing is delivered to a high standard in terms of architecture, urban design, environmental and residential quality, accessibility and adaptability. Inclusive design and accessibility are particularly important to meeting London's diverse needs. The masterplan provides a mix of unit sizes, types and tenures to reflect the local and strategic demand.

The masterplan allows for the needs of all Londoners at different stages of life, so that people can use it safely, easily and with dignity regardless of their age, disability,

gender or ethnicity. It will meet inclusive design principles by being responsive, flexible, convenient, accommodating, welcoming and adaptable.

Dual aspect family units located within the building are complimented with a series of ground floor family maisonettes accessed directly from the street.

The masterplan has been designed to house a series of community benefits such as a school and nursery within walking distance of the family units.

All units will be designed to maximise daylight and sunlight. Careful consideration in the detailed design phase will be given to mitigate environmental discomfort including acoustics, wind and pollution.

Entrance and Approach - Standard: 8 & 9

The arrival sequence across the masterplan has been developed within the illustrative masterplan and standards set out within the Design Codes. The location of residential front doors, car parking, cycles and servicing have been considered to make the masterplan secure, welcoming and accessible to all.

All main entrances will be visible, clearly identifiable and directly accessible from the main pedestrian circulation routes. The landscape has been designed to be fully accessible to all with ramped access accommodating changes in levels. All units will have step free access.

Active Frontages - Standard: 10

The design of the ground floor of the masterplan has been developed to ensure the development is coherent, legible, inclusive and a secure environment is achieved. Blank and inactive frontages at ground level have been minimised through the implementation of podiums and management of the changing levels across the masterplan. Plant, parking, waste and servicing is always secondary to the location of public realms and active frontages.

Where podiums are provided the upper level is utilised as private residential amenity.

Active Frontages have been maximised to enhance the public realm experience whilst also providing natural surveillance through activity.

2.11 Housing Supplementary Planning Guidance

March 2016 (as updated August 2017)

Access - Standard: 11

The outline masterplan allows for the detailed development of the design to be compliant with current building regulations including that a percent of new housing should meet requirement M4 (2) 'accessible and adaptable dwellings' and M4 (3) 'wheelchair user dwellings', i.e. is designed to be wheelchair accessible, or easily adaptable for residents who are wheelchair users. Wheelchair accessible units will be provided across all unit types and tenures within the detail design of each phase.

The masterplan seeks to ensure that the provision of housing will meet the local needs by providing an adequate mix of dwelling sizes and a mix of tenures to reflect the local and strategic demand.

Shared Circulation - Standard: 12, 13, 14, 15 & 16

Each residential core should be accessible to generally no more than eight units per floor. This is subject to building design, tenure and dwelling mix per level. Section 5.46 presents a residential floor plan example of how apartments could be planned to meet this standard. Any proposals to exceed this should demonstrate to the Local Planning Authority that all dwellings and circulation spaces achieve a high standard of accommodation.

In line with the London Housing SPG Standard 13, all cores serving more than 4 units will be provided with an access control system, additional security measures including audio visual verification will be included where more than 25 units or 100 bed spaces are served by one core or more than 8 units per floor are provided.

Where possible dwellings access via an internal corridor will be provided with natural daylight and ventilation.

All dwellings over eight storeys should be provided with two access lifts. Where possible all wheelchair units will also be provided with two access lifts.

Car Parking - Standard 17, 18 & 19

In line with the London Housing SPG Standard 18, each designated wheelchair accessible dwelling is supplied with a fully accessible car parking space within a podium or at street level. Street level parking has been kept to a minimum to enhance the use and appearance of the public realm.

Active frontages and green streets are clear design aspirations within the masterplan. Careful consideration has been given to the location of back of house facilities (including parking) so that they do not have a negative impact on the public realm. When located within a building, car parking spaces are either concealed within a podium, basement or wrapped with active frontages. Buildings with small footprints may be subsidised with on street parking to ensure no dead frontages within the public realms.

All of the building will be provided with dedicated storage facilities in line with policy requirements. Additional short stay parking provisions is included across the masterplan.

Cycle Storage - Standard: 20 & 21

All residential units will be provided with the following cycle storage provisions as a minimum:

1 per studio and 1 bed

2 per all other units

In addition, one short stay cycle parking space will be provided per 40 units.

All residential cycle storage will be located in dedicated secure stores within the building either within the podium, at ground floor or first floor level. All cycle spaces will be accessible at grade, via a ramp or through dedicated lift access.

Short stay cycle provisions are located within the public realm.

Refuse and Recycling Facilities - Standard: 22 & 23

Communal refuse and recycling facilities will be easily accessible to all residents. Refuse, green waste, food waste and recycling is a rapidly changing field and will be developed as part of the detailed application in line with the London Borough of Newham's requirements.

Communal refuse and recycling facilities will be easily accessible to all residents including children and wheelchair users, and located on a hard level surface.

Refuse and recycling facilities will be located to limit the nuisance caused by noise and smells and maintain a high hygiene standard.



Typical Indicative Residential Street

Dwelling Space Standards - Standard: 24 & 25

All homes within the Thameside West masterplan will be designed within the detailed design phase to comply to nationally describes space standards as set out in the London Plan. The units will be designed to the highest quality, being innovative in design and use of space.

Consideration will be given to unit sizes, flexibility, residents changing needs in addition to peoples changing work habits.

Dwelling plans at the detailed design phase will demonstrate that they can accommodate the furniture, access and activity space as set out in Approved Document Part M.

Private Amenity Space - Standard: 26 & 27

Thameside West creates a series of external public and private residential amenity spaces across the masterplan. In addition, each unit will have an additional area of private amenity space as set out in the Design Codes.

A minimum of 5sqm of private outdoor space should be provided for 1-2 person dwellings and an extra 1sqm should be provided for each additional occupant.

The minimum depth and width for all balconies and other private external spaces should be 1500mm.

Privacy Standard: 28

During the detailed design of the masterplan, design proposals will illustrate how habitable rooms within each dwelling are provided adequate levels of privacy in relationship to neighbours, the street, public transport (including the Emirates Skyline and DLR), as well as public parks.

Where possible throughout the masterplan an approach to provide 18m building separation and setback has been promoted however, in instances where distances are less than this privacy mitigation measures will be considered at detail design stage. Measures could include directional glazing, privacy screens and strategic space planning to ensure habitable rooms do not experience direct overlooking.

Dual Aspect - Standard: 29

The detailed design of the plots must maximise the number of dual aspect units throughout the development. Single aspect north facing units must be avoided and there must be no single aspect north facing family units of three bedrooms or greater unless there is sufficient justified reason not to do so.

Dual aspect units have many inherent benefits including better daylight, cross ventilation and greater capacity to address over heating and a choice of views.

Noise - Standard: 30

The layout of adjacent dwellings and the location of lifts and circulation spaces will be designed to limit the transmission of noise to sensitive rooms within dwellings.

The mitigation of noise from neighbouring dwellings, communal spaces and also the external environment is an important aspect of retreat and privacy within a dwelling.

All dwellings will be built with acoustic insulation in line with current building regulations. In addition the deign and layouts of the building will consider the mitigation of noise transfer as a design driver to minimise disturbance as a first principal.

Floor to Ceiling Heights - Standard: 31

A minimum ceiling height of 2.5m will be provided for at least 75% of the gross internal residential area within the detail design of each plot. A minimum ceiling height of 2.6 will provided at ground level.

Daylight and Sunlight - Standard: 32

All homes should provide for direct sunlight to enter at least one habitable room for part of the day.

Daylight enhances the residents enjoyment of an interior and reduces the energy needed to produce light for everyday activities, whilst also help meet part of the winter heating requirement.

Where direct sunlight cannot be achieved, it will be demonstrated how the daylight standards proposed within a

scheme and individual units will achieve good amenity for residents. It will also be demonstrated how the design has sought to optimise the amount of daylight and amenity available to residents, for example, through the design, colour and landscaping of surrounding buildings and spaces within a development.

Conclusion

The masterplan therefore demonstrates its best endeavours to adhere to the Mayor's Housing SPG guidelines at Outline Application stage.

Subsequently each Reserved Matters application should be supported by an assessment on how each building compares with SPG guidelines as shown for Phase 01 in Volume 2 of the Design and Access Statement. Where deviation from the Housing SPG 2017 guidelines are required a clear justification will be given in the assessment in latter detail applications.

Table 3.3 Minimum space standards for new dwellings

Number of bedrooms	Number of bed spaces	Minimum GIA (m ²)			Built-in storage (m ³)
		1 storey dwellings	2 storey dwellings	3 storey dwellings	
1b	1p	30 (37)*			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	106	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0

Notes to Table 3.3

- * Where a one person dwelling has a shower room instead of a bathroom, the floor area may be reduced from 30m² to 27m², as shown bracketed.
- The Gross Internal Area of a dwelling is defined as the total floor space measured between the internal faces of perimeter walls that enclose a dwelling. This includes partitions, structural elements, cupboards, ducts, flights of stairs and voids above stairs. GIA should be measured and denoted in square metres (m²).
- The nationally described space standard sets a minimum ceiling height of 2.3 metres for at least 75% of the gross internal area of the dwelling. To address the unique heat island effect of London and the distinct density and faded nature of most of its residential development, a minimum ceiling height of 2.5m for at least 75% of the gross internal area is strongly encouraged so that new housing is of adequate quality, especially in terms of light, ventilation and sense of space.

Source: The London Plan : Policy 3.5 Quality and design of housing developments