



5.32 The Parkside

Townscape Composition

The Parkside will be a new residential development with co-location industrial located directly adjacent to Dock Park. It will also be the first neighbourhood area experienced by visitors and users when arriving from the Royal Docks, a key arrival point to the site.

The Parkside development has an embedded relationship with the Landings by creating a diagram of co-location of industry and residential, careful design consideration has ensured that the industrial heritage of the site continues and thrives for future generations.

The Parkside development will benefit from far reaching views along the length of the Thames as well as towards the Royal Docks and the City.

The Parkside is defined by blocks Type 1: E and F, Type 2: block C and Type 3: Block D

1. Establish Primary Routes:

Sitting at entrance of the Thameside West masterplan, the Parkside occupies a key nodal point. Here vehicular access is provided where Dock road meets the North Woolwich road and passes under the DLR viaduct via Park Way. This leads onto the Landings service yard. These blocks are strategically accessed and serviced from behind blocks E and F via Parkside Crescent in order to conceal servicing traffic and function from the edge of the public park

A key running ambition of the Masterplan for it to stitch into the context of Newham and with neighbouring site's similarly located on the "Arc of Opportunity" the Parkside layout safeguards the possibility to connect with neighbouring site's in the future.

2. Building Setting and Hierarchy.

In keeping with key setting out principles echoed from the rest of the masterplan the setting of this area is split into two grains: primary and secondary.

Within the primary Type 1, buildings respond to the park edge, opening up radially towards Dock Park and the River Thames. The ambition in setting the Parkside is to maximise excellent park and riverside views for all apartments whilst offering residents a park side address.

Type 2 aims to respond to the radial grid set by Type 1 buildings and the industrial site to the East currently held by Allnex. Block D therefore demonstrates 2 geometries: one which opens up to the park whilst creating a buffer to the adjacent industrial site.

The first block at the entrance of the site Block C acts as a key Marker building for the masterplan responding to the Dock in front and holds the entrance whilst signalling the entrance to the masterplan.

Impact from Allnex Industrial Site - Blocks D and F

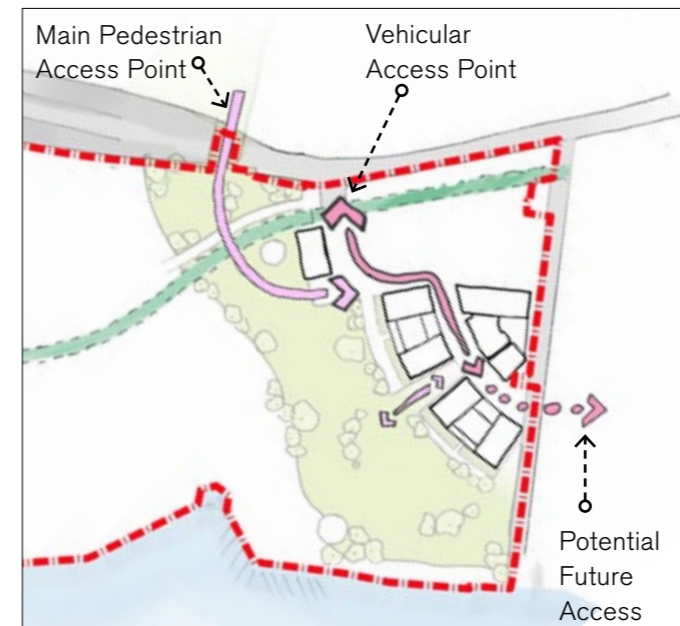
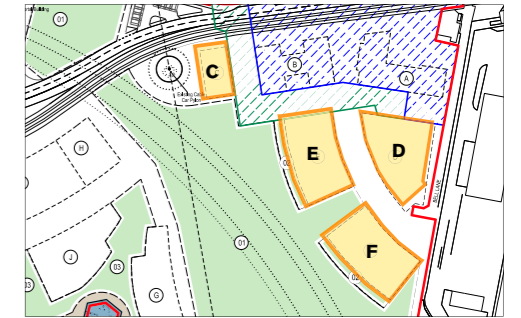
In consultation with the DRP, building setting out for blocks D and F have been determined considering the neighbouring Allnex industrial site. Here building orientation has been adjusted to minimise the number of residential facades directly facing onto Allnex and promote views towards the River Thames and Dock Park.

Here careful consideration should be placed later in detail phasing and RMA stage to ensure there are no single aspect units directly facing onto the adjacent industrial site with amenity spaces located to the east and west façades. An example of how this can be dealt with is shown in Thameside West Volume 02: Phase 1, Chapter 4.5. Further description of balcony and building amenity strategy is also suggested in section 2.7 and 2.8 of the Outline Application Design Codes.

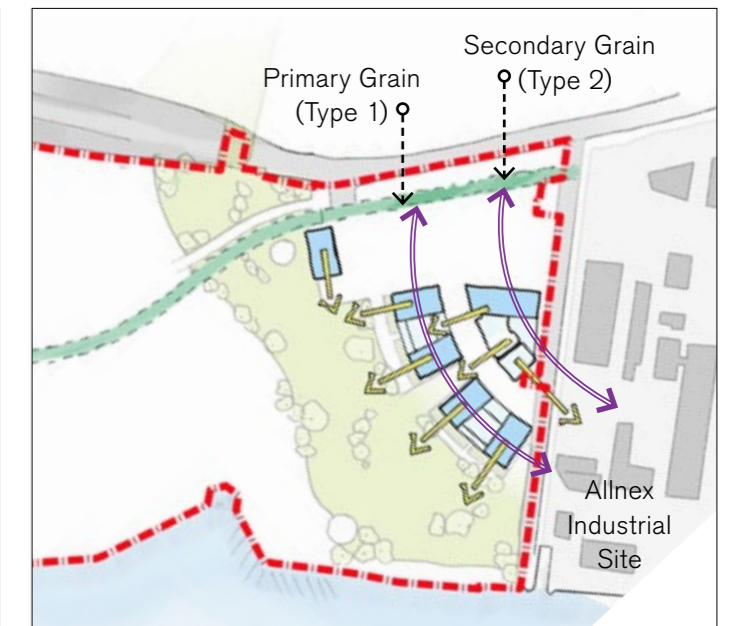
3. Public Open Space.

In order to deliver a prominent and crucial piece of public realm to the masterplan the scale and setting of the Parkside sits above the rest as one of two of tall building clusters, freeing up the ground plane to maximise Thameside West's public realm offering. Blocks E and F sit recessed from the natural route of entry, lining the park and guiding visitors from North Woolwich road to the waterfront.

Parkside will also act as a buffer between the new park and the Industrial function allowing the park to flow through the scheme and soften the relationship between the two functions.



1. Establish Primary Routes.



2. Building Setting and Hierarchy



3. Public Open Spaces



4. Key Plan

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Public Realm

The Parkside area lines Dock Park, and is composed of Neighbourhood roads and a series of soft landscaped buffer areas between the public Park and the private residential frontages.

The streets provide servicing and residential access to the southern neighbourhoods, sharing access between light industrial manufacturing and residential uses.

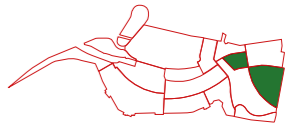
The character references reclaimed industrial 'yards' like those of Covent Garden or Brick Lane where courtyards will remind us of wharf and industrial history.

The second Cable Car pylon, adjacent to Plot C, is set on a peninsula within a natural pond setting. Capturing surface water from around the site, the pond provides habitat and visual amenity and a unique setting for the building.

To the south of Plot C, a small neighbourhood square sits at the junction of Silver Street and Park Way, providing a local focal point at the gateway into in the neighbourhood.



1. Wetland ponds around Cable Car structure
2. Native woodland buffer
3. Private front gardens
4. Ha ha swale
5. Amenity garden
6. Parkside Square
7. Servicing street



The Parkside Gardens are a band of semi-private gardens lining the western and southern edges of Plots E and F.

These plots benefit from a prime frontage onto Dock Park with longer views out over the Thames. The powerful crescent shape works well to amplify the natural sinuous quality of the park in a simple yet bold architectural form.

The gated gardens give privacy and shared amenity space to the residents, while providing a strong landscape edge in contrast to the open lawns of Dock Park.

Layering back from the Park to the residential frontages, a continuous pathway lines woodland privacy planting, before a wet swale and fence line separate the private residential gardens from the shared areas.

Two additional gardens connect Parkside Crescent to the Park and to the River, with the southern garden also giving maintenance and emergency vehicle access.



Seating edges



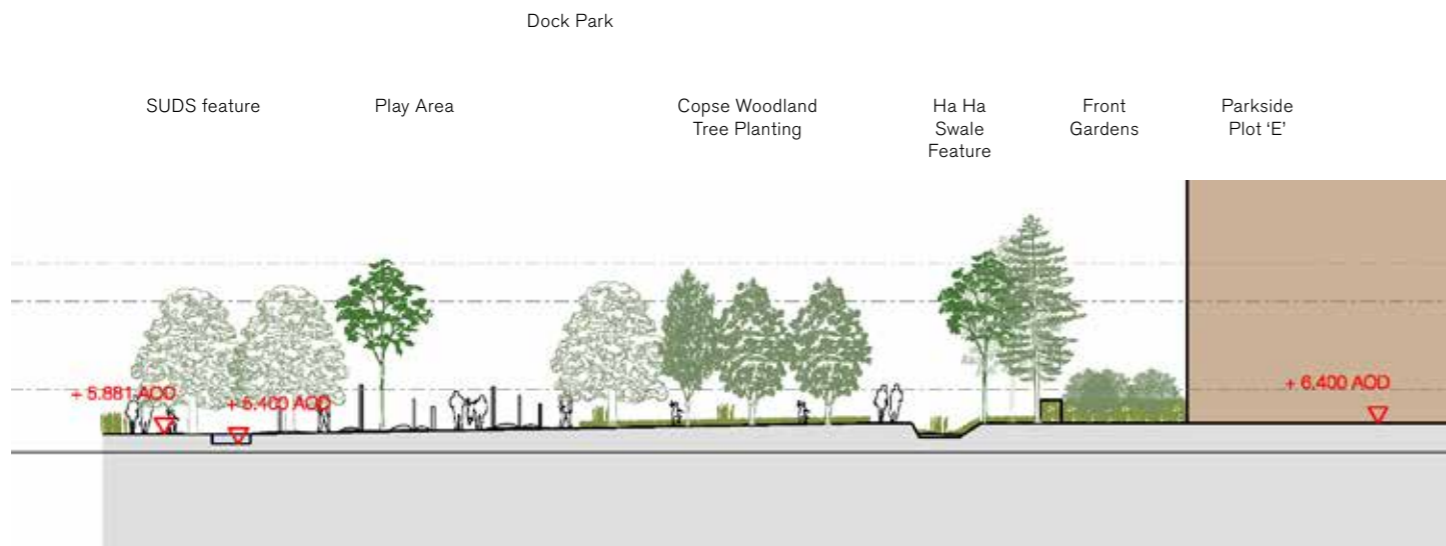
Water rill



Front gardens



Woodland edge



Level change



Rich vibrant planting



Ha ha water edge



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Ground Floor Uses

Key

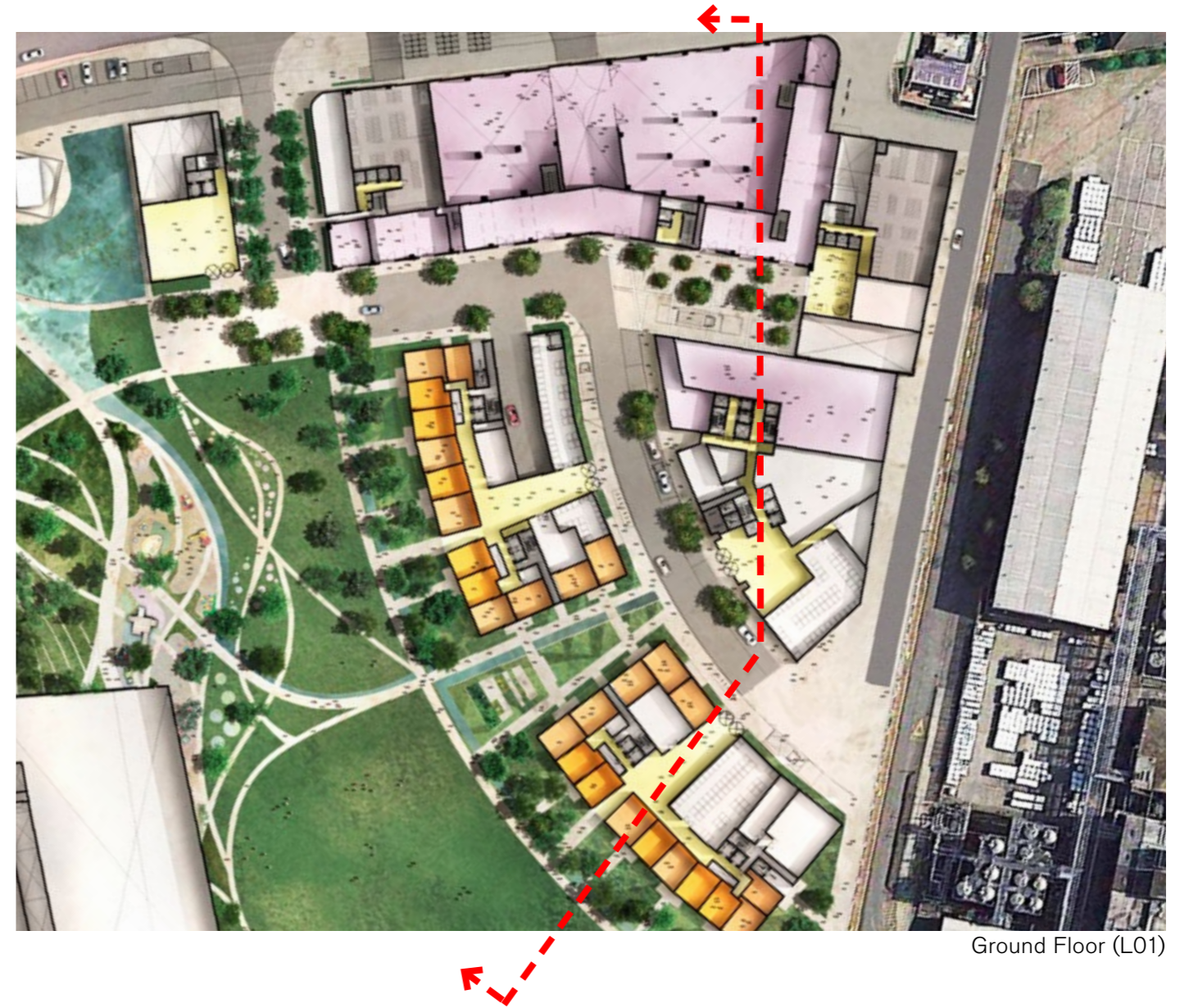
- Residential
- Residential Entrances
- Residential Amenities
- Retail
- Light Industrial
- Back of House Areas



Lower Ground- L00



Upper Ground - L02



Ground Floor (L01)

Lower Ground Floor Uses

The lower ground floor of the Parkside Podium is set at +2.75m AOD and houses 10% parking provision, partial waste stores, cycle storage and MEP plant stores for all Parkside buildings. Designated loading bays for deliveries and waste collection are allocated on the street along Parkside crescent and is concealed away from Dock Park.

Ground and First Floor Uses

Residential duplexes units line the podiums at the base of plots E and F where direct access to these is provided along the park and residential lobbies to homes above are accessed via from Park Crescent.

Access to the podium carpark below is provided from Silver street and drop off's for block E, F and D are provided along Parkside Crescent.

Here in conjunction with the Landings Plot D, will also serve as a potential site for co-location with light industrial units set at +6.40m AOD ground level and residential lobbies separated to take residents to apartments above.

First Floor Uses

Where possible generous double height places have been allocated to the industrial units and residential lobbies. In areas over plant rooms, mezzanines have been utilised to offer additional residential amenity spaces for the residents.

The second floor of duplex apartments are also allocated here and will also have additional access to the central block circulation areas.



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Building Typology 01

Building Typology

Parkside Typology 1 is a massing of two residential towers which come straight to the ground linked together with 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, such as a gym, and external amenities such as a playspace or garden.

Skyline Building Typology - E, F

The Skyline typology buildings are one of the first seen when entering the site and seen from the wider area as a marker from neighbouring areas. The architectural language therefore announces a sense of arrival. Block E and F sit within the tall building cluster of the site, signifying a key nodal point on the site, the Parkside.

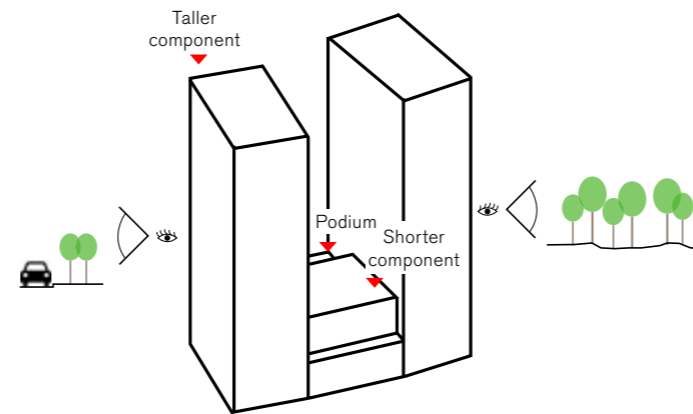
Building Entrances and Frontages

The main communal residential entrance should be located on the east facade facing onto the street or primary pedestrian access. They should be clearly visible, providing a strong connection to the public realm and be of high quality materials and appearance.

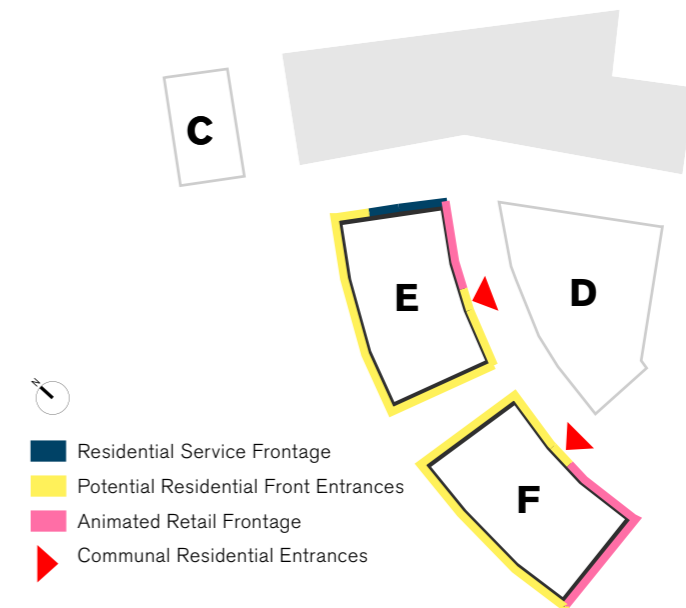
Vehicular access to the lower ground parking is via the vehicle entrance in Block E off of Silver Street. A designated cycle entrance should be located on the north or east facade directly accessible from the street.

Location of pedestrian, cycle and vehicle entrances should be separated, where possible, with consideration given to avoid traffic cross over.

Overall Building Form - 3D View



Residential Entrances and Frontage Typologies



Please note frontage styles are indicative only. Please refer to parameter plans A-SL-011-xx-09 for principal uses at entry level



Residential Front Entrances

Service Frontage



Residential Front Entrances

Residential Front Entrances

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Building Typology 02

Building Typology

Parkside 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.

Marker Building - C

The building sat in typology 2 of the Parkside is characterised as a marker building. In order to aid way finding both towards the site and within it, Block C's scale and setting creates a visible marker to welcome visitors towards the masterplan in an area that suffers from pedestrian severance.

Building Entrances and Frontages

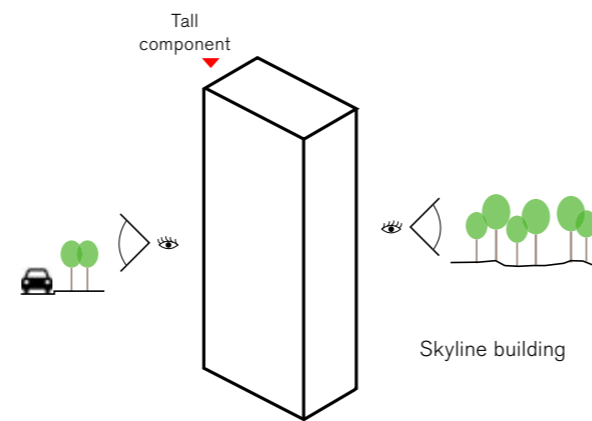
Parkside Typology 2 is a massing of one residential tower which comes straight to the ground as a stand alone skyline element. The tower faces the park for panoramic views and also presents a street address along Dock Road.

The main communal residential entrance should be located on the south facade facing onto the primary pedestrian access on Park Way.

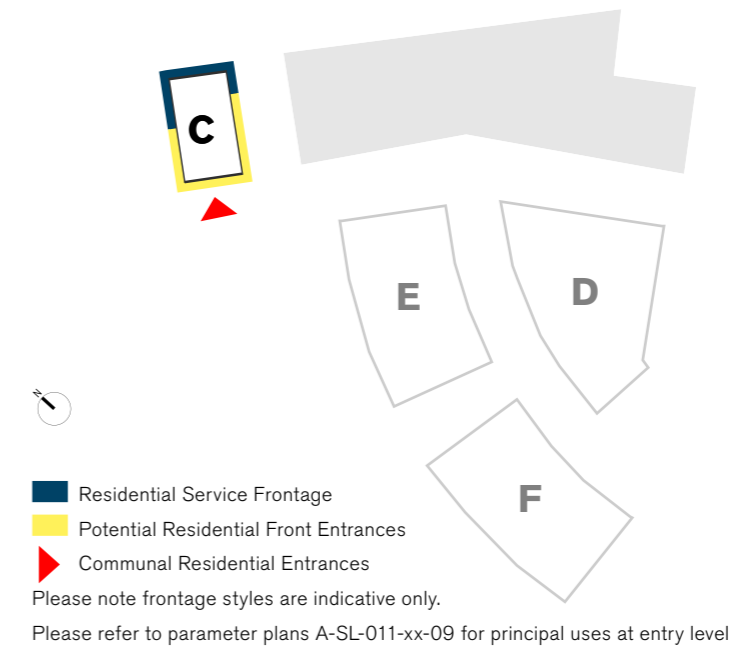
Vehicular access to the lower ground parking is via the vehicle entrance in Block E off of Silver Street. A designated cycle entrance should be located on the north or east facade directly accessible from the street.

All ground floor residential frontages should have a 2m privacy zone directly in front.

Overall Building Form - 3D View



Residential Entrances and Frontage Typologies



Animated Retail Frontage



Residential Service Frontage



Animated Waterfront frontage



Residential Front Entrances

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Building Typology 03

Building Typology

Parkside Typology 3 is a massing of two residential blocks which come straight to the ground linked together with a 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, such as a gym, and external amenities such as a playspace or garden.

Industrial Typology - D

Typology of block D is set to echo the industrial heritage of the Carlsberg Tetley site and compliment the industrial character of the Landings character area, and the adjacent Nuplex site.

Building Entrances and Frontages

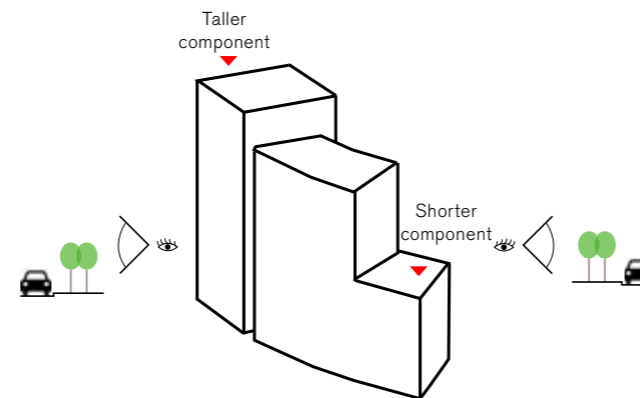
The main residential entrance should be located on the west facade facing onto the street or primary pedestrian access. They should be clearly visible, providing a strong connection to the public realm and be of high quality materials and appearance. All entrances are to be flush or recessed with the main building line.

The function of Silver street is to create a lively industrial yard which Landings industrial units and Block D occasionally spill out onto creating informal weekend sellers markets.

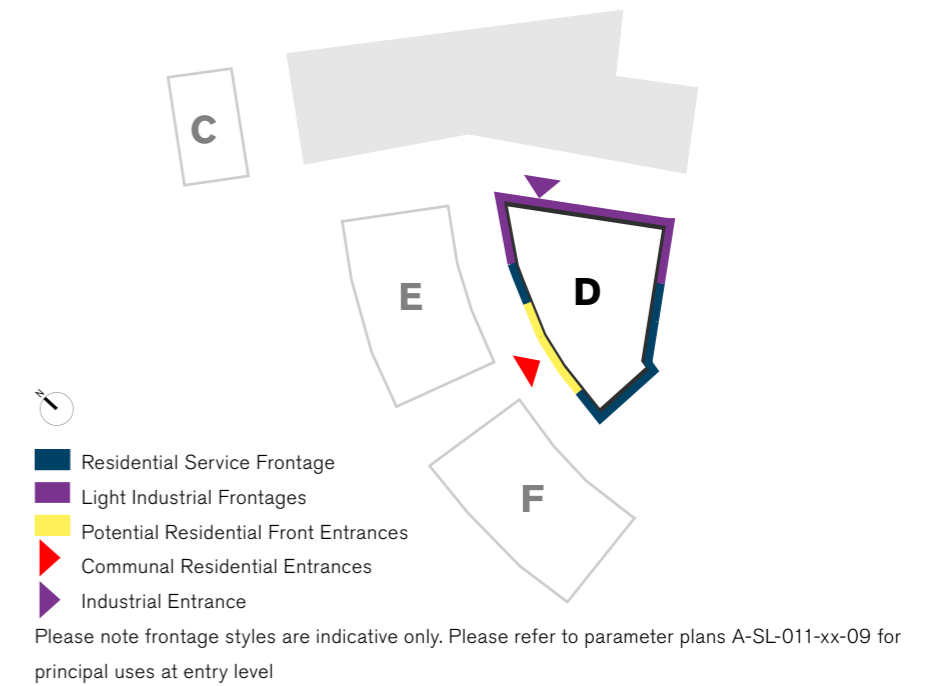
Where possible, consideration should be given to maximise distances between residential entrances and non-residential use entrances to improve privacy for residents.

Location of pedestrian, cycle and vehicle entrances should be separated, where possible, with consideration given to avoid traffic cross over.

Overall Building Form - 3D View



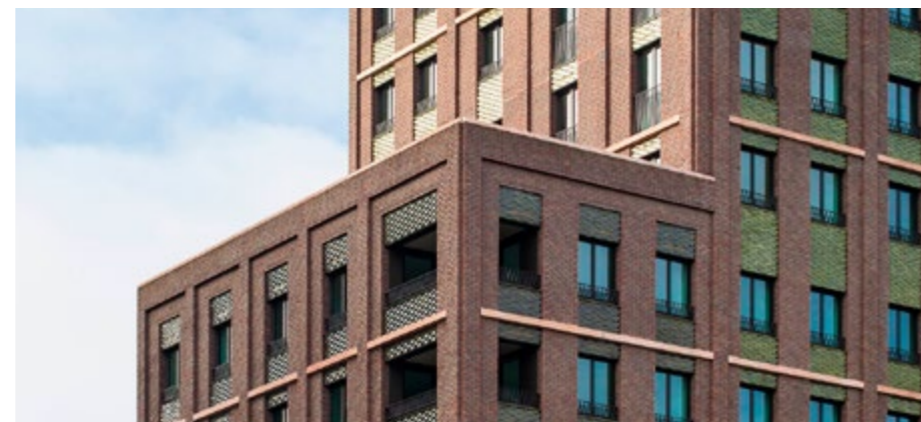
Residential Entrances and Frontage Typologies



Light Industrial Frontage



Light Industrial Yards



Residential Frontages



Residential Frontages



