

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 and Access Statement provides the illustrative masterplan design principals and how these overarching concepts have been applied to the design.

Chapter 2 introduces the planning application and sets out the structure of the documents submitted. Here we have also included further information on the client and professional teams involved in the application.

2.01 Introduction

This document has been prepared in support of a hybrid planning application (part detailed, part outlined) made on behalf of Silvertown Homes Ltd (SHL) and the Greater London Authority Land and Property Ltd (GLAP) in relation to SHL's and GLAP's mixed use proposal for the Thames Side West site (the site).

The Design and Access Statement (DAS) explains the ideas behind the proposal, providing a description of the design process throughout the whole design development. It provides important information such as principles developed by the design team, for the project to reach the level of excellence that they wish it to achieve.



Thameside West Masterplan

2.02 Planning Submission

An Introduction

This Design and Access statement has been prepared in context of and to comply with the Town and Country Planning Development Management Procedure) Order 2015 and online planning guidance on the production and contents of the Design and Access Statements (DAS).

<https://www.gov.uk/guidance/making-an-application#Design-and-Access-Statement>





This document provides information on the design principals and concepts that form the masterplan including:

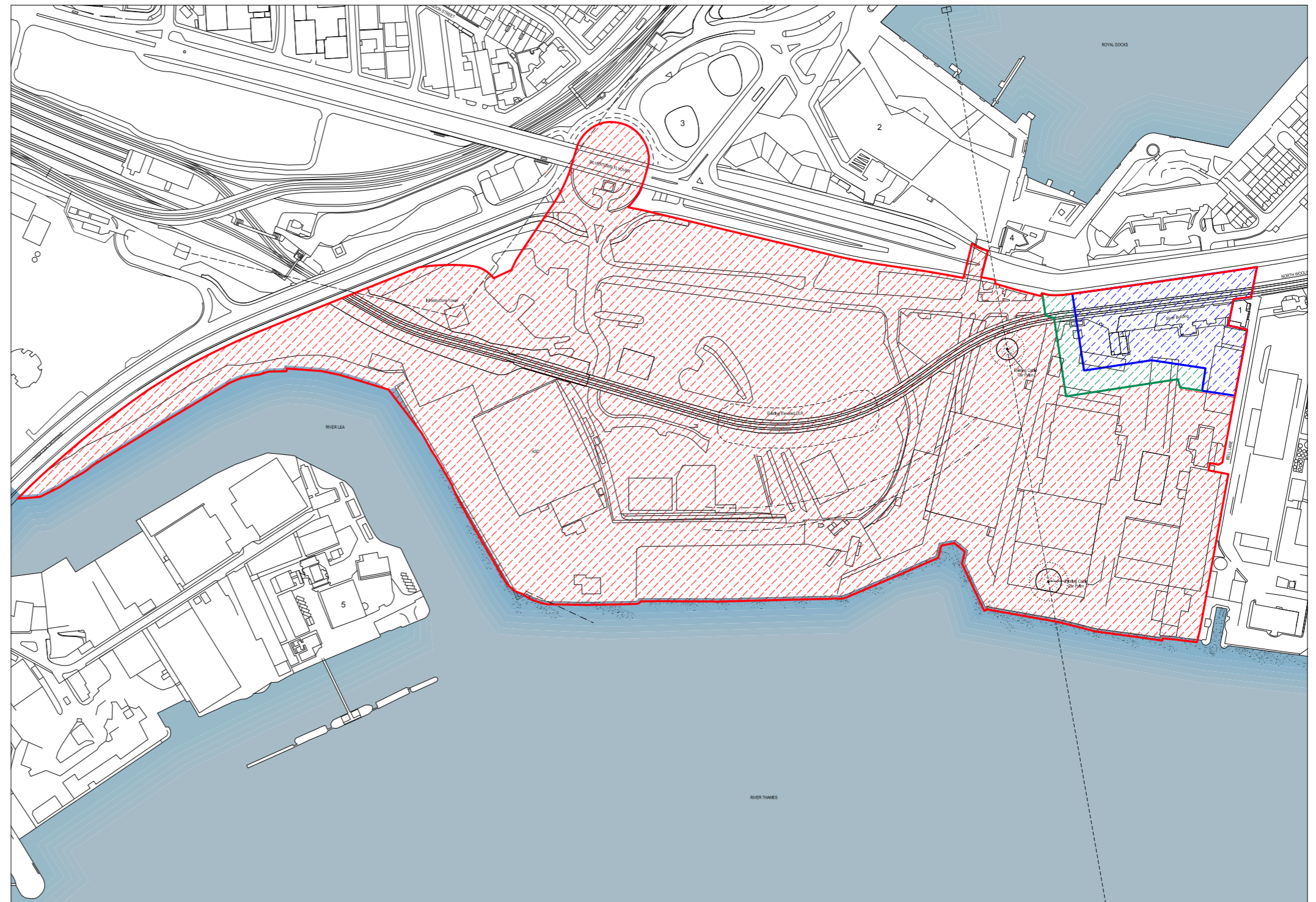
- Quantities
- Layout
- Scale
- Access
- Landscaping
- Appearance

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

In areas of the masterplan where the detail and outline application overlap, this area as denoted by green hatching allows the temporary provision of back of house service areas to support the Phase 1 development during the interim before adjacent phases are built.

Legend

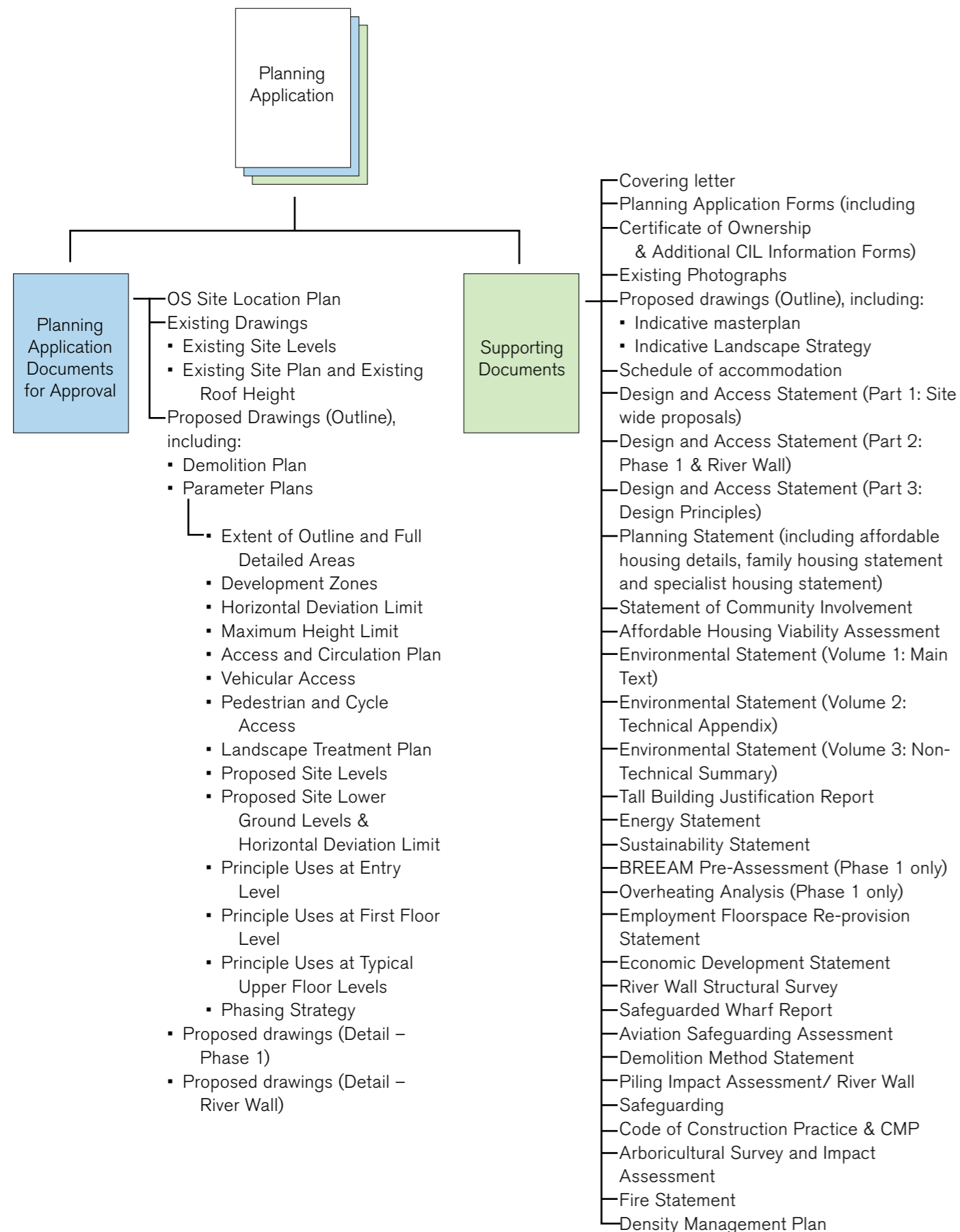
-  Red Line Boundary
-  Outline Component
-  Detailed Component (Phase 01)
-  Area where Detailed and Outline Component overlap
Parking Space for Phase 1 Construction



Thameside West Masterplan - Planning Component

2.03 The Planning Application

Content and Structure



Planning application structure and document list

Content of the Application

The applicant is submitting a hybrid application for the redevelopment of Thameside West. The diagram on pg.11 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 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, scale, appearance, access and landscaping.

The Design and Access Statement "DAS" is divided into two volumes.

Volume 01 prepared by Foster and Partners (F+P) & Patel and Taylor (PTA) addresses the illustrative masterplan and site wide issues, including the landscape.

Volume 02, prepared by John McAslan & Partners provides the details for buildings A and B with associate landscape design.

The following should be read in conjunction with each other:

The DAS (Volume 01)

The DAS (Volume 02)

Parameter Plans

These plans provide parameter based informations relating to the outline masterplan.

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.

Structure of the Document

Place is the key ingredient to creating a successful masterplan. The combination of a unique site with Thames River, The Royal Docks and park context provide ideal settings and a unique opportunity for integrating high quality buildings bounded by a vibrant public realm.

The design and access statement sets out the work undertaken to establish the vision. Innovative, high quality design is vital in achieving goals set by the client, design team as well as the aspirations of the LBN, GLA, Royal Dock Team, local residents and other stakeholders.

This document details the steps taken from commission, collaborative design process through to submission.

The DAS has been prepared by Foster and Partners with landscape sections provided by Patel and Taylor. Where required other members of the design team have provided information and contribution to the information within the DAS.

The DAS provides illustrative masterplan design rational and explains how these concepts have been applied to the design.

The contents of the DAS has been subdivided into the following chapters:

Section 1.0 Executive Summary

Section 2.0 Introduction

Section 3.0 The Site

Section 4.0 Design Process and Evolution

Section 5.0 The Masterplan

Section 6.0 Landscape Strategy

Section 7.0 Access and Servicing

Section 8.0 Technical Design

2.04 Client and Professional Team

Silvertown Homes Limited (SHL) Greater London Authority Land and Property (GLAP)	The Applicant	Meinhardt	Meinhardt Internal Project Management /Document Controller Structural Engineering Civil Engineering MEP Lighting Strategy (for DAS)
Barton Willmore	Planning Consultant	Gardiner & Theobald	Cost Consultancy
Foster+Partners	Architects (Masterplan)	Barton Willmore	Development Economics (including ES socio economics chapter, HIA, Population, Jobs etc)
John McAslan + Partners	Architects (Phase 1 Detailed)	Barton Willmore Tavernor Consulting Realm (verified views)	Townscape & Visual Impact
Patel Taylor Architects	Landscape Architect	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	Principal Designer	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

2.04 Client and Professional Team

The Client and The Design Team

Silvertown Homes Limited (SHL) / Greater London Authority Land and Property GLAP

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.



Thameside West Site



Thameside West Site



Thameside West Site

Foster and Partners

Foster + Partners, one of the most innovative architectural practices in the world today, led by Founder and Chairman Norman Foster, is based in London with project offices worldwide. Over the past four decades the practice has pioneered a sustainable approach to architecture and ecology through a strikingly wide range of work, from urban masterplans, public infrastructure, airports, civic and cultural buildings, offices and workplaces to private houses and product design.

Foster + Partners has always been guided by a belief that the quality of our surroundings has a direct influence on the quality of our lives, whether that is in the workplace, at home or in the public realm. Allied to that is an acknowledgement that architecture is generated by the needs of people, which are both material and spiritual, and a concern for the physical context and a sensitivity to the culture and climate of place. That holds true whether we are creating a new building or making interventions within a historic structure.

Our portfolio of residential projects in London is continuing to grow with a number of schemes currently in development. South Quay Plaza 1-2 and 250 City Road both will deliver approximately of 900 apartments, while our schemes for Principal Place and Hampton House both accommodate over 240.

To create a new model of living, we consider everything, from the macro down to the micro – the shape of a new community to the quality of finishes in a kitchen. Working from the outside in and the inside out, we give the same attention to the finer details as to the overall design. The quality of light, the selection of materials, the views and the way the building interacts with its surroundings are all key considerations.

We seek to create a synergy between the environmental strategy, the requirements of day-to-day living and the spaces themselves, which are dominated by clean, uncluttered lines and a layout that allows for complete flexibility, to suit the constantly changing demands on living spaces. We believe that our interior spaces should meet the potential for a new dynamic way of living.



The Corniche - Foster + Partners



Great Court at The British Museum - Foster + Partners



South Quay Plaza - Foster + Partners

2.04 Client and Professional Team

The Client and The Design Team

Patel and Taylor

Patel Taylor is an award-winning multidisciplinary practice, working on some of the largest urban regeneration schemes in the UK. The practice is led by two directors, Pankaj Patel and Andrew Taylor.

Landscape is embedded within the ethos of the practice. Every project, from the smallest built intervention to the largest masterplan, considers the holistic relationship with the immediate landscape setting and its place in the wider public realm.

Our landscape designs range from delicate horticulture to the engineering of dock edges and extensive earth moving, and in every project we aim to add economic and social value to the wider environment.

Nowhere is this more evident than in our work at the urban scale, where the spatial framework of parks and gardens, streets and squares helps to organise neighbourhoods and transform the value of land.

We strive to create landscapes which are a seamless complement to the site, buildings and uses around and within the open space: a balance of natural planting, water, lighting, furniture and hardscape to create animated, connected settings for both public and private events, such spaces are an essential part of the fabric of civilized life.



Greenwich Peninsula - Patel Taylor



London dock - Patel Taylor



White City - Patel Taylor

John McAslan + Partners

John McAslan + Partners is a leading international architectural practice based in London, with offices in Edinburgh, Sydney and Moscow. The practice has an extensive portfolio of award-winning projects in the UK and overseas. Teams work across offices to serve projects nationally and internationally in sectors such as Residential, Infrastructure, Education, Culture, Commercial, Landscape, Interiors, Heritage and Conservation.

The practice has an international reputation for the imaginative regeneration of important and sensitive historic buildings and its multi award winning transformation of Kings Cross Rail Station in London has become a paradigm of adaptive reuse. The practice has significant portfolio of completed residential buildings in London of all tenures and has a profound Social Responsibility Agenda having most recently co-ordinated the Hidden Homeless Initiative with the GLA in London. John McAslan and Partners has a complex and varied portfolio spread across 5 continents but all this work aims to express a simple strong unifying idea rooted in its context with clear urban form and integration.

The practice has won in excess of 150 awards including 25 RIBA Awards, and has been named Architectural Practice of the Year and World Architect of the Year on a number of occasions. The practice has won three Europa Nostra Awards, the European Union's Prize for Cultural Heritage, and is also the recipient of the prestigious Queen's Award for Enterprise (International Trade).



Seager Tower - John McAslan + Partners



Dalston Junction - John McAslan + Partners



Stanislavsky Factory - John McAslan + Partners