



5.28 Victoria Wharf Townscape Composition

Building blocks J and G, are located within a character area of the masterplan named the Victoria Wharf.

Victoria Wharf sits in the south-eastern portion of the scheme, communicating the central spine and Dock Park with the Thames river's edge. It stands out in that its particular geography, and history make it a place in itself.

The podium of the Victoria Wharf block serves a variety of functions that open to the river walk and river vistas. Residential access to the Victoria Wharf building blocks J and G occur at street level from within the Victoria Wharf enclose.

Townscape Composition

1. Establish Primary Routes:

Victoria Wharf is located at the end of Thameside Crescent, and at the end of the Dock Gateway route.

The Victoria Wharf building blocks are serviceable via both of these routes. Thameside Crescent ends at Dock Park and connects the park to the DLR station in the centre of the scheme. The Dock Gateway route runs from Dock Road and finishes at The Victoria Wharf, providing access to the west side of Dock Park.

2. Building Setting and Hierarchy:

The buildings at Victoria Wharf respond to their environment.

The Victoria Wharf is a connection between Dock Park and the Waterfront, and its amphitheatre type layout naturally makes it one of the key public realm piece in the scheme.

Building block J and G act in unison framing the water's edge around Victoria Wharf. Both blocks are set radially concave to each other in response to the Wharf's geometry, which maximises the blocks' views towards the river.

The curved symmetrical design of the Wharf, and the harbour-like shape of the waterfront are driven by the site's historical dock context, which once connected the Royal Docks with the River Thames.

The setting and design of the landscape and buildings reinforce the historic connection between the two water bodies. Taller building elements are purposefully located here acting as a marker for the entrance to Newham and the Royal Docks on a prominent bend on the Thames as well as marking a new urban hub for the wider area.

3. Public Open Space:

Victoria Wharf's river frontage at street level is aimed towards restaurants, cafes, and eateries which ensures vibrant animation and a focal point for the project, intended to draw in pedestrians from all over the masterplan.

Restaurants located on the riverfront to take advantage of the daylight, whilst a generous number of commercial units for both residents and visitors lie within the Victoria Wharf podium, addressing both the Wharf and Dock Park.

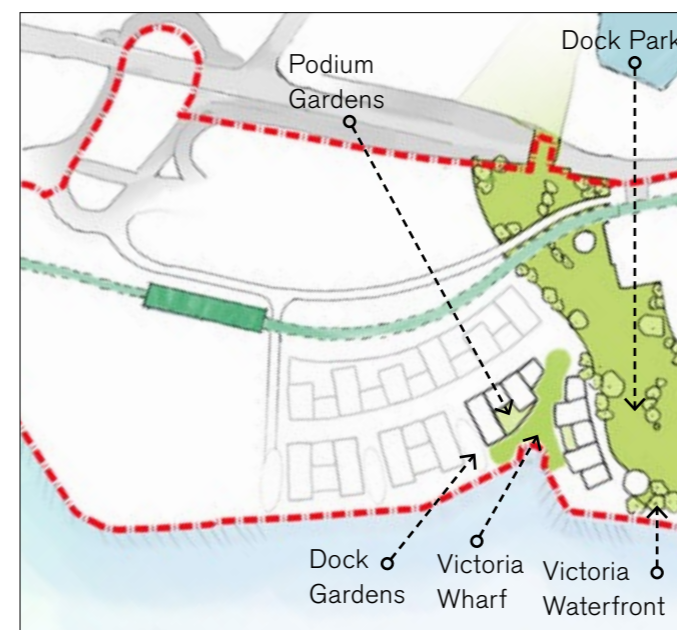
Victoria Wharf's relationship with Dock Gardens, Dock Park, Victoria Waterfront, and the Thames river, make it a unique anchor point within the masterplan, as it links so many different spaces of interest within the project's public realm.



1. Establish Primary Routes.



2. Building setting and Hierarchy



3. Public Open Spaces



4. Key Plan

5.29 Victoria Wharf and the Victoria Waterfront

Public Realm

Victoria Wharf is arranged on the axis of the ship canal and locks which once linked the Thames with the Victoria Docks.

The Wharf is a multi-level collection of open, flexible spaces, allowing for spill out from retail / food and beverage uses along with pop-up events and exhibitions.

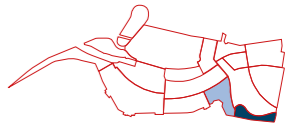
A gently meandering path connects the riverfront to Dock Park, providing a step-free route and emergency vehicle access from the higher +6.20m level to the riverside walk at +5.20m. Copses of trees and planting provide a green backdrop to the Wharf, announcing the entrance to the Park from the river and the street.

The Inner Wharf is defined by two building plots arranged to respond to the mouth of the canal, focusing on the connection to the Park, and opening up to river views. Spill out from commercial spaces is provided at +6.20m with space for outdoor dining.

Covering parking and servicing areas, a broad, south facing upper terrace at +9.65m overlooks Dock Park and the Victoria Waterfront, with views downriver across the Greenwich Peninsula.



1. Food/beverage/retail space
2. Residential lobby
3. Sloped access to waterfront
4. Planters
5. Riverside Walk
6. Tree planting
7. Spill out terraces
8. Car park ramp
9. Seating terraces
10. Temporary event space



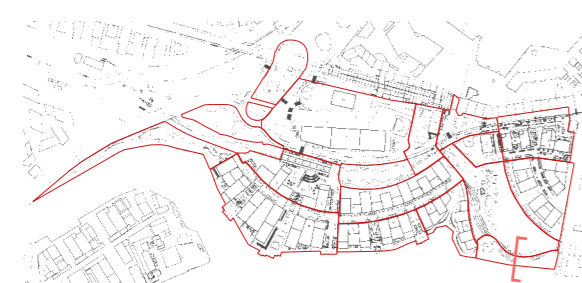
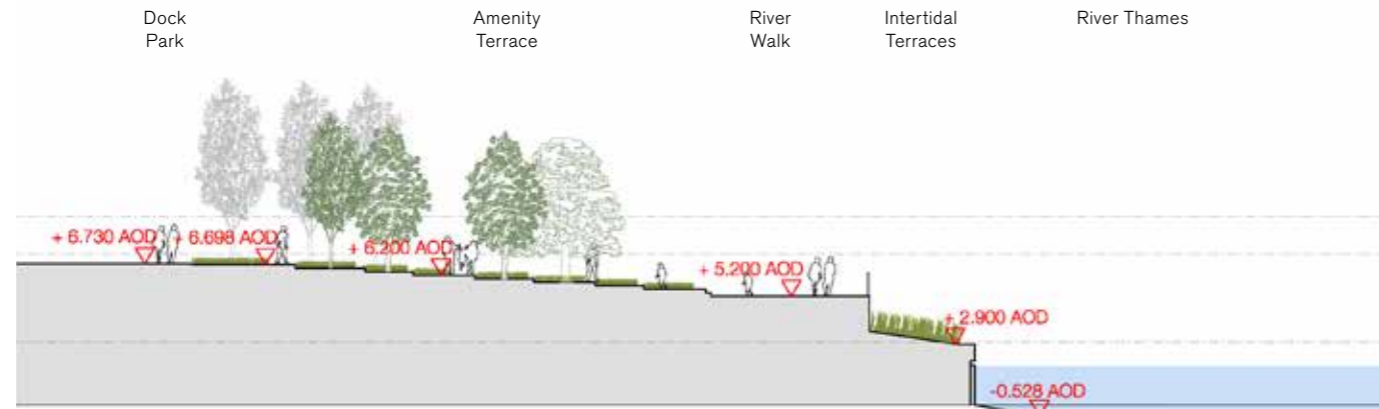
The Victoria Waterfront is a stretch of the River Thames the length of 9 double-decker buses, forming the waterside frontage to Dock Park.

The Waterfront has been designed for flexibility, with two large open spaces at either end.

To the south, a triangular plaza is formed between the Park planting, the river and a historic dock entrance in the adjoining site.

To the north, a ring of hard landscaping and planting encircles the base of the Cable Car pylon providing a unique gathering space in London.

Crescent-shaped terraces, planted with grasses and edged with seating steps, rise up from the River Walk to the large amenity spaces of Dock Park.



Raised planting and seating



Seating and level change integration



Industrial style planters



Multi-textured material palette



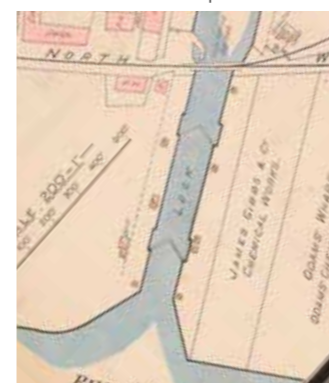
Seating and level change integration



Sculptural informal seating



Planting bed and slope integration



Reference to the Ship Canal



Cobbled paving



Graphical paving



Pylon buffer

5.30 Victoria Wharf

Ground Floor Uses

Key

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



Lower Ground- L00



Upper Ground - L02



Ground Floor (L01)

Lower Ground Floor Uses.

The lower ground floor of Victoria Wharf is the podium of building block G and is split level set at +4.50m AOD and +6.20m AOD.

Building block G provides parking provision, waste stores, waste compactors, partial cycle storage, partial MEP plant stores and designated loading bays for deliveries and waste collection at podium level.

Retail units in the podium of block G are serviced via an access ramp that connects to the Dock Gateway route. Retail and Residential lobbies are accessed from Victoria Wharf entrance at +6.20m AOD.

Ground and First Floor Uses

Victoria Wharf plays an important role in animating the riverfront walk. The wharf provides an ideal setting for events, pop-ups, socialising and relaxing with the ground floor functions complimenting the public realm.

Generous double height retail units, including food and beverage spaces, are allocated alongside the landscape to celebrate the historic wharf and act as an important gathering hub within the masterplan. The split level podium design allows for back of house uses to be concealed within the podium and landscape below, with retail units addressing the park and sunlight from the south. These retail units are set at +9.65m AOD and grade into the park terrain, providing pedestrian access directly from the park.



5.31 Victoria Wharf

Building Typology

Building Typology

Victoria Wharf is an area which blends the Quays and Thameside Crescent typologies to create a unique feature piece facing the Thames. This typology alternates shorter and taller massing components with two taller components grouped facing the river on one side and Dock Park at the other. This helps to optimise the amount of residential units with prime views over the Indicative 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.

Marker Building Typology - J, G

These blocks are characterised as Marker buildings. In order to facilitate way-finding for the wider area it's important these buildings are recognisably distinctive and visible from the neighbouring urban fabric.

These markers signify the junction of Dock Park and Victoria Wharf with the River Thames, and are therefore used to place positive emphasis on the engagement with the public realm for Newham.

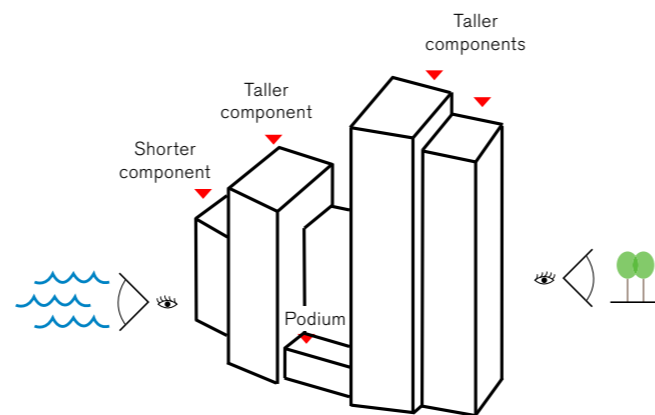
Building Entrances and Frontages

The main communal residential entrance should be located on the west facade facing onto Victoria Wharf and primary pedestrian access.

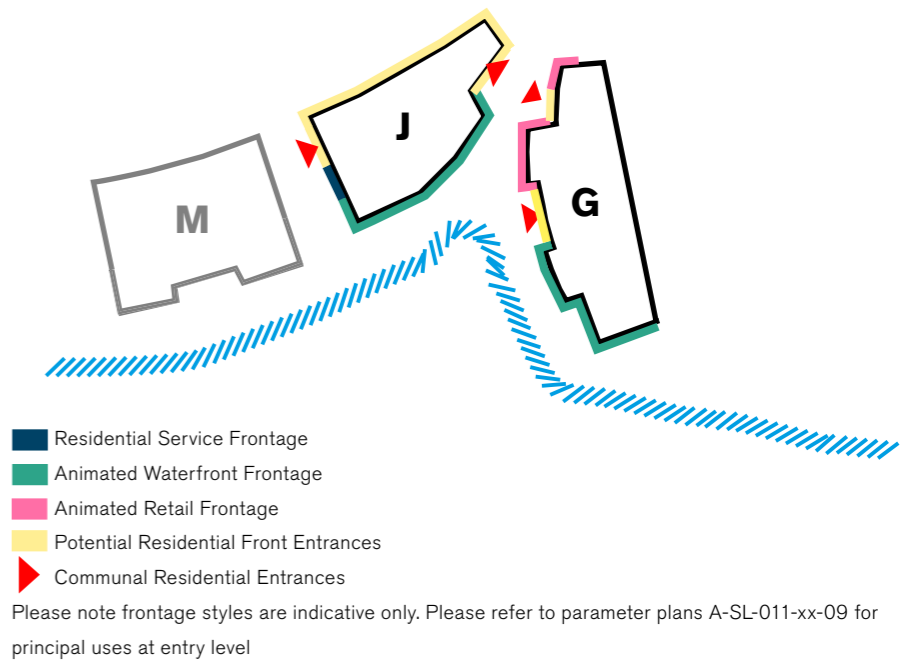
Vehicular access to the lower ground parking is via the vehicle entrance on the north facade off of Thameside Crescent. A designated cycle entrance should be located on the west facade directly accessible from the cycle thoroughfare.

Active frontages lining the wharf are encouraged here, to create a unique public realm setting utilising unobstructed views of the River Thames, Greenwich Peninsula and Canary Wharf.

Overall Building Form - 3D View



Residential Entrances and Frontage Typologies



Animated Riverside Frontage

Residential Service Frontage



Animated Riverside Frontage

Residential Front Entrances



