





5.2 Phase 2

5.2.1 Block D

Building Location

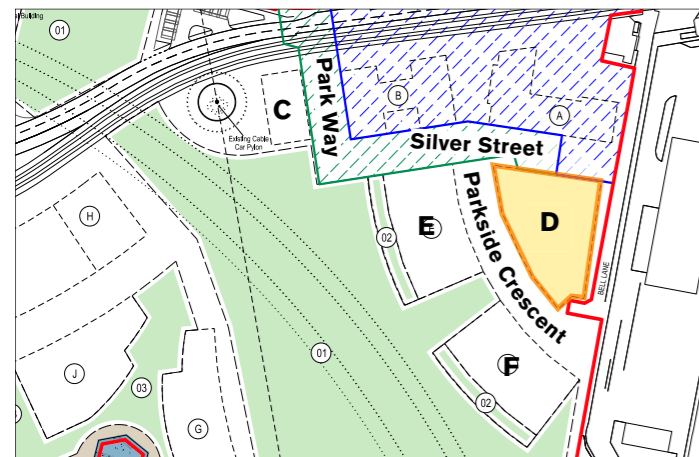
Block D is located within the Parkside Character Area of the illustrative masterplan.

The location of Block D can be found on Parameter Plan A-SL-011-XX-13 Project Phasing Plan.

Please refer to section 4.2.6 of the Architectural Guidelines for specific typology guidelines.



Location of the Parkside Character Area Plots



Building Block D located within Parkside Character Area. Typ 3

Building Uses and Composition

Block D comprises industrial activities Use Class B1b, B1c, B2 (restricted) and B8, and residential Use Class C3. Refer to Parameter Plans A-SL-011-XX-09, A-SL-011-XX-10 and A-SL-011-XX-11.

Non-residential use classes should be located on the ground and first floors on the north-east, north and north-west facades.

Residential units should form part of the lower levels, and occupy all upper levels contributing to the taller elements.

Vehicle parking, cycle storage, mechanical plant and ancillary service areas should be located within the ground, below ground and first levels.

External residential amenities should be located above the podium. These areas should include child play space as defined in Landscape Design Guideline.

Residential units should face onto Parkside Crescent to create a consistent residential street frontage.

Industrial uses should be consolidated to the north-east corner and along Silver Street.

Building Entrances and Frontages

The main communal 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.

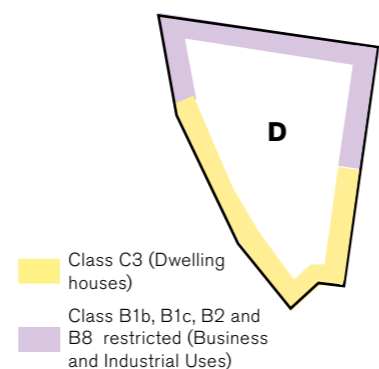
Vehicular access to the lower ground parking is via the vehicle entrance in Block E off of Silver Street.

Loading and servicing for the industrial activities should be consolidated at the ground floor.

A designated cycle entrance should be located on the west facade directly accessible from the street.

All entrances are to be flush or recessed with the main building line.

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



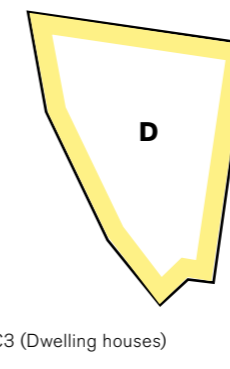
Class C3 (Dwelling houses)
Class B1b, B1c, B2 and B8 restricted (Business and Industrial Uses)

Primary Uses at Ground Floor Level



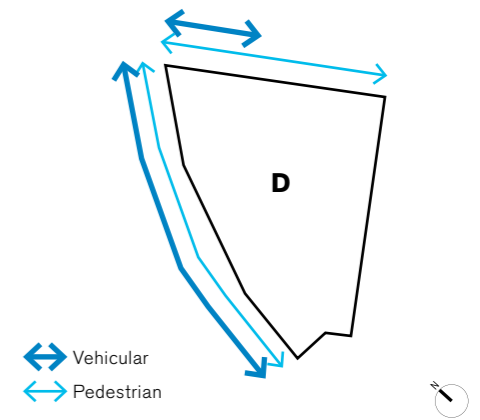
Class C3 (Dwelling houses)
Class A1-A4 or C3 Mixed use (Retail and dwelling houses)
Class B1b, B1c, B2 and B8 restricted (Business and Industrial Uses)

Primary Uses at First Floor Levels



Class C3 (Dwelling houses)

Primary Uses at Typical Upper Floor Levels



↔ Vehicular
↔ Pedestrian

Primary Circulation at Ground Floor Level

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 crossover.

Loading and servicing strategy should allow opportunity for future access from Bell Lane.

Building Envelope Parameters

The building envelope sets out the maximum massing volume the building can occupy.

All elements associated with the building must be within this envelope, or the maximum permissible envelope defined by the parameter plans.

The maximum horizontal deviation of the building line is +/-5 m on north-east and north-west facade and -3m on south and south-east.

Units below 33m from ground on the south and south-east elevations must be dual aspect and/or include privacy screening from adjacent SIL development.

Refer to parameter plan A-SL-011-XX-03 for permitted horizontal deviation.

Refer to parameter plan A-SL-011-XX-04 for permitted vertical deviation.

The maximum building heights take consideration of the complete masterplan vision ensuring the overall benefits are achieved.

Facade articulation should be used to highlight and accentuate the building massing to define the taller and shorter components.

Facade treatment should create a visual hierarchy of expressions that operate at an urban scale when viewed from afar and a residential scale when viewed up-close.

The north-east and north-west facades should form a consistent facade line along Silver Street and Parkside Crescent respectively.

South-east facade should be set back to provide greater separation from the industrial uses of the adjacent neighbouring site to the east.

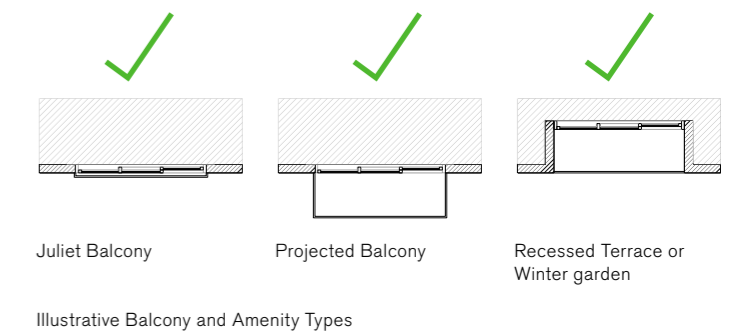
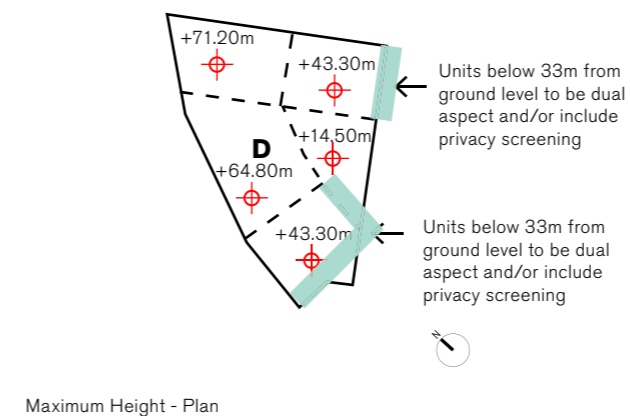
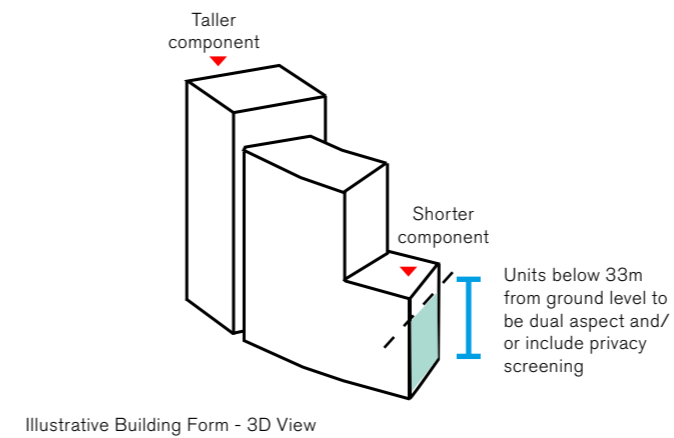
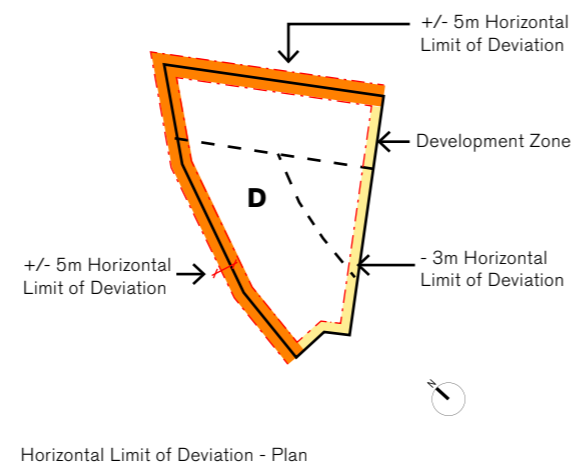
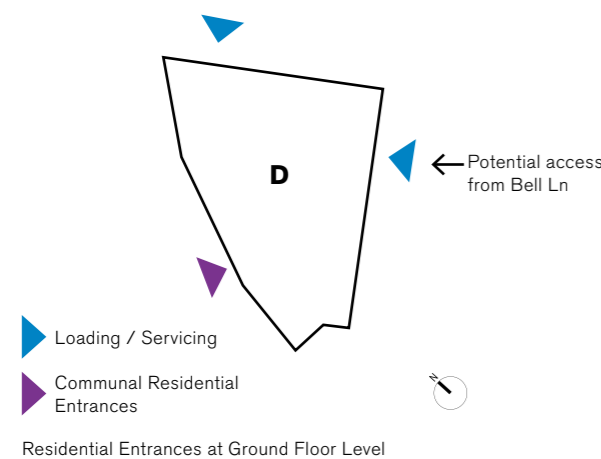
All residential units are to provide private amenity spaces in line with the Housing SPG.

Balustrade materiality is described in section 2.6 of the masterplan Guidelines.

Private amenity spaces should be integrated within the buildings architectural expression and in line with the masterplan Guidelines set out in 2.8.

Private amenity spaces can be set back within the envelope (recessed terrace or winter garden), projected, and/or flush with the building facade (Juliet balcony).

Where possible amenity spaces should be orientated towards to park and open spaces.



5.2 Phase 2

5.2.2 Block E

Building Location

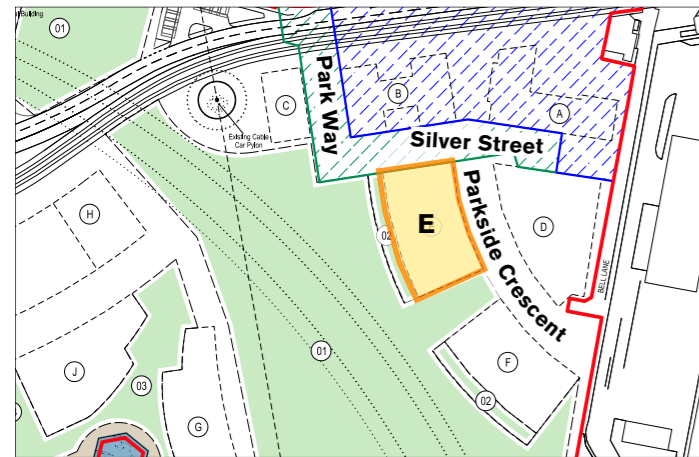
Block E is located within the Parkside Character Area of the illustrative masterplan.

The location of Block E can be found on Parameter Plan A-SL-011-XX-13 Project Phasing Plan.

Please refer to section 4.2.6 of the Architectural Guidelines for specific typology guidelines.



Location of the Parkside Character Area Plots



Building Block E located within Parkside Character Area. Typ 1

Building Uses and Composition

Block E comprises retail use classes A1-A4 and residential use classes C3. Refer to Parameter Plans A-SL-011-XX-09, A-SL-011-XX-10 and A-SL-011-XX-11.

Non-residential use classes should be located on the ground and first floor on the east facades along Parkside Crescent.

Residential units should form part of the lower levels, and occupy all upper levels contributing to the taller elements.

Duplex residential units should form part of the lower levels, with residential units to all upper levels contributing to the taller elements.

Vehicle parking, cycle storage, mechanical plant and ancillary service areas should be located within the ground, below ground and first levels.

External residential amenities should be located above the podium. These areas should include child play space as defined in Landscape Design Guideline.

Residential units should face onto Parkside Crescent to create a consistent residential street frontage.

Duplex residential units facing onto the park should be provided with a designated private external amenity space at ground level. Refer to Parkside Gardens strategy within Landscape Design Guidelines.

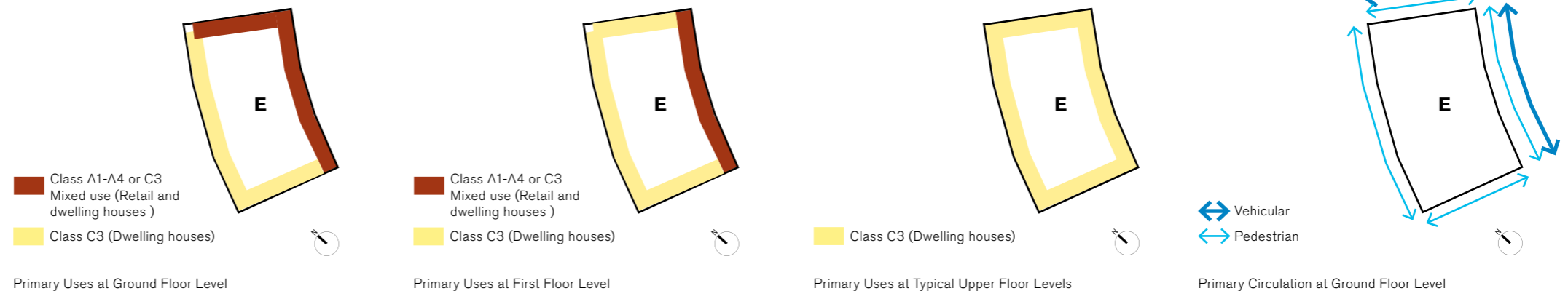
Building Entrances and Frontages

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 on the north facade off of Silver Street.

A designated cycle entrance should be located on the north or east facade directly accessible from the street.

Entrances to retail uses should be directly off the public realm.



Building Envelope Parameters

All entrances are to be flush or recessed with the main building line.

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

Where possible, consideration should be given to maximise distances between private and communal residential entrances to improve privacy for residents.

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

The building envelope sets out the maximum massing volume the building can occupy.

All elements associated with the building must be within this envelope, or the maximum permissible envelope defined by the parameter plans.

The maximum horizontal deviation of the building line on all facades sides is +/- 5m.

Refer to parameter plan A-SL-011-XX-03 for permitted horizontal deviation.

Refer to parameter plan A-SL-011-XX-04 for permitted vertical deviation. The maximum building heights take consideration of the complete masterplan vision ensuring the overall benefits are achieved.

A minimum of 15m must be maintained between all building facades.

Facade articulation should be used to highlight and accentuate the building massing to define the two taller element joined at the base by the shorter component creating a podium.

Facade treatment should create a visual hierarchy of expressions that operate at an urban scale when viewed from afar and a residential scale when viewed up-close.

The east and west facades should form a consistent facade line along Parkside Crescent and the park respectively.

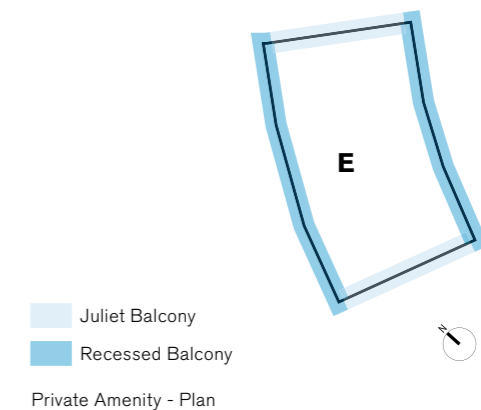
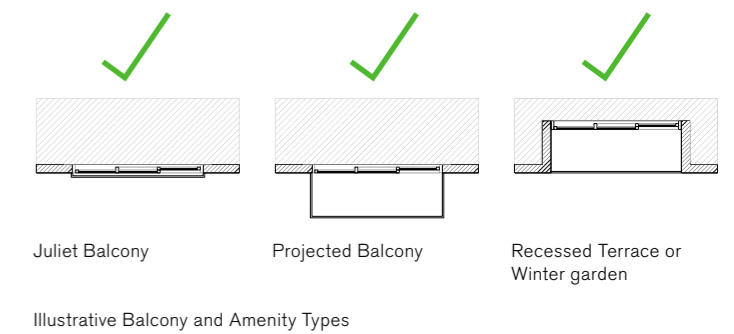
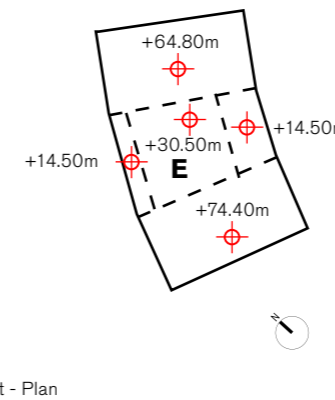
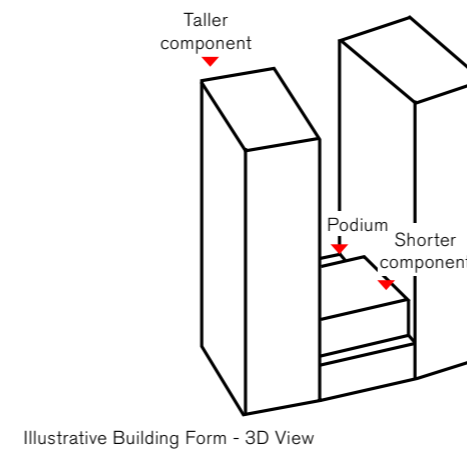
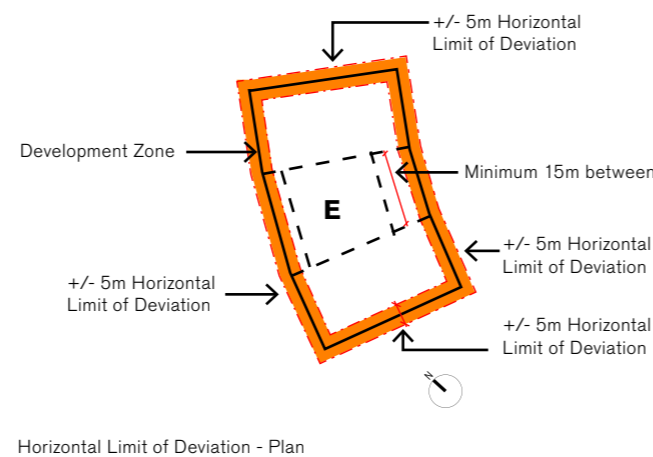
All residential units are to provide private amenity spaces in line with the Housing SPG.

Balustrade materiality is described in section 2.6 of the masterplan Guidelines.

Private amenity spaces should be integrated within the buildings architectural expression and in line with the masterplan Guidelines set out in 2.8.

Private amenity spaces can be set back within the envelope (recessed terrace or winter garden), projected and/or flush with the building facade (Juliet balcony).

Where possible amenity spaces should be orientated towards to park and open spaces.



5.3 Phase 3

5.3.1 Block C

Building Location

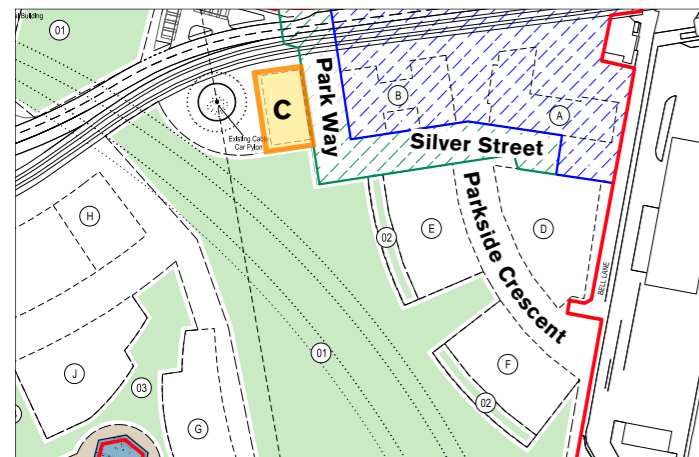
Block C is located within the Riverside Quarter Character Area of the illustrative masterplan.

The location of Block C can be found on Parameter Plan A-SL-011-XX-13 Project Phasing Plan.

Please refer to section 4.2.6 of the Architectural Guidelines for specific typology guidelines.



Location of the Parkside Character Area Plots



Building Block C located within Parkside Character Area. Typ 2

Building Uses and Composition

Block C comprises residential Use Class C3. Refer to Parameter Plans A-SL-011-XX-09, A-SL-011-XX-10 and A-SL-011-XX-11.

There is no provision for non-residential uses in Block C.

Residential uses to all levels.

Mechanical plant and ancillary service areas should be located within the ground and first levels with minimum impact to active frontage at ground level.

Vehicle parking and cycle storage are located within the lower ground level of adjacent Block D, E and F.

There are no lower ground levels in Block C.

Building Entrances and Frontages

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

All entrances are to be flush or recessed with the main building line.

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



Class C3 (Dwellinghouses)

Primary Uses at Ground Floor Level



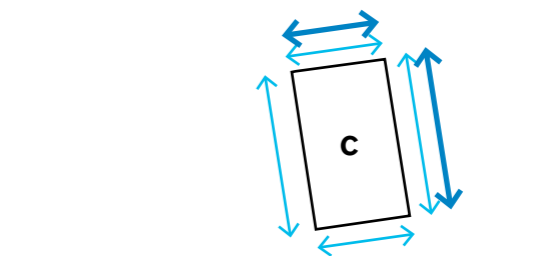
Class C3 (Dwelling houses)

Primary Uses at First Floor Levels



Class C3 (Dwelling houses)

Primary Uses at Typical Upper Floor Levels



↔ Vehicular
↔ Pedestrian

Primary Circulation at Ground Floor Level

Where possible, consideration should be given to maximise distances between private and communal residential entrances to improve privacy for residents.

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

Building Envelope Parameters

The building envelope sets out the maximum massing volume the building can occupy.

All elements associated with the building must be within this envelope, or the maximum permissible envelope defined by the parameter plans.

The maximum horizontal deviation of the building line on all facades sides is +/- 5m.

Refer to parameter plan A-SL-011-XX-03 for permitted horizontal deviation.

Refer to parameter plan A-SL-011-XX-04 for permitted vertical deviation.

The maximum building heights take consideration of the complete masterplan vision ensuring the overall benefits are achieved.

Facade articulation should be used to highlight and accentuate the building massing to define the two taller element joined at the base by the shorter component creating a podium.

Facade treatment should create a visual hierarchy of expressions that operate at an urban scale when viewed from afar and a residential scale when viewed up-close.

Block C sits at one of the primary site entrances and occupies a prominent position in views on approach to the site from all sides. The orientation of the building should be considered in the round.

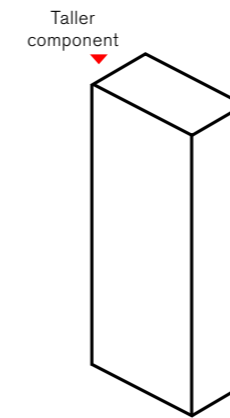
All residential units are to provide private amenity spaces in line with the Housing SPG.

Balustrade materiality is described in section 2.6 of the masterplan Guidelines.

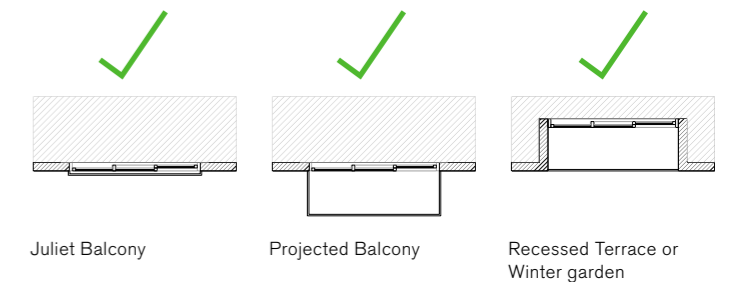
Private amenity spaces should be integrated within the buildings architectural expression and in line with the masterplan Guidelines set out in 2.8.

Private amenity spaces can be set back within the envelope (recessed terrace or winter garden), flush with the building facade (Juliet balcony) and / or project beyond the facade (projected balcony).

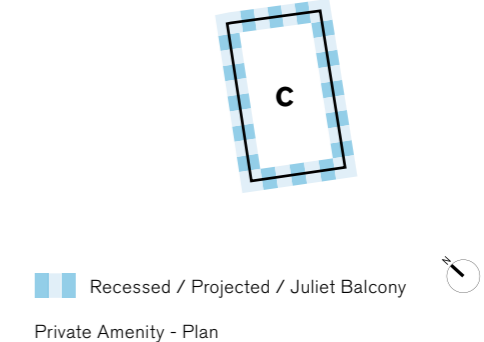
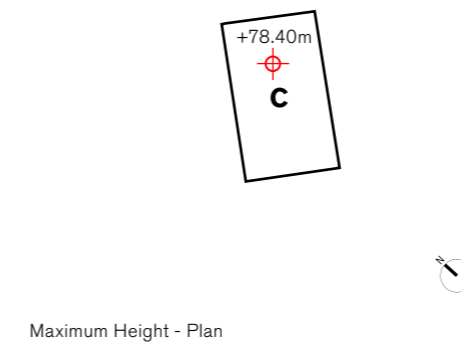
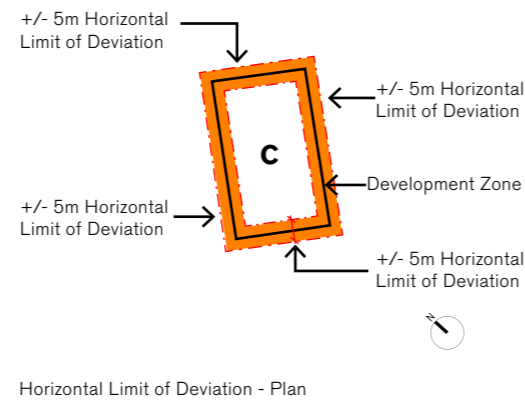
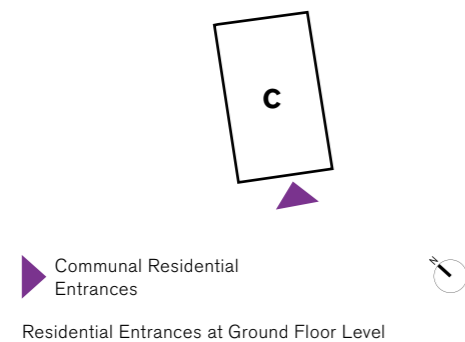
Where possible amenity spaces should be orientated towards to park and open spaces.



Illustrative Building Form - 3D View



Illustrative Balcony and Amenity Types



5.3 Phase 3

5.3.2 Block F

Building Location

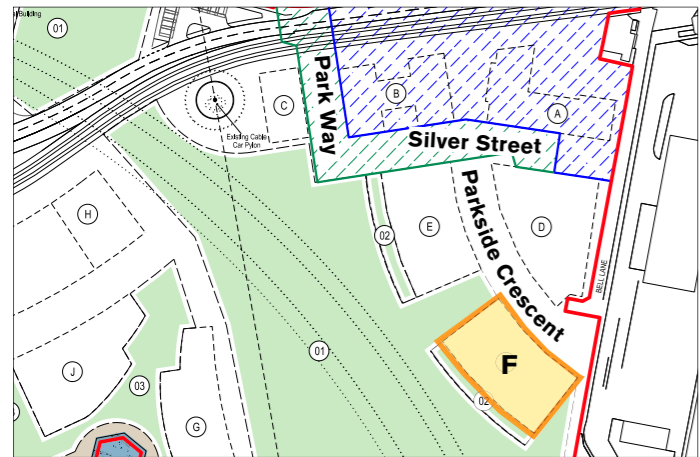
Block F is located within the Parkside Character Area of the illustrative masterplan.

The location of Block F can be found on Parameter Plan A-SL-011-XX-13 Project Phasing Plan.

Please refer to section 4.2.6 of the Architectural Guidelines for specific typology guidelines.



Location of the Parkside Character Area Plots



Building Block F located within Parkside Character Area. Typ 1

Building Uses and Composition

Block F comprises retail use classes A1-A4 and residential use classes C3. Refer to Parameter Plans A-SL-011-XX-09, A-SL-011-XX-10 and A-SL-011-XX-11.

Non-residential use classes should be located on the ground and first floor on the east and south-east facades.

Residential units should form part of the lower levels, and occupy all upper levels contributing to the taller elements.

Duplex residential units should form part of the lower levels, with residential units to all upper levels contributing to the taller elements.

Vehicle parking, cycle storage, mechanical plant and ancillary service areas should be located within the ground, below ground and first levels.

External residential amenities should be located above the podium. These areas should include child play space as defined in Landscape Design Guideline.

Residential units should face onto Parkside Crescent to create a consistent residential street frontage.

Duplex residential units facing onto the park should be provided with a designated private external amenity space at ground level. Refer to Parkside Gardens strategy within Landscape Design Guidelines.

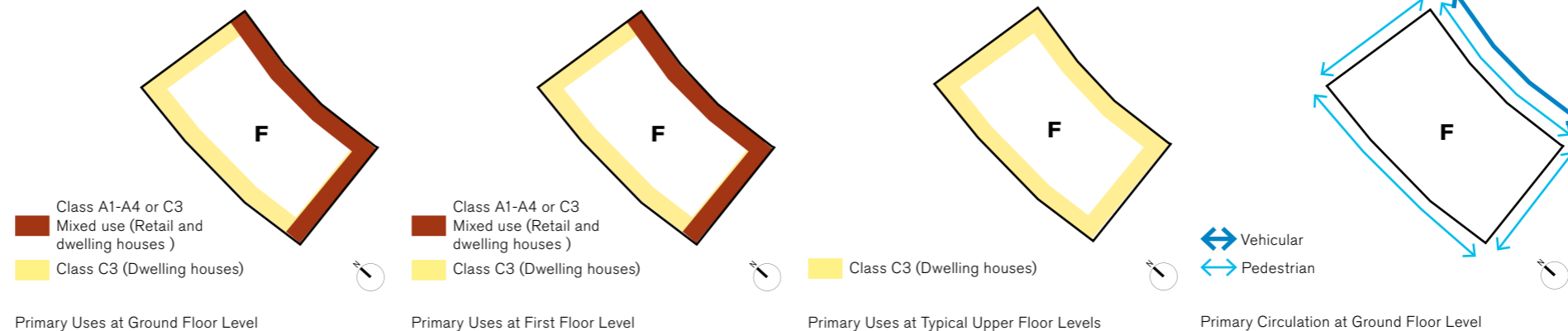
Building Entrances and Frontages

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.

Entrances to retail uses should be directly off the public realm.



Building Envelope Parameters

All entrances are to be flush or recessed with the main building line.

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

Where possible, consideration should be given to maximise distances between private and communal residential entrances to improve privacy for residents.

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

The building envelope sets out the maximum massing volume the building can occupy.

All elements associated with the building must be within this envelope, or the maximum permissible envelope defined by the parameter plans.

The maximum horizontal deviation of the building line is +/- 5m on the north, east and west facades and -3m on the south and south-east facades.

Refer to parameter plan A-SL-011-XX-03 for permitted horizontal deviation.

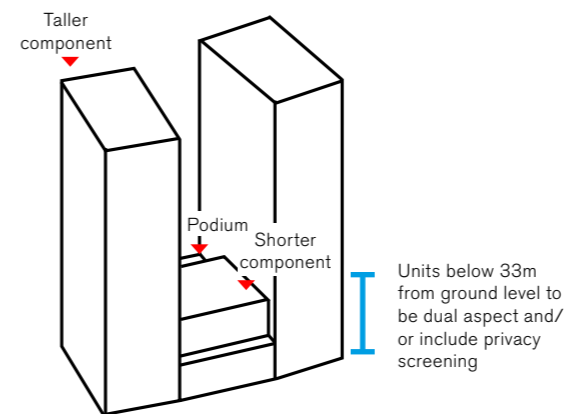
Refer to parameter plan A-SL-011-XX-04 for permitted vertical deviation. The maximum building heights take consideration of the complete masterplan vision ensuring the overall benefits are achieved.

A minimum of 15m must be maintained between all building facades.

Facade articulation should be used to highlight and accentuate the building massing to define the two taller element joined at the base by the shorter component creating a podium.

Facade treatment should create a visual hierarchy of expressions that operate at an urban scale when viewed from afar and a residential scale when viewed up-close.

The east and west facades should form a consistent facade line along Parkside Crescent and the park respectively.



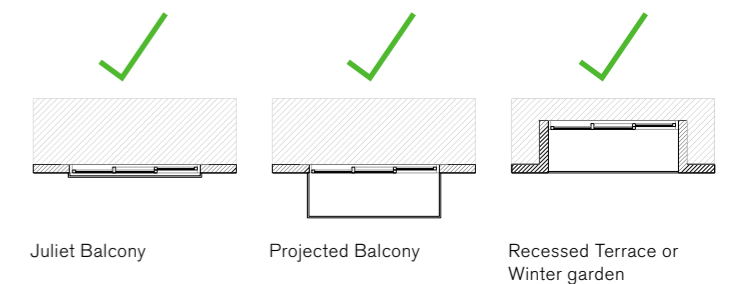
All residential units are to provide private amenity spaces in line with the London Housing Design Guides.

Balustrade materiality is described in section 2.6 of the masterplan Guidelines.

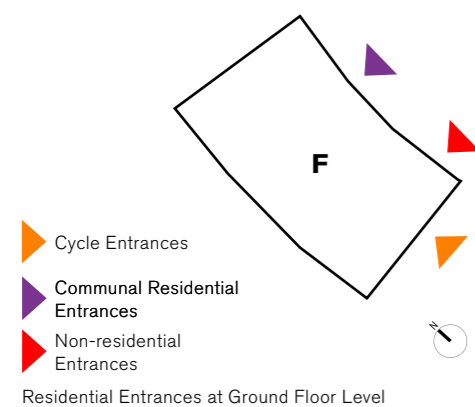
Private amenity spaces should be integrated within the buildings architectural expression and in line with the masterplan Guidelines set out in 2.8.

Private amenity spaces can be set back within the envelope (recessed terrace or winter garden), projected and/or flush with the building facade (Juliet balcony).

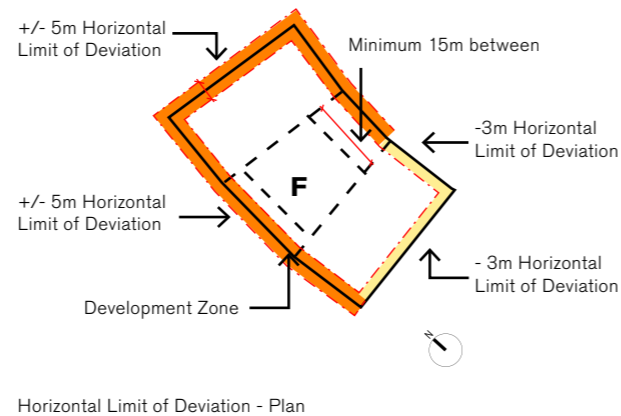
Where possible amenity spaces should be orientated towards to park and open spaces.



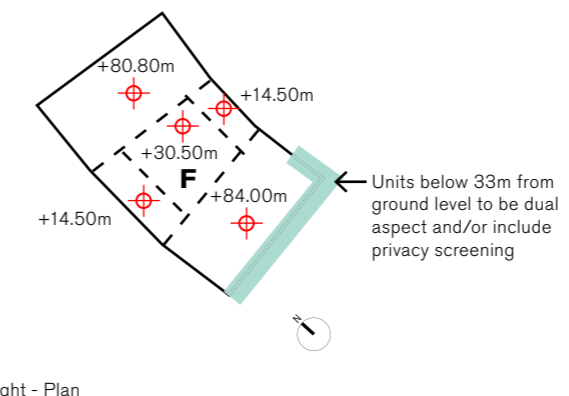
Illustrative Balcony and Amenity Types



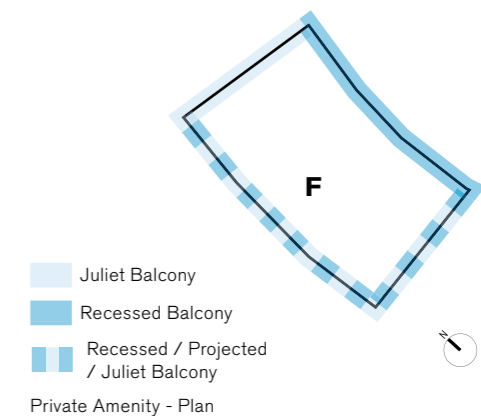
Residential Entrances at Ground Floor Level



Horizontal Limit of Deviation - Plan



Maximum Height - Plan



Private Amenity - Plan





5.4 Phase 4

5.4.1 Block G

Building Location

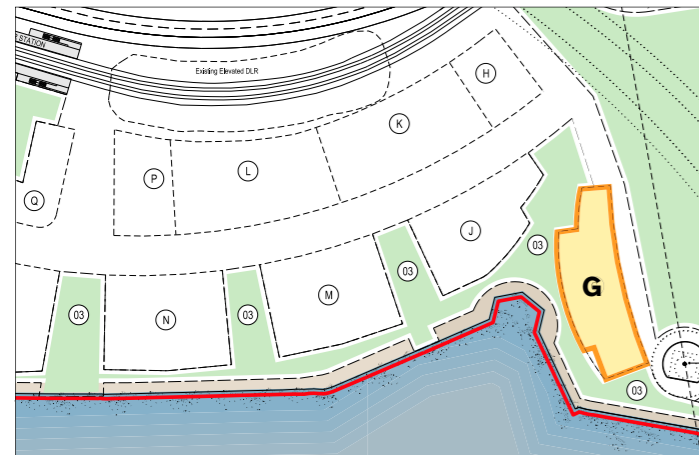
Block G is located within the Victoria Wharf Character Area of the illustrative masterplan.

The location of Block G can be found on Parameter Plan A-SL-011-XX-13 Project Phasing Plan.

Please refer to section 4.2.4 of the Architectural Guidelines for specific typology guidelines.



Location of the Victoria Wharf Character Area Plots



Building Block G located within the Quays Character Area

Building Uses and Composition

Block G comprises retail use classes A1-A4 and residential use classes C3. Refer to Parameter Plans A-SL-011-XX-09, A-SL-011-XX-10 and A-SL-011-XX-11.

Retail use classes should be located on the ground floor within the podium on the south-east and north east facades with direct access to Victoria Wharf and the park.

Residential uses should form part of the podium at ground level, first floor and above, and occupy all upper levels contributing to the taller elements.

Vehicle parking, cycle storage, mechanical plant and ancillary service areas should be located within the ground, below ground and first levels.

External residential amenities should be located above the podium. These areas should include child play space as defined in Landscape Design Guideline.

Residential units should face onto Victoria Wharf and the park.

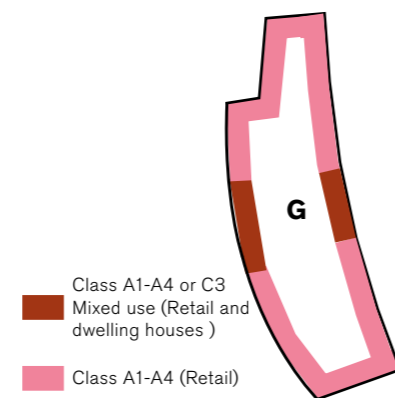
Building Entrances and Frontages

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

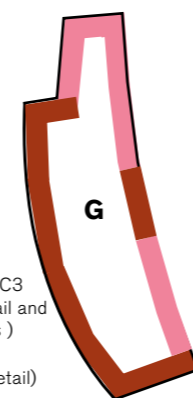
Vehicular access to the lower ground parking is via the vehicle entrance on the north facade off of Thameside Crescent.

A designated cycle entrance should be located on the west facade directly accessible from the cycle thoroughfare.

Entrances to retail uses should be directly off the public realm.



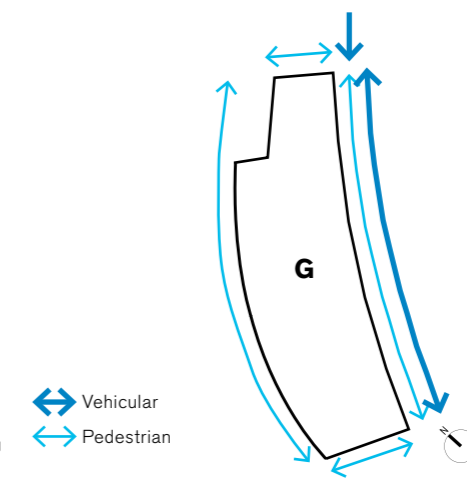
Primary Uses at Ground Floor Level



Primary Uses at First Floor Level



Primary Uses at Typical Upper Floor Levels



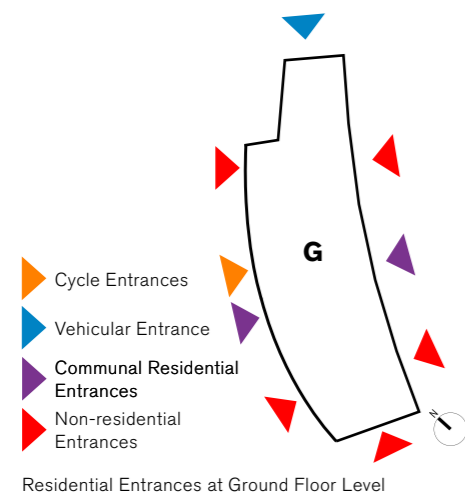
Primary Circulation at Ground Floor Level

All entrances 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.

Where possible, consideration should be given to maximise distances between private and communal residential entrances to improve privacy for residents.

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



Building Envelope Parameters

The building envelope sets out the maximum massing volume the building can occupy.

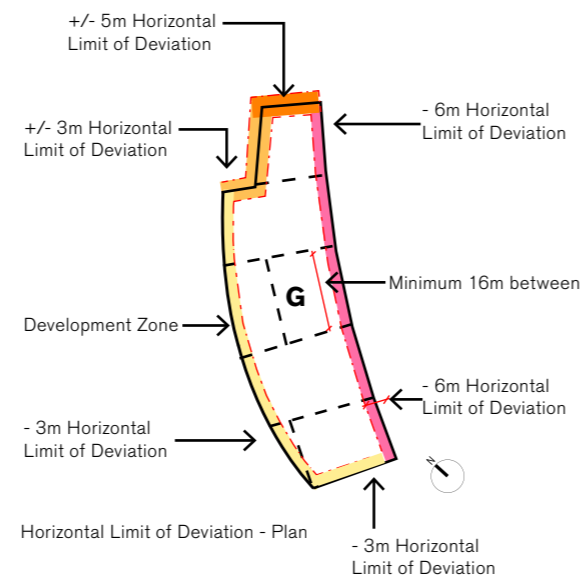
All elements associated with the building must be within this envelope, or the maximum permissible envelope defined by the parameter plans.

The maximum horizontal deviation of the building line is +/-3m on north-west facade and -6m on north, north-east and -3m on the south and south east.

Refer to parameter plan A-SL-011-XX-03 for permitted horizontal deviation.

Refer to parameter plan A-SL-011-XX-04 for permitted vertical deviation. The maximum building heights take consideration of the complete masterplan vision ensuring the overall benefits are achieved.

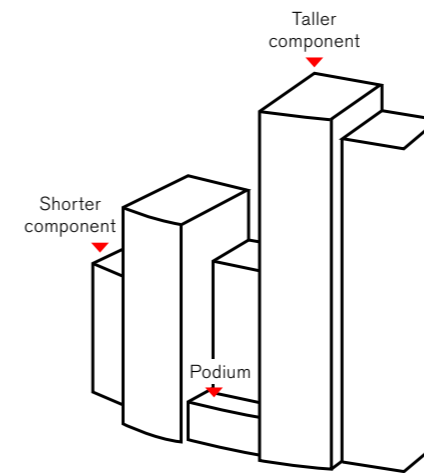
A minimum of 16m must be maintained between all building facades.



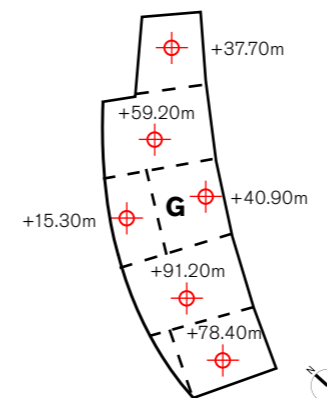
Facade articulation should be used to highlight and accentuate the building massing to define the two taller element joined at the base by the shorter component creating a podium.

Facade treatment should create a visual hierarchy of expressions that operate at an urban scale when viewed from afar and a residential scale when viewed up-close.

The east and west facades should have a primary orientation towards Victoria Wharf and the park.



Illustrative Building Form - 3D View



Maximum Height - Plan

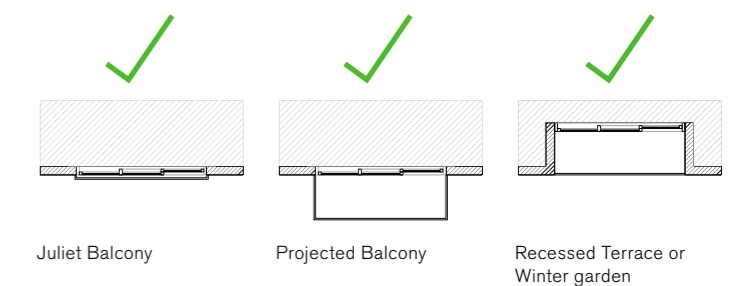
All residential units are to provide private amenity spaces in line with the Housing SPG.

Balustrade materiality is described in section 2.6 of the masterplan Guidelines.

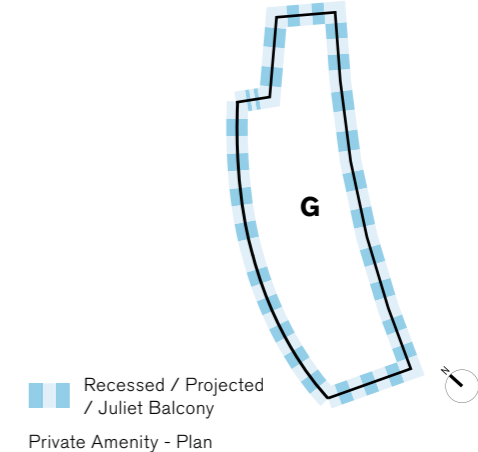
Private amenity spaces should be integrated within the buildings architectural expression and in line with the masterplan Guidelines set out in 2.8.

Private amenity spaces can be set back within the envelope (recessed terrace or winter garden), flush with the building facade (Juliet balcony) and / or project beyond the facade (projected balcony).

Where possible amenity spaces should be orientated towards to park and open spaces.



Illustrative Balcony and Amenity Types



Recessed / Projected / Juliet Balcony
Private Amenity - Plan

5.5 Phase 5

5.5.1 Block J

Building Location

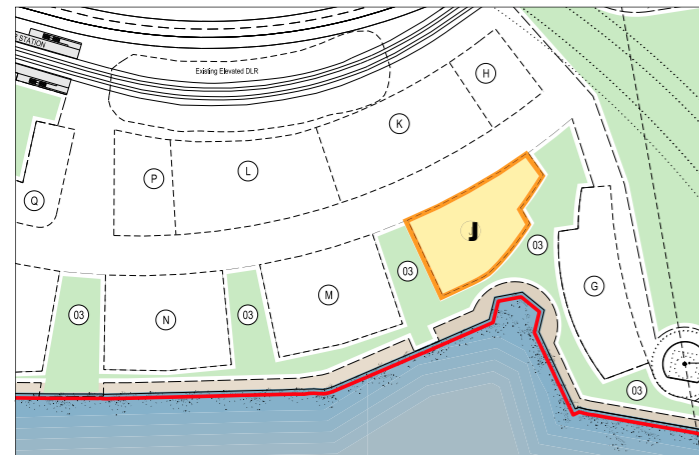
Block J is located within the Victoria Wharf Character Area of the indicative masterplan.

The location of Block J can be found on Parameter Plan A-SL-011-XX-13 Project Phasing Plan.

Please refer to section 4.2.4 of the Architectural Guidelines for specific typology guidelines.



Location of the Victoria Wharf Character Area Plots



Building Block J located within the Quays Character Area

Building Uses and Composition

Block J comprises retail use classes A1-A4 and residential use classes C3. Refer to Parameter Plans A-SL-011-XX-09, A-SL-011-XX-10 and A-SL-011-XX-11.

Retail use classes should be located on the ground and first floor within the podium on the south facade.

Residential uses should form part of the podium at ground level and above, and occupy all upper levels contributing to the taller elements.

Ground and first floor in north facade comprises residential duplexes.

Vehicle parking, cycle storage, mechanical plant and ancillary service areas should be located within the podium.

External residential amenities should be located above the podium. These areas should include child play space as defined in Landscape Design Guideline.

Residential units should have a primary orientation onto Victoria Wharf and the park.

Building Entrances and Frontages

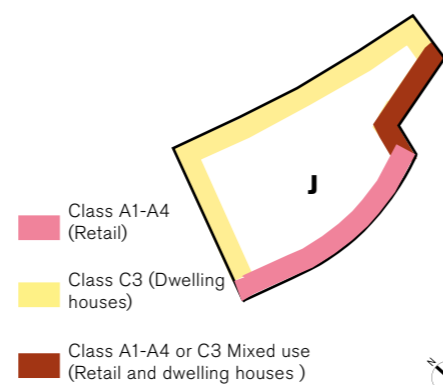
The main communal residential entrance should be located on the east facade facing onto Victoria Wharf and west facade facing Dock Garden (DG4).

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

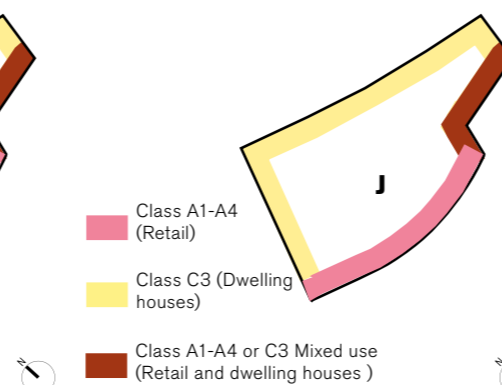
Vehicular access to the ground level parking is via the vehicle entrance on the west facade off of Dock Garden (DG4).

A designated cycle entrances should be located on the east and west facades directly accessible from the cycle thoroughfare.

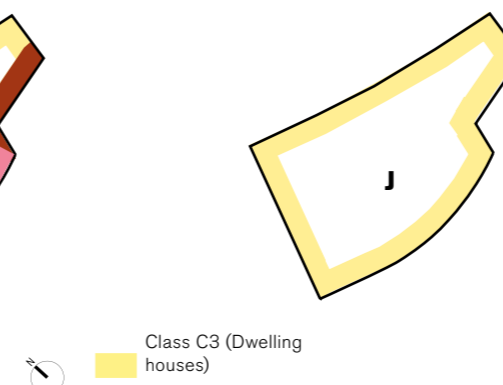
Entrances to retail uses should be directly off the public realm.



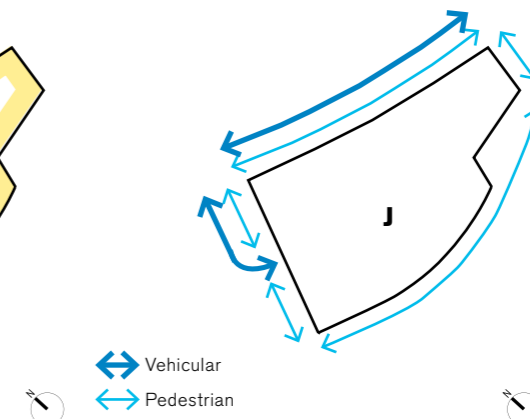
Primary Uses at Ground Floor Level



Primary Uses at First Floor Level



Primary Uses at Typical Upper Floor Levels



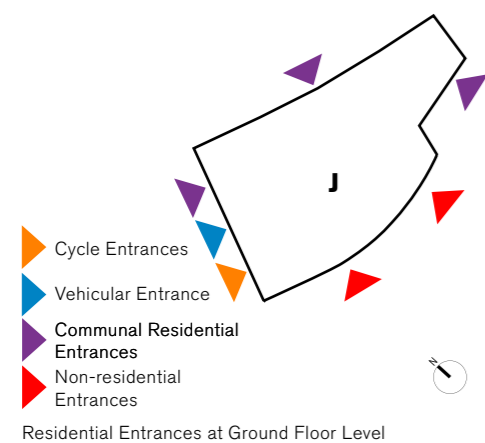
Primary Circulation at Ground Floor Level

All entrances 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.

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

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



Building Envelope Parameters

The building envelope sets out the maximum massing volume the building can occupy.

All elements associated with the building must be within this envelope, or the maximum permissible envelope defined by the parameter plans.

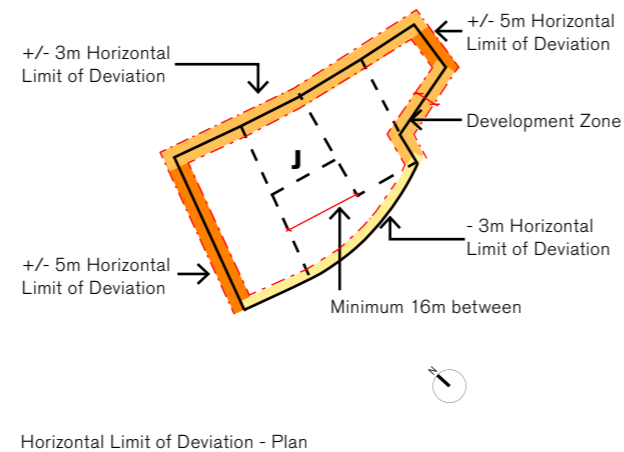
The maximum horizontal deviation of the building line is +/-3m on north facades, -3m on south facades and +/-5m on east and west facades.

Refer to parameter plan A-SL-011-XX-03 for permitted horizontal deviation.

Refer to parameter plan A-SL-011-XX-04 for permitted vertical deviation.

The maximum building heights take consideration of the complete masterplan vision ensuring the overall benefits are achieved.

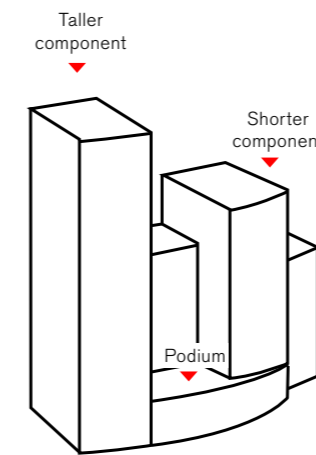
A minimum of 16m must be maintained between all building facades.



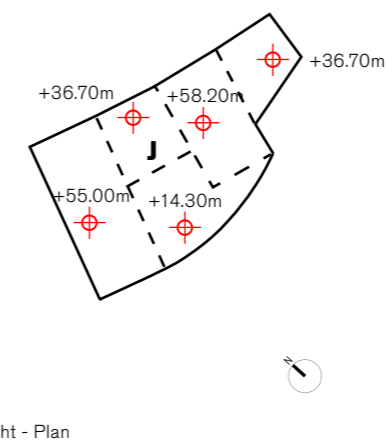
Facade articulation should be used to highlight and accentuate the building massing to define the two taller element joined at the base by the shorter component creating a podium.

Facade treatment should create a visual hierarchy of expressions that operate at an urban scale when viewed from afar and a residential scale when viewed up-close.

The east and west facades should have a primary orientation towards Victoria Wharf and the River Thames.



Illustrative Building Form - 3D View



Maximum Height - Plan

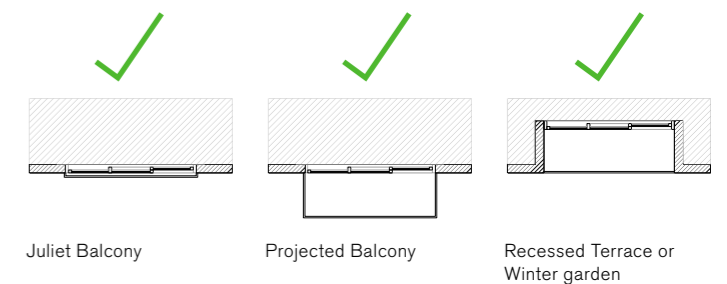
All residential units are to provide private amenity spaces in line with the Housing SPG.

Balustrade materiality is described in section 2.6 of the masterplan Guidelines.

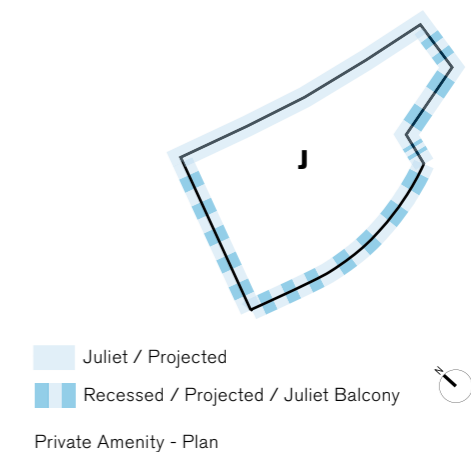
Private amenity spaces should be integrated within the buildings architectural expression and in line with the masterplan Guidelines set out in 2.8.

Private amenity spaces can be set back within the envelope (recessed terrace or winter garden), flush with the building facade (Juliet balcony) and / or project beyond the facade (projected balcony).

Where possible amenity spaces should be orientated towards the River Thames.



Illustrative Balcony and Amenity Types



Private Amenity - Plan

5.5 Phase 5

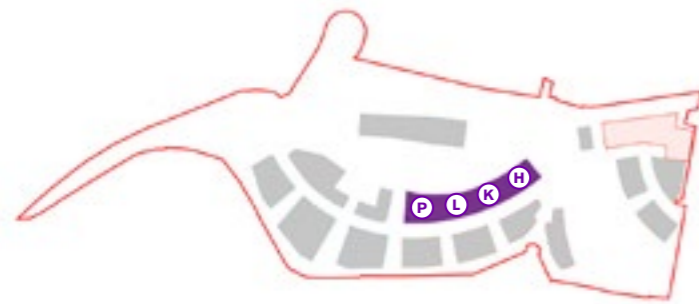
5.5.2 Block H

Building Location

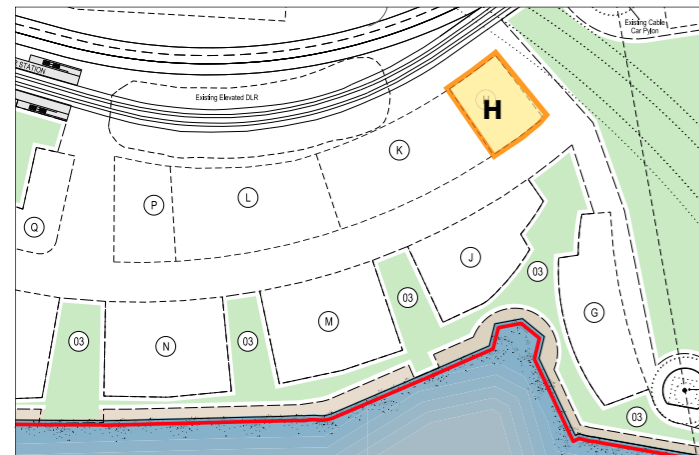
Block H is located within the Thameside Crescent Character Area of the illustrative masterplan.

The location of Block H can be found on Parameter Plan A-SL-011-XX-13 Project Phasing Plan.

Please refer to section 4.2.5 of the Architectural Guidelines for specific typology guidelines.



Location of the Thameside Crescent Character Area Plots



Building Block H located within the Thameside Crescent Character Area

Building Uses and Composition

Block H comprises residential use class C3. Refer to Parameter Plans A-SL-011-XX-09, A-SL-011-XX-10 and A-SL-011-XX-11.

There is no provision for non-residential uses in Block H.

Duplex residential units should form part of the lower levels, with residential units to all upper levels contributing to the taller elements.

Ground and first floor in south-east facade comprises residential duplexes.

Vehicle parking, cycle storage, mechanical plant and ancillary service areas should be located within the podium and shared parking allocations below ground.

External residential amenities should be located above the podium. These areas should include child play space as defined in Landscape Design Guideline. These should be located on the northern edge of the building massing to create a greater setback between the DLR and residential units.

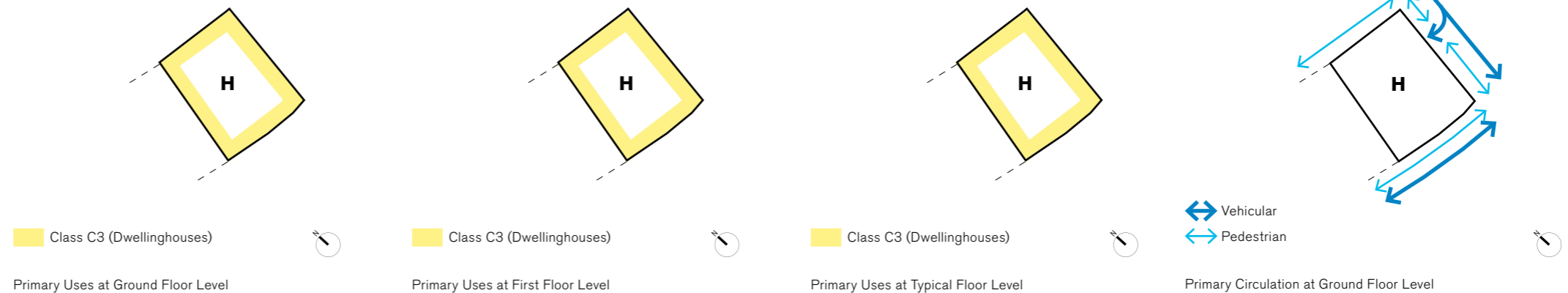
Residential units should have a primary orientation onto Thameside Crescent.

Building Entrances and Frontages

The main communal residential entrance should be located on the south facade facing onto Thameside Crescent.

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

Cycle and vehicular access to the ground level parking is via separate entrances on the east facade off of Dock Way.



All entrances 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.

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

Building Envelope Parameters

The building envelope sets out the maximum massing volume the building can occupy.

All elements associated with the building must be within this envelope, or the maximum permissible envelope defined by the parameter plans.

The maximum horizontal deviation of the building line is +/-3m on south facade, and +/-5m on north and east facades.

Refer to parameter plan A-SL-011-XX-03 for permitted horizontal deviation.

Refer to parameter plan A-SL-011-XX-04 for permitted vertical deviation.

The maximum building heights take consideration of the complete masterplan vision ensuring the overall benefits are achieved.

A minimum of 16m must be maintained between all building facades.

Facade articulation should be used to highlight and accentuate the building massing to define the two taller element joined at the base by the shorter component creating a podium.

Facade treatment should create a visual hierarchy of expressions that operate at an urban scale when viewed from afar and a residential scale when viewed up-close.

The residential units should have a primary orientation towards Thameside Crescent.

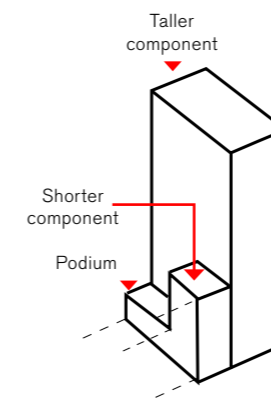
All residential units are to provide private amenity spaces in line with the Housing SPG.

Balustrade materiality is described in section 2.6 of the masterplan Guidelines.

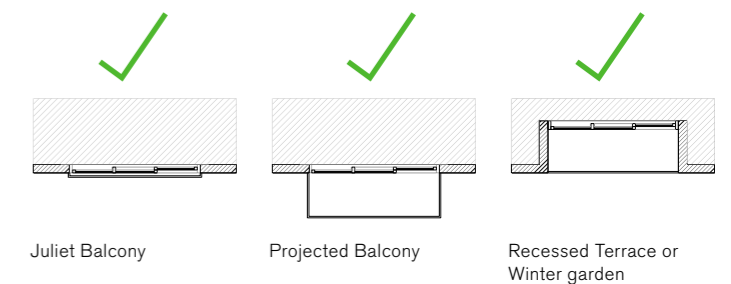
Private amenity spaces should be integrated within the buildings architectural expression and in line with the masterplan Guidelines set out in 2.8.

Private amenity spaces can be set back within the envelope (recessed terrace or winter garden), flush with the building facade (Juliet balcony) and / or project beyond the facade (projected balcony).

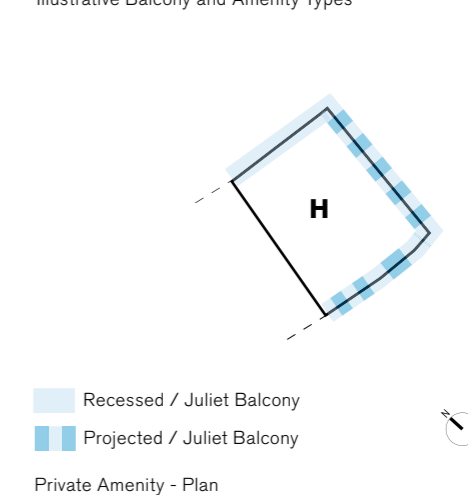
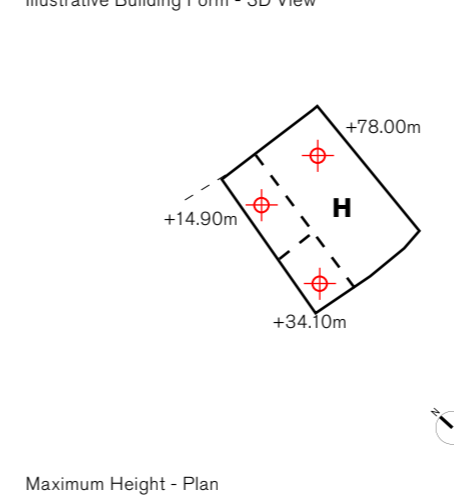
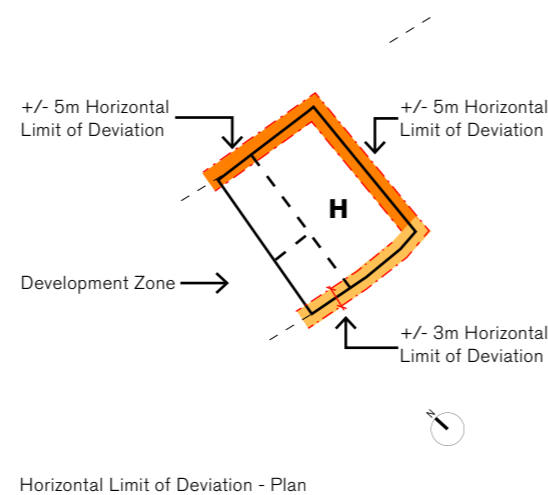
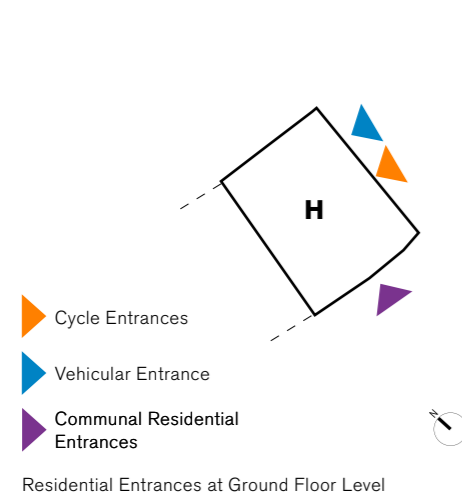
Projected balconies should be concentrated along Thameside Crescent and expressed as a feature.



Illustrative Building Form - 3D View



Illustrative Balcony and Amenity Types





THE LITTLE
FLOWER SHOP
ON THAMESIDE

Ashley & Ryan
first course
Mixed greens fresh raspberries
& french herb in a caramel vinaigrette
and with roasted vine ripened tomatoes
chopped course
will
of oven roasted potato
with herb sauce
roasted pumpkin & carrot
dressed with
embrace!



5.6 Phase 6

5.6.1 Block M

Building Location

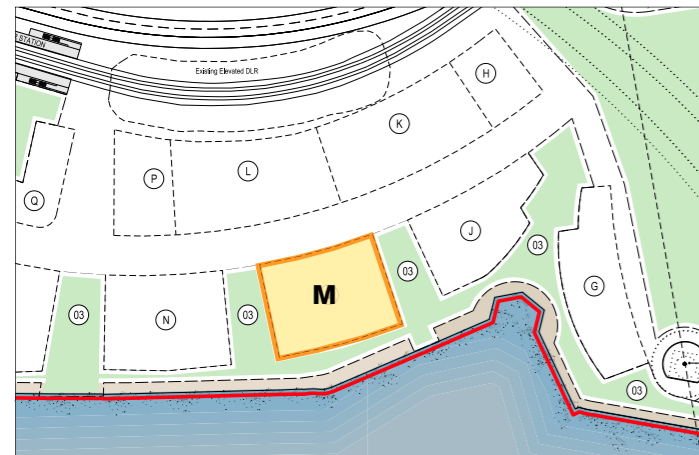
Block M is located within the Quays Character Area of the illustrative masterplan.

The location of Block M can be found on Parameter Plan A-SL-011-XX-13 Project Phasing Plan.

Please refer to section 4.2.3 of the Architectural Guidelines for specific typology guidelines.



Location of the Quays Character Area Plots



Building Block M located within the Quays Character Area

Building Uses and Composition

Block M comprises retail use classes A1-A4 and residential use classes C3. Refer to Parameter Plans A-SL-011-XX-09, A-SL-011-XX-10 and A-SL-011-XX-11.

Non-residential use classes should be located on the ground and first floor on the east and south-east facades.

Residential uses should form part of the podium at ground level and above, and occupy all upper levels contributing to the taller elements.

Ground and first floor in north facade comprises residential duplexes.

Vehicle parking, cycle storage, mechanical plant and ancillary service areas should be located within the podium.

External residential amenities should be located above the podium. These areas should include child play space as defined in Landscape Design Guideline.

Residential units should have a primary orientation onto the River Thames.

Building Entrances and Frontages

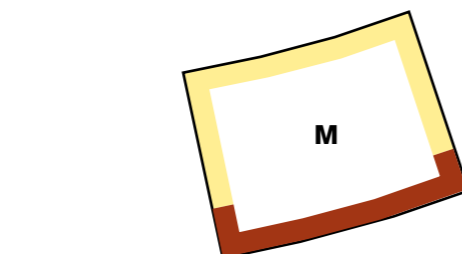
The main communal residential entrance should be located on the north facade facing onto Thameside Crescent.

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

Vehicular access to the ground level parking is via the vehicle entrance on the east facade off of Dock Garden (DG4).

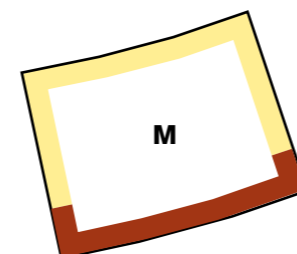
A designated cycle entrance should be located on the west facade directly accessible from Dock Garden (DG3).

Entrances to retail uses should be directly off the public realm.



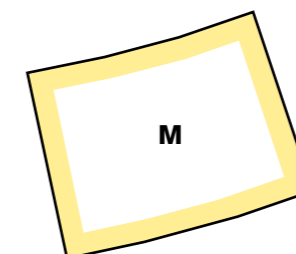
Class C3 (Dwelling houses)
Class A1-A4 or C3 Mixed use (Retail and dwelling houses)

Primary Uses at Ground Floor Level



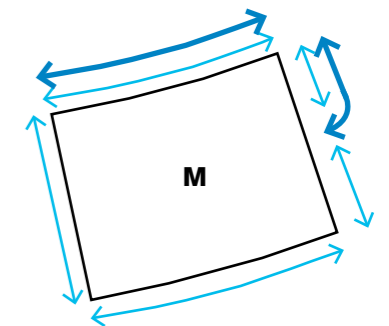
Class C3 (Dwelling houses)
Class A1-A4 or C3 Mixed use (Retail and dwelling houses)

Primary Uses at First Floor Level



Class C3 (Dwelling houses)

Primary Uses at Typical Upper Floor Levels



↔ Vehicular
↔ Pedestrian

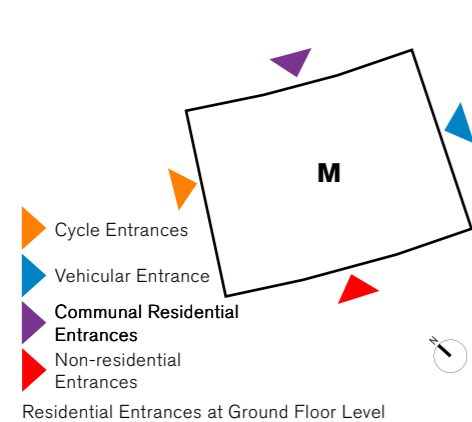
Primary Circulation at Ground Floor Level

All entrances 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.

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

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



Building Envelope Parameters

The building envelope sets out the maximum massing volume the building can occupy.

All elements associated with the building must be within this envelope, or the maximum permissible envelope defined by the parameter plans.

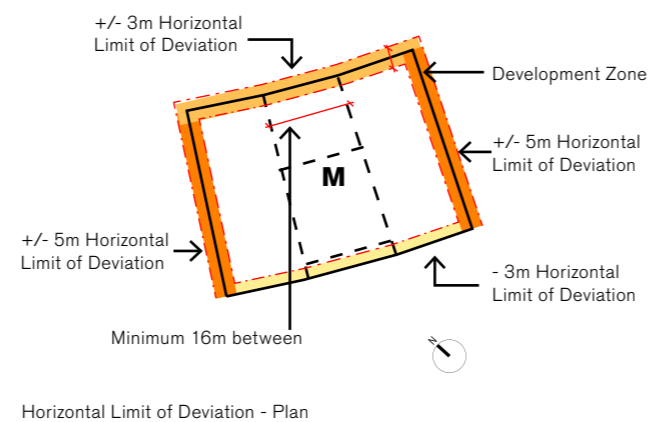
The maximum horizontal deviation of the building line is +/-3m on north-east facades, -3m on south-west facades and +/-5m on south-east and north-west.

Refer to parameter plan A-SL-011-XX-03 for permitted horizontal deviation.

Refer to parameter plan A-SL-011-XX-04 for permitted vertical deviation.

The maximum building heights take consideration of the complete masterplan vision ensuring the overall benefits are achieved.

A minimum of 16m must be maintained between all

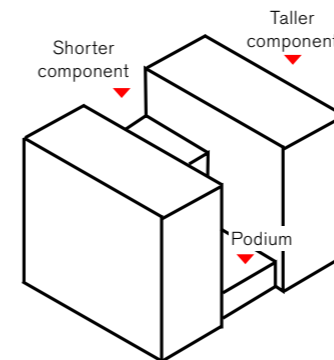


building facades.

Facade articulation should be used to highlight and accentuate the building massing to define the two taller element joined at the base by the shorter component creating a podium.

Facade treatment should create a visual hierarchy of expressions that operate at an urban scale when viewed from afar and a residential scale when viewed up-close.

The residential units should have a primary orientation towards the River Thames.



Illustrative Building Form - 3D View

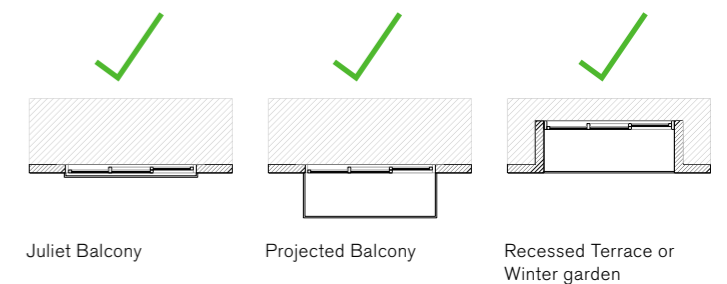
All residential units are to provide private amenity spaces in line with the Housing SPG.

Balustrade materiality is described in section 2.6 of the masterplan Guidelines.

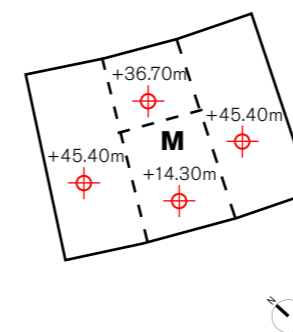
Private amenity spaces should be integrated within the buildings architectural expression and in line with the masterplan Guidelines set out in 2.8.

Private amenity spaces can protect beyond the facade (projected balcony) and/or flush with the building facade (Juliet balcony).

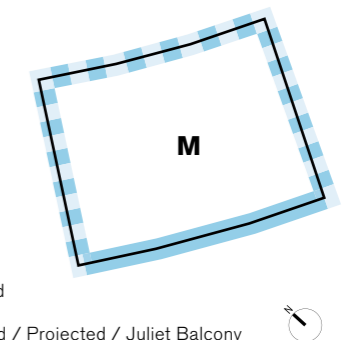
Where possible amenity spaces should be orientated towards the River Thames.



Illustrative Balcony and Amenity Types



Maximum Height - Plan



Private Amenity - Plan

5.6 Phase 6

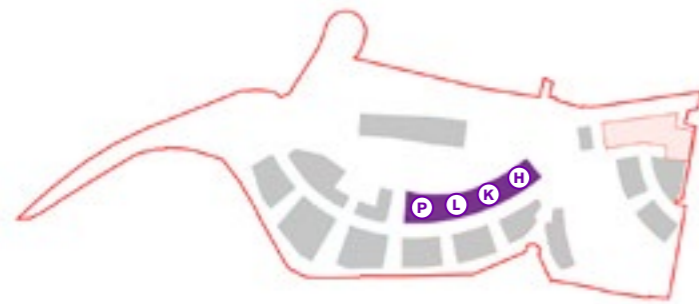
5.6.2 Block K

Building Location

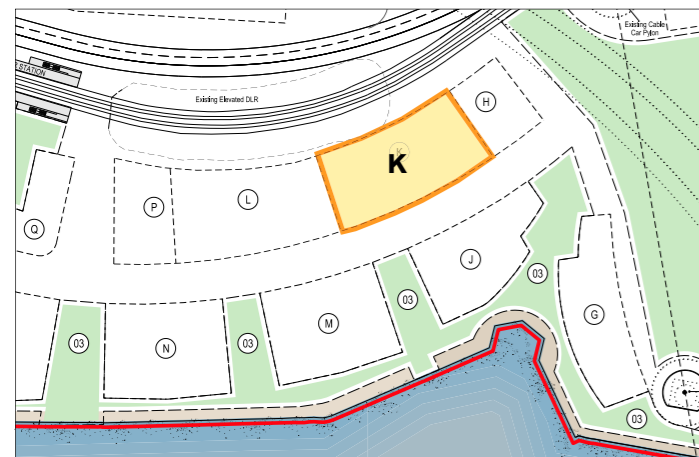
Block K is located within the Thameside Crescent Character Area of the illustrative masterplan.

The location of Block K can be found on Parameter Plan A-SL-011-XX-13 Project Phasing Plan.

Please refer to section 4.2.5 of the Architectural Guidelines for specific typology guidelines.



Location of the Thameside Crescent Character Area Plots



Building Block K located within the Thameside Crescent Character Area

Building Uses and Composition

Block K comprises residential use class C3. Refer to Parameter Plans A-SL-011-XX-09, A-SL-011-XX-10 and A-SL-011-XX-11.

There is no provision for non-residential uses in Block K.

Duplex residential units should form part of the lower levels, with residential units to all upper levels contributing to the taller elements.

Ground and first floor in south-east facade comprises residential duplexes.

Vehicle parking, cycle storage, mechanical plant and ancillary service areas should be located within the podium and shared parking allocations below ground.

External residential amenities should be located above the podium. These areas should include child play space as defined in Landscape Design Guideline. These should be located on the northern edge of the building massing to create a greater setback between the DLR and residential units.

Residential units should have a primary orientation onto Thameside Crescent.

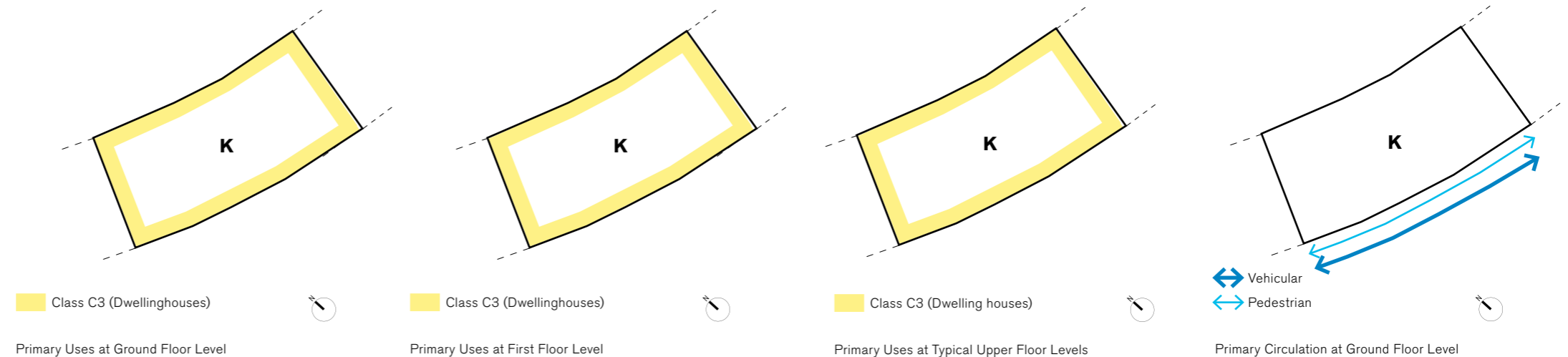
Building Entrances and Frontages

The main communal residential entrance should be located on the south facade facing onto Thameside Crescent.

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

A designated cycle entrance should be located on the south facade facing onto Thameside Crescent.

Vehicular access to the ground level parking is via separate entrance located in Block H.



All entrances 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.

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

Building Envelope Parameters

The building envelope sets out the maximum massing volume the building can occupy.

All elements associated with the building must be within this envelope, or the maximum permissible envelope defined by the parameter plans.

The maximum horizontal deviation of the building line is +/-3m on south facade, and +/-5m on north and east facades.

Refer to parameter plan A-SL-011-XX-03 for permitted horizontal deviation.

Refer to parameter plan A-SL-011-XX-04 for permitted vertical deviation.

The maximum building heights take consideration of the complete masterplan vision ensuring the overall benefits are achieved.

A minimum of 16m must be maintained between all building facades.

Facade articulation should be used to highlight and accentuate the building massing to define the two taller element joined at the base by the shorter component creating a podium.

Facade treatment should create a visual hierarchy of expressions that operate at an urban scale when viewed from afar and a residential scale when viewed up-close.

The residential units should have a primary orientation towards Thameside Crescent.

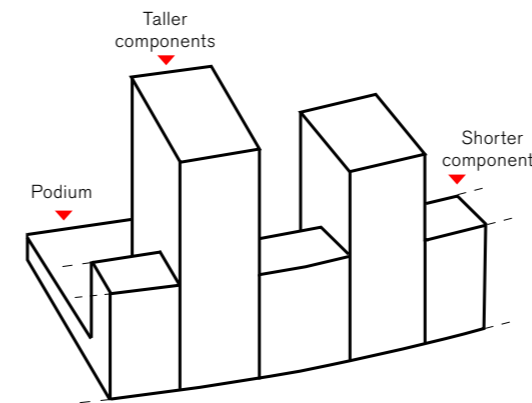
All residential units are to provide private amenity spaces in line with the Housing SPG.

Balustrade materiality is described in section 2.6 of the masterplan Guidelines.

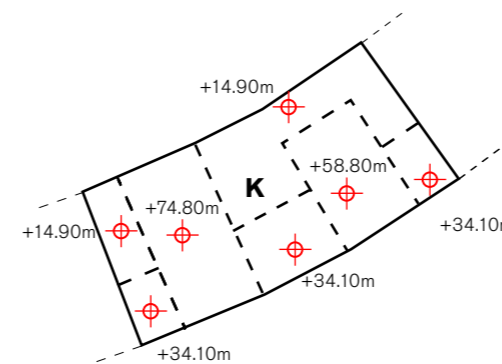
Private amenity spaces should be integrated within the buildings architectural expression and in line with the masterplan Guidelines set out in 2.8.

Private amenity spaces can be set back within the envelope (recessed terrace or winter garden), flush with the building facade (Juliet balcony) and / or project beyond the facade (projected balcony).

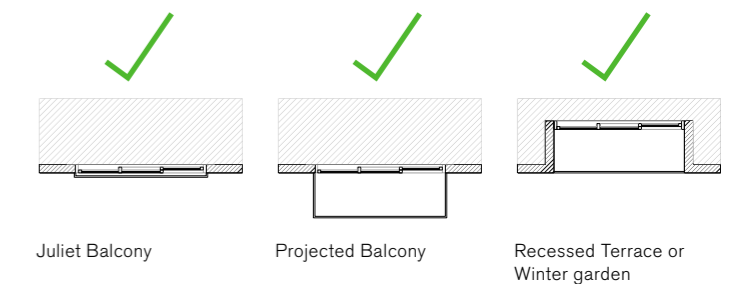
Projected balconies should be concentrated along Thameside Crescent and expressed as a feature.



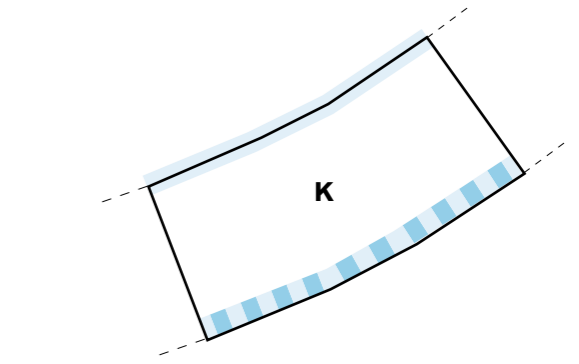
Illustrative Building Form - 3D View



Maximum Height - Plan

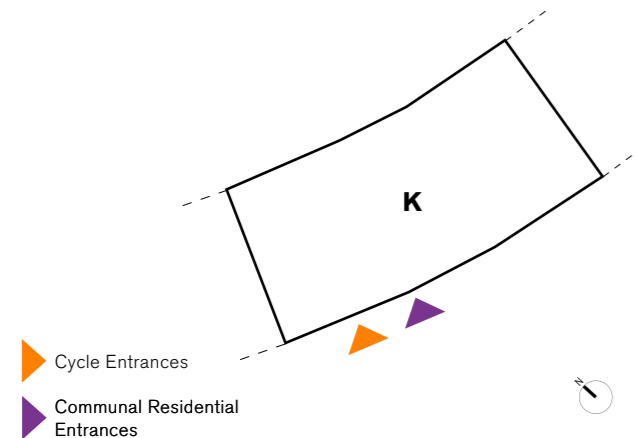


Illustrative Balcony and Amenity Types

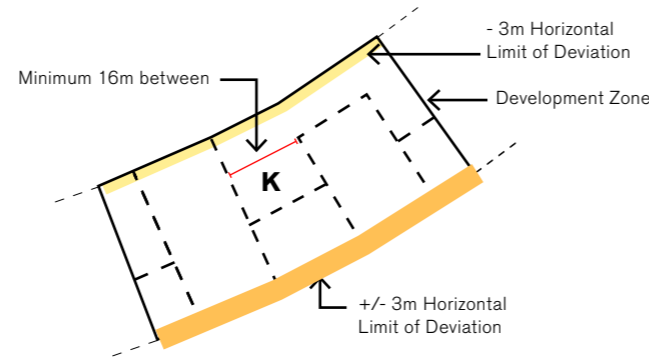


Legend for Private Amenity - Plan:
 Light Blue: Recessed / Juliet Balcony / Projected
 Dark Blue: Projected / Juliet Balcony

Private Amenity - Plan



Residential Entrances at Ground Floor Level



Horizontal Limit of Deviation - Plan

5.7 Phase 7

5.7.1 Block N

Building Location

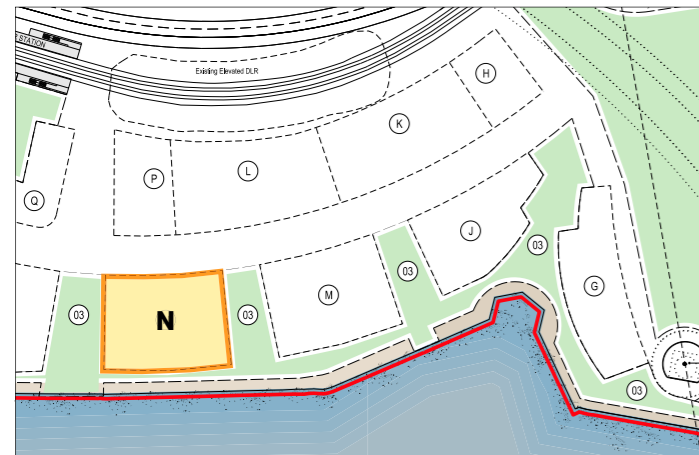
Block N is located within the Quays Character Area of the illustrative masterplan.

The location of Block N can be found on Parameter Plan A-SL-011-XX-13 Project Phasing Plan.

Please refer to section 4.2.3 of the Architectural Guidelines for specific typology guidelines.



Location of the Quays Character Area Plots



Building Block N located within the Quays Character Area

Building Uses and Composition

Block N comprises retail use classes A1-A4 and residential use class C3. Refer to Parameter Plans A-SL-011-XX-09, A-SL-011-XX-10 and A-SL-011-XX-11.

Residential uses should form part of the podium at ground level and above, and occupy all upper levels contributing to the taller elements.

Ground and first floor in north facade comprises residential duplexes.

Retail is located at ground and first floor on the south-east, south, and south-west facades.

Vehicle parking, cycle storage, mechanical plant and ancillary service areas should be located within the podium.

External residential amenities should be located above the podium. These areas should include child play space as defined in Landscape Design Guideline.

Residential units should have a primary orientation onto the River Thames.

Building Entrances and Frontages

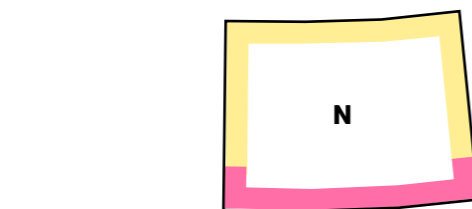
The main communal residential entrance should be located on the north facade facing onto Thameside Crescent.

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

Vehicular access to the ground level parking is via the vehicle entrance on the west facade off of Dock Garden (DG2).

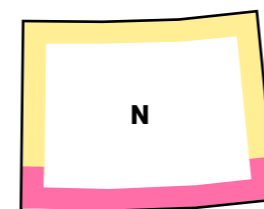
A designated cycle entrances should be located on the west facade directly accessible from Dock Garden (DG3).

Entrances to retail uses should be directly off the public realm.



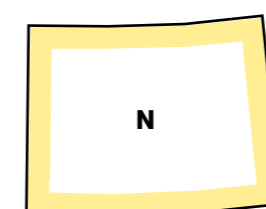
Class C3 (Dwelling houses)
Class A1-A4 (Retail)

Primary Uses at Ground Floor Level



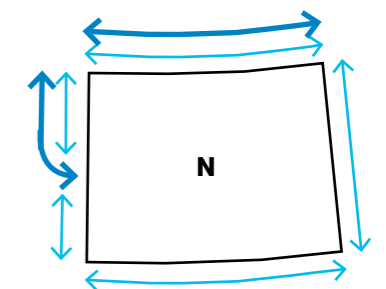
Class C3 (Dwelling houses)
Class A1-A4 (Retail)

Primary Uses at First Floor Level



Class C3 (Dwelling houses)

Primary Uses at Typical Upper Floor Levels



↔ Vehicular
↔ Pedestrian

Primary Circulation at Ground Floor Level

All entrances 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.

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

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

Building Envelope Parameters

The building envelope sets out the maximum massing volume the building can occupy.

All elements associated with the building must be within this envelope, or the maximum permissible envelope defined by the parameter plans.

The maximum horizontal deviation of the building line is +/-3m on north-east, -3m on south-west facades and +/-5m on south-east and north-west.

Refer to parameter plan A-SL-011-XX-03 for permitted horizontal deviation.

Refer to parameter plan A-SL-011-XX-04 for permitted vertical deviation.

The maximum building heights take consideration of the complete masterplan vision ensuring the overall benefits are achieved.

A minimum of 16m must be maintained between all building facades.

Facade articulation should be used to highlight and accentuate the building massing to define the two taller element joined at the base by the shorter component creating a podium.

Facade treatment should create a visual hierarchy of expressions that operate at an urban scale when viewed from afar and a residential scale when viewed up-close.

The residential units should have a primary orientation towards the River Thames.

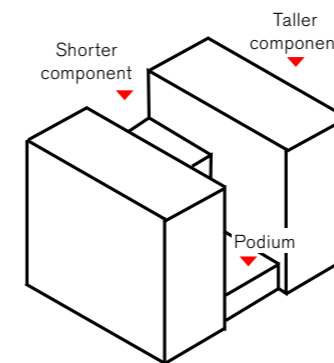
All residential units are to provide private amenity spaces in line with the Housing SPG.

Balustrade materiality is described in section 2.6 of the masterplan Guidelines.

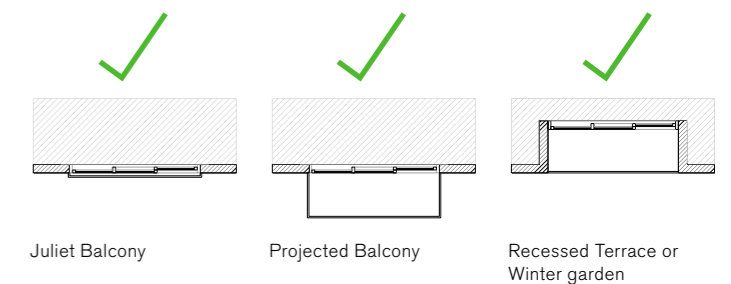
Private amenity spaces should be integrated within the buildings architectural expression and in line with the masterplan Guidelines set out in 2.8.

Private amenity spaces can protect beyond the facade (projected balcony) and/or flush with the building facade (Juliet balcony).

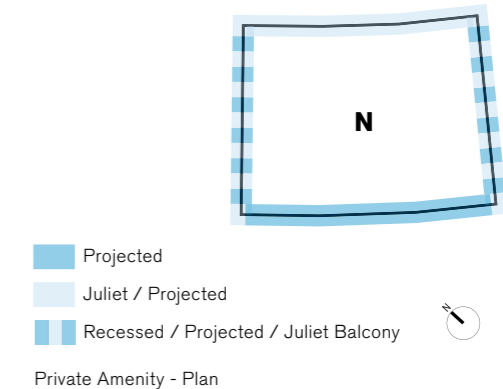
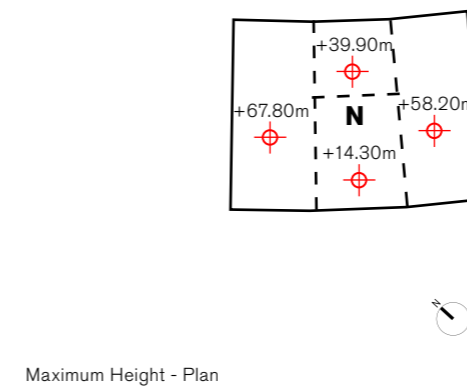
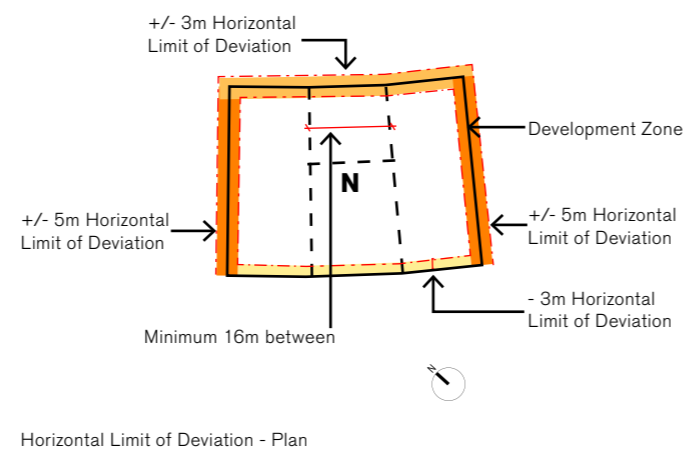
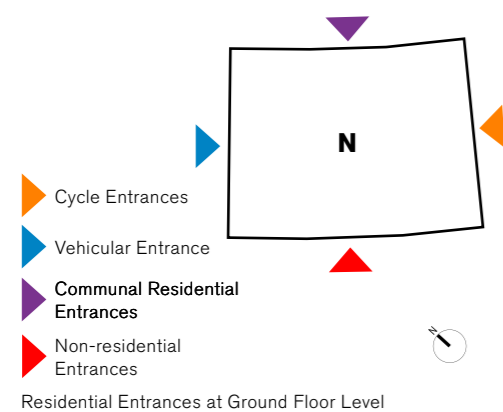
Where possible amenity spaces should be orientated towards the River Thames.



Illustrative Building Form - 3D View



Illustrative Balcony and Amenity Types



5.7 Phase 7

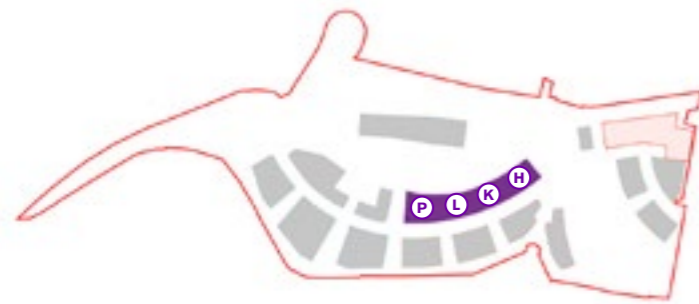
5.7.2 Block L

Building Location

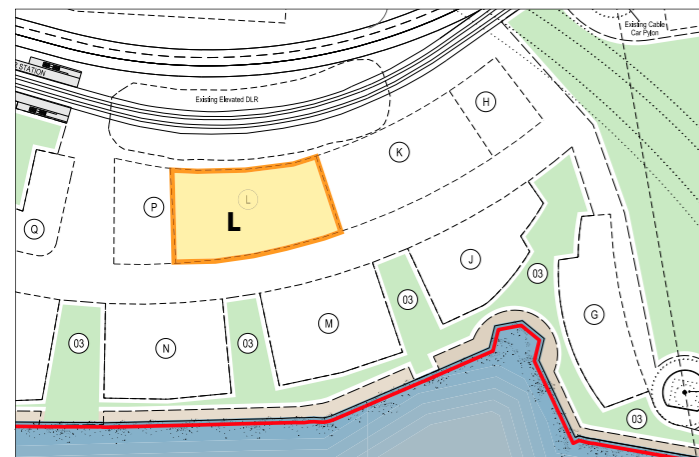
Block L is located within the Thameside Crescent Character Area of the illustrative masterplan.

The location of Block L can be found on Parameter Plan A-SL-011-XX-13 Project Phasing Plan.

Please refer to section 4.2.5 of the Architectural Guidelines for specific typology guidelines.



Location of the Thameside Crescent Character Area Plots



Building Block L located within the Thameside Crescent Character Area

Building Uses and Composition

Block L comprises residential use class C3. Refer to Parameter Plans A-SL-011-XX-09, A-SL-011-XX-10 and A-SL-011-XX-11.

There is no provision for non-residential uses in Block L.

Duplex residential units should form part of the lower levels, with residential units to all upper levels contributing to the taller elements.

Ground and first floor in south-east facade comprises residential duplexes.

Vehicle parking, cycle storage, mechanical plant and ancillary service areas should be located within the podium and shared parking allocations below ground.

External residential amenities should be located above the podium. These areas should include child play space as defined in Landscape Design Guideline. These should be located on the northern edge of the building massing to create a greater setback between the DLR and residential units.

Residential units should have a primary orientation onto Thameside Crescent.

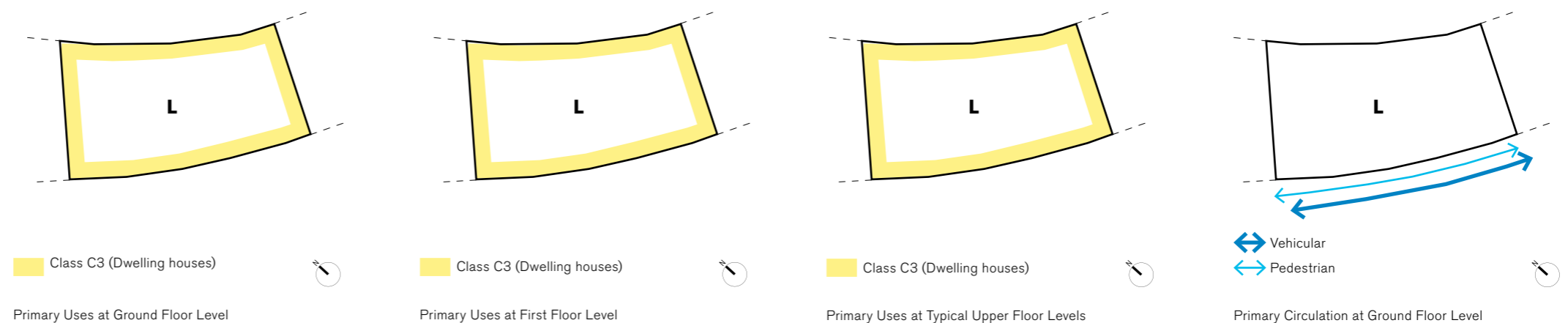
Building Entrances and Frontages

The main communal residential entrance should be located on the south facade facing onto Thameside Crescent.

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

A designated cycle entrance should be located on the south facade facing onto Thameside Crescent.

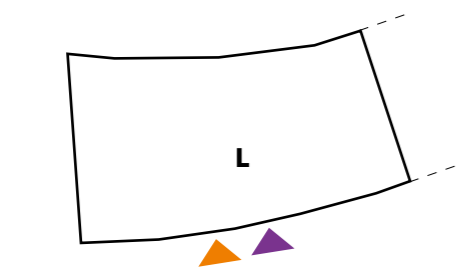
Vehicular access to the ground level parking is via separate entrance located in Block H.





All entrances 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.

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



-  Cycle Entrances
-  Communal Residential Entrances

Residential Entrances at Ground Floor Level

Building Envelope Parameters

The building envelope sets out the maximum massing volume the building can occupy.

All elements associated with the building must be within this envelope, or the maximum permissible envelope defined by the parameter plans.

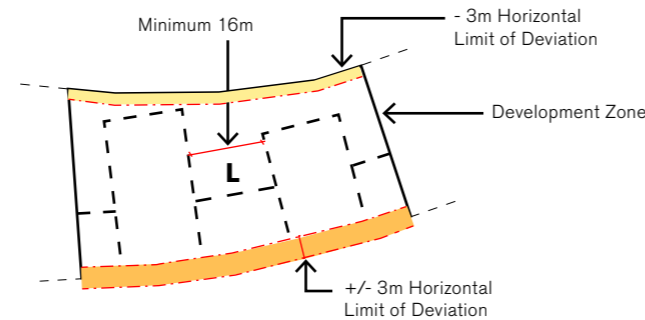
The maximum horizontal deviation of the building line is +/-3m on south-west facade, and -3m on north-east facade.

Refer to parameter plan A-SL-011-XX-03 for permitted horizontal deviation.

Refer to parameter plan A-SL-011-XX-04 for permitted vertical deviation.

The maximum building heights take consideration of the complete masterplan vision ensuring the overall benefits are achieved.

A minimum of 16m must be maintained between all building facades.

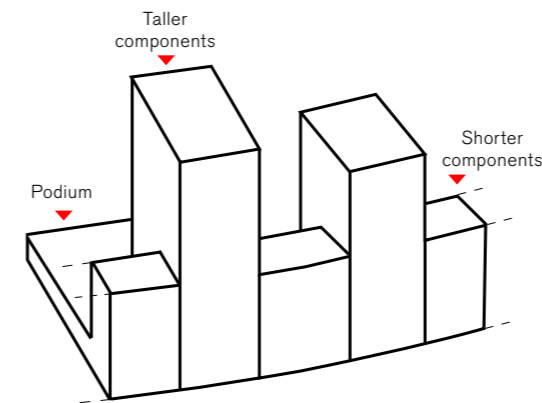


Horizontal Limit of Deviation - Plan

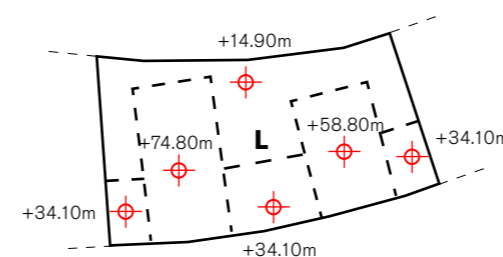
Facade articulation should be used to highlight and accentuate the building massing to define the two taller element joined at the base by the shorter component creating a podium.

Facade treatment should create a visual hierarchy of expressions that operate at an urban scale when viewed from afar and a residential scale when viewed up-close.

The residential units should have a primary orientation towards Thameside Crescent.



Illustrative Building Form - 3D View



Maximum Height - Plan

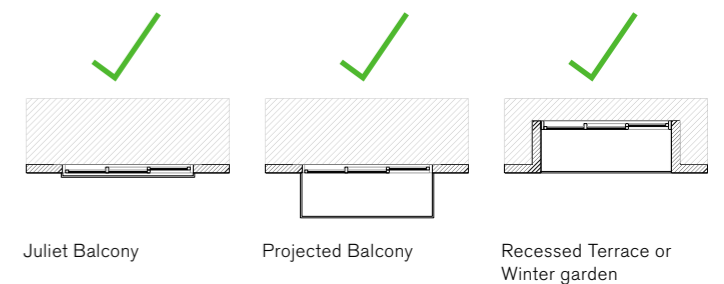
All residential units are to provide private amenity spaces in line with the Housing SPG.

Balustrade materiality is described in section 2.6 of the masterplan Guidelines.

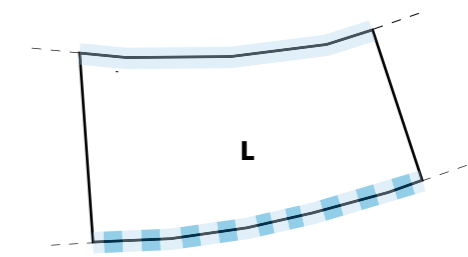
Private amenity spaces should be integrated within the buildings architectural expression and in line with the masterplan Guidelines set out in 2.8.



Private amenity spaces can be set back within the envelope (recessed terrace or winter garden), flush with the building facade (Juliet balcony) and / or project beyond the facade (projected balcony).

Projected balconies should be concentrated along Thameside Crescent and expressed as a feature.



Illustrative Balcony and Amenity Types



-  Recessed / Juliet Balcony / Projected
-  Projected / Juliet Balcony

Private Amenity - Plan