

5.42 The Indicative Masterplan and Land Use

Land Use

The illustrative masterplan comprises of:

- Flexible retail floor space (A1:A4) 7,368 sqm GEA
- Flexible employment floor space (B1b, B1c, B2 (restricted) and B8) 4,441 sqm GEA
- Flexible employment floor space (B1c, B2 and B8) 15,000 sqm GEA

Community & leisure floor space (D1,D2) 7055sqm GEA
The dominant proposed use across the site is residential, complimented by a number of other social uses to create a diverse and mixed use development. Please refer to chapter 5.53 for further detail regarding residential area quantum

Residential

The illustrative masterplan groups the residential element into “character areas” which will appeal to a wide range of people. A mix of building tenures and unit sizes are proposed across the masterplan, creating a balanced and mixed community. All homes will be designed to meet the London Plan minimum space standards and standards in Housing SPG (March 2016).

Industrial

The illustrative masterplan has provided the next step in the future of the Royal Docks providing an enhanced, flexible industrial offer. The application has a variety of industrial offers, including a large standalone building located on Dock Road and a carefully designed co-location area in the Landings and Parkside developments. Providing a mix of uses across the site including industry and employment will enhance the community and provide a changing population of users and requirements within the masterplan.

Commercial Facilities

The public realm areas, including the river's edge and Station Plaza are supported by flexible ground floor commercial units. The commercial area is focused around the raised Station Plaza and along a defined central street to the river's edge. These areas of commercial use are focused around the requirements of the residents and wider community. Uses will vary providing a range of offerings such as local shops, cafes and restaurants. The river's edge is also animated with a mix of supporting residential functions such as gyms and crèches and commercial functions.



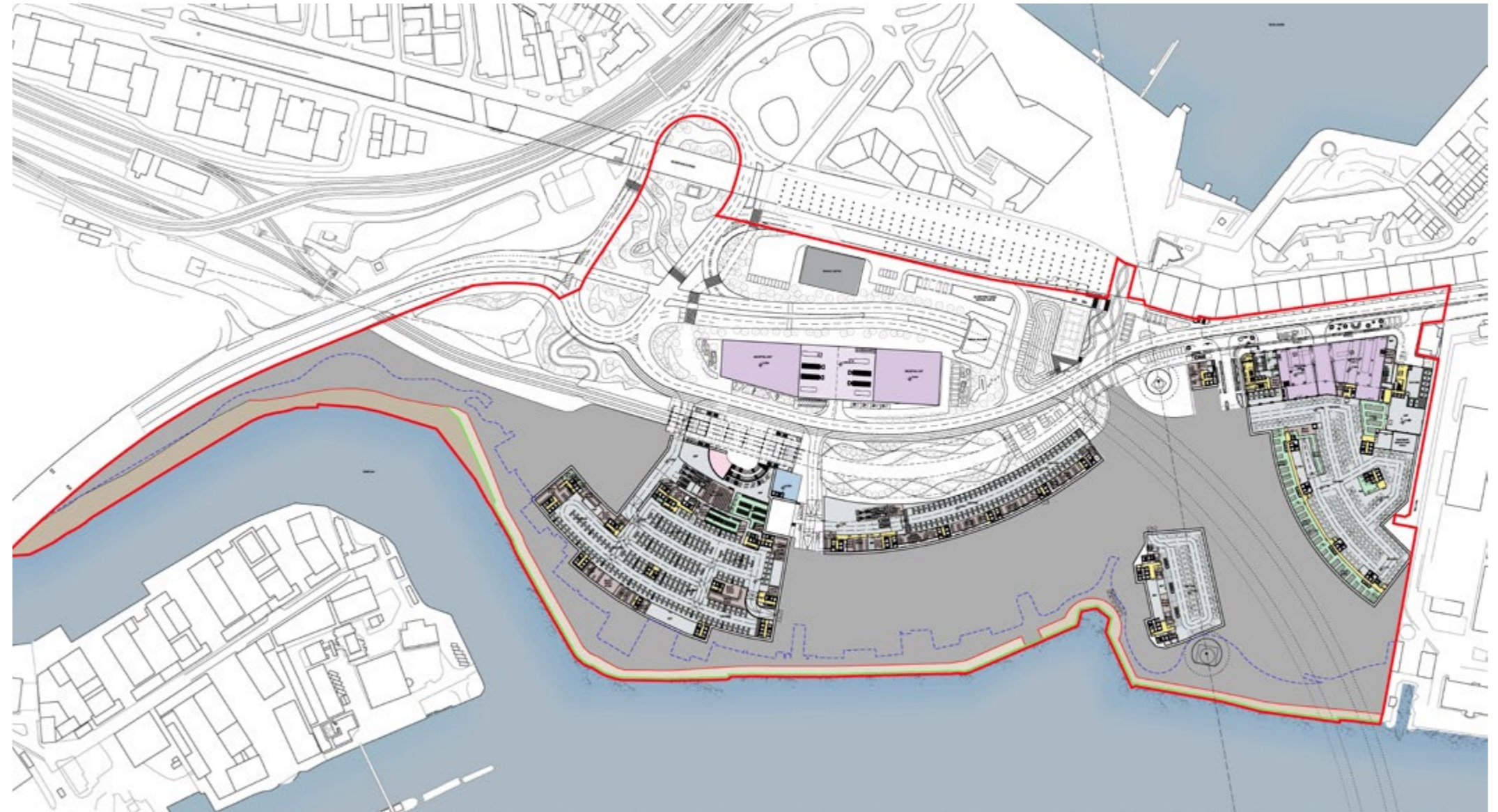
Key

- Residential
- Industrial
- Non Residential
- Shops on Ground Level

5.43 Lower Ground Floor Uses

The lower ground floor of each block is determined by the urban blocks access level in relation with EA Thames Estuary 2100, +6.20m AOD flood defence level. Where areas of the site have had to increase their access level buildups up to flood defence level, undercroft back of house areas have been placed to capitalize the opportunity for hidden podium areas.

Careful consideration and utilisation of the complex site levels have been employed to conceal back of house functions such as parking, plant, cycles and waste to bring functions and animation to the ground floor.



Key

 Class A1- A4 Retail (including services)	 Class A1- A4 & C3 Residential Entrance Lobbies	 Cycle Storage
 Class D1 & D2 Community Benefit/ Educational Institutions	 Class B1c, B2 & B8 (Business and industrial uses)	 Refuse
 Energy Centre	 Class B1b, B1c, B2 (restricted) & B8 Business and industrial uses)	 Servicing Areas / MEP

5.44 Ground Floor Uses

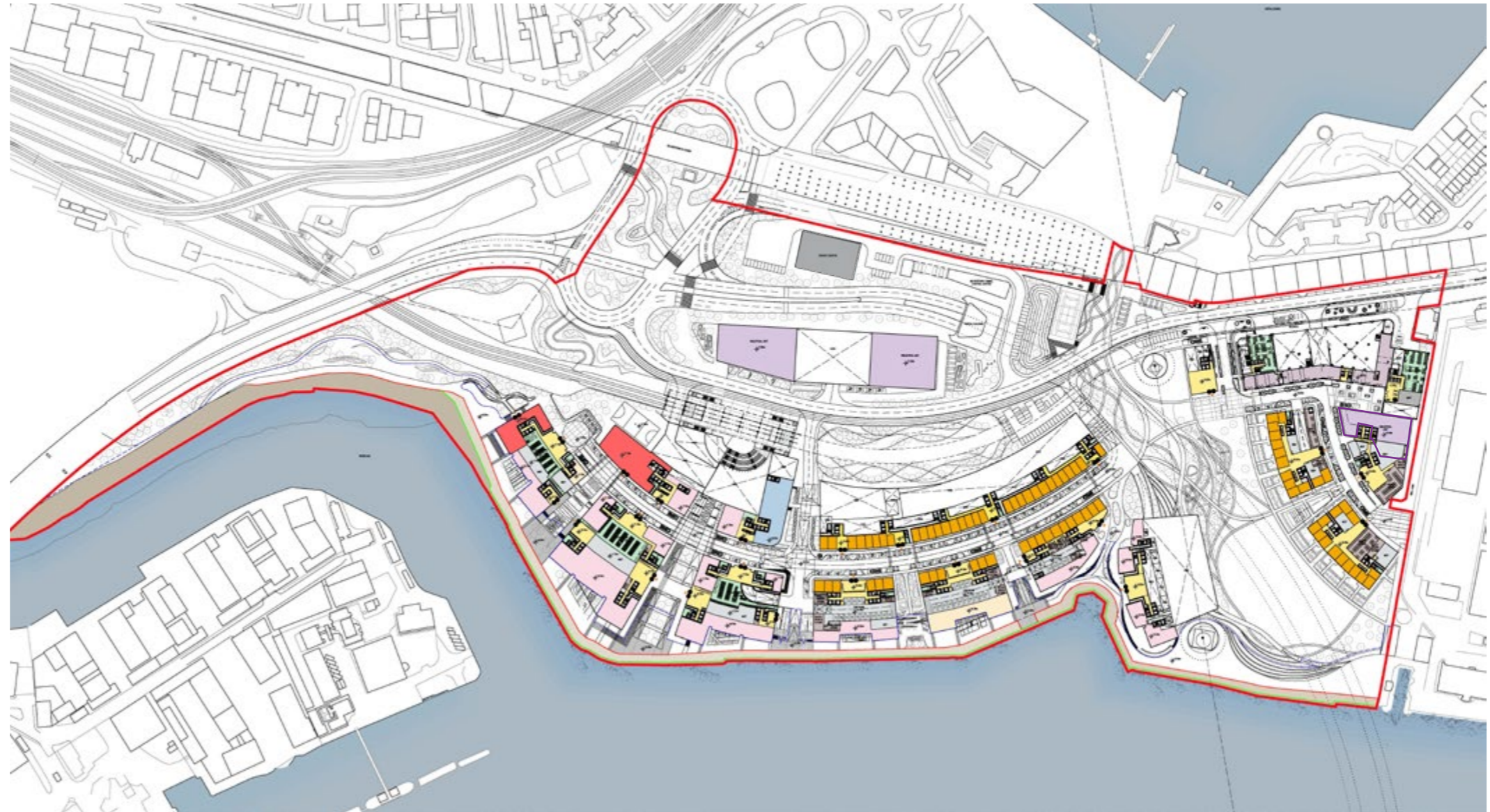
Commercial and retail spaces define the station plaza and station approach connecting the new transport hub to the riverfront and central boulevard, creating a local destination within the illustrative masterplan for local residents and the wider community. Framing the station plaza and approach is the proposed primary school, nursery and community centre. Together these functions create a centre of gravity for the new neighbourhood and the focus of the riverside quarter.

Thameside Crescent is characterised as a residential street, wide planted streets are framed by recessed residential units and the private residential entrances. All of the front doors are located on the central spine road with the spaces between providing routes and views to the river walkway. Residential duplexes are located on the ground floor level, set back from the residential street, front gardens provide amenity spaces and a privacy screen.












The Quays and Victoria Wharf play an important role in animating the river walk. At the station approach end and Victoria Dock are located commercial and retail units. The location of the food and beverage elements have been designed alongside the landscape to celebrate the historic wharf and act as an important gathering hub within the masterplan. The Wharf provides the setting for events, pop-ups, socialising and relaxing with the ground floor functions complimenting the public realm offering. Located between the station approach and wharf, supporting residential facilities are located such as gyms, creches and residents' lounges.

Parkside is a predominantly residential development acting as a buffer between the adjacent industrial site and illustrative masterplan. Duplex units are located within the park, with a zone of private gardens creating a buffer between the public park and private residential units.

The diagram for the landings buildings locates residential units above industrial functions. The ground floor has been organised to create residential streets to the west with the Industrial entrances located off Dock Road. Industrial units have access to their mezzanine areas directly off Parkside Crescent to create a more dynamic ground floor street environment with a mix of residential and commercial/ industrial entrances.



Key

	Class A1- A4 Retail (including services)		Class A1- A4 & C3 Residential Entrance Lobbies		Class D1 & D2 Educational Institution
	Class A1- A4 & C3 Ancillary Mixed use (retail & residential amenity)		Class B1c, B2 & B8 (Business and industrial uses)		Class D1 & D2 Community Benefit/ Educational Institutions
	Class C3 Residential Unit		Class B1b, B1c, B2 & B8 (restricted) (Business and industrial uses)		Energy Centre
	Refuse		Cycle Storage		

5.45 First Floor Uses

Community Facilities

Where possible commercial and retail spaces defined at ground floor have been allocated generous double height spaces, in order to create good quality commercial units for vendors. This arrangement also helps negotiate the split levels arrangement at boulevard level +7.70m AOD and Station plaza level at +9.00m AOD. In the Riverside Quarter, the Nursery and 4-form Primary school show first floor amenity spaces, additional classrooms and double height sports hall spaces. Additional floor space is also allocated to the community leisure space, allowing multiple entrances and functions within the space.

Back of House Uses

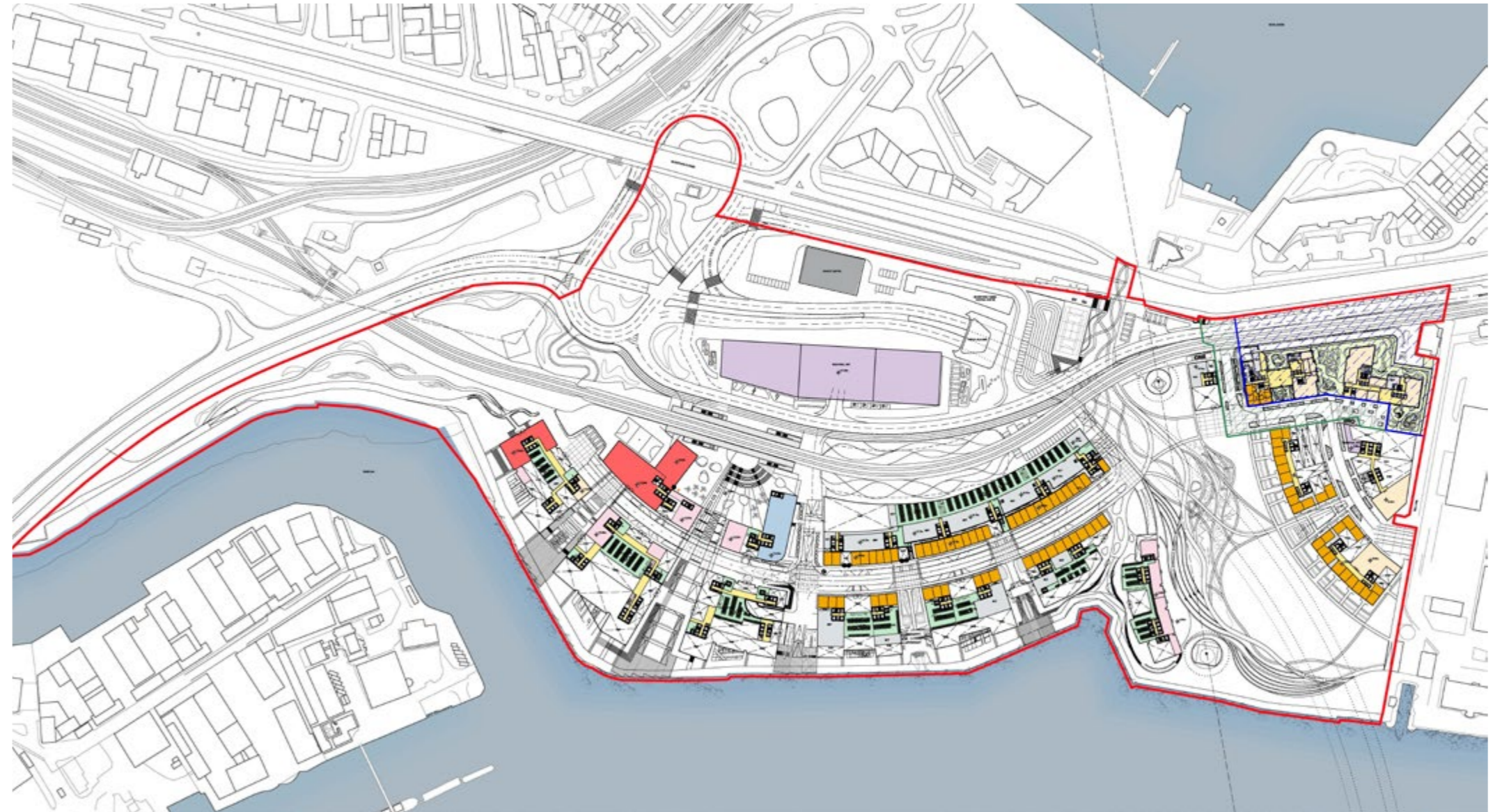
In order to maintain good street activity and street animation as key principle across the masterplan is to minimise the occurrence of sterile frontages by concealing back of house uses within the shared podiums. As such in areas such as the Riverside Quarter, Thameside Crescent and Quays, first floor mezzanines have been created to offer additional ancillary spaces to service the apartments above. Cycle stores and plant areas are housed here with dedicated cycle lifts offering direct link access to street.

Residential Duplexes

Through ongoing discussions with LBN, the importance of offering vibrant active residential streets in Newham was paramount. As a mechanism to deliver this across the masterplan, duplex apartments line the primary routes; Thameside Crescent and Parkside Crescent, offering a street with actual front doors to street level and ground floor bedrooms omitted. The first floors in these areas serve as habitable rooms to the duplex houses.

Residential Entrance Lobbies

Entrance lobbies across the illustrative masterplan are generous and double height offering additional amenity space to the apartments above.



Key

- Class A1- A4
Retail (including services)
- Class A1- A4 & C3 Ancillary
Mixed use (retail & residential amenity)
- Class C3
Residential Unit

- Class A1- A4 & C3
Residential Entrance Lobbies
- Class B1c, B2 & B8
(Business and industrial uses)
- Class B1b, B1c, B2 & B8 (restricted)
(Business and industrial uses)
- Refuse

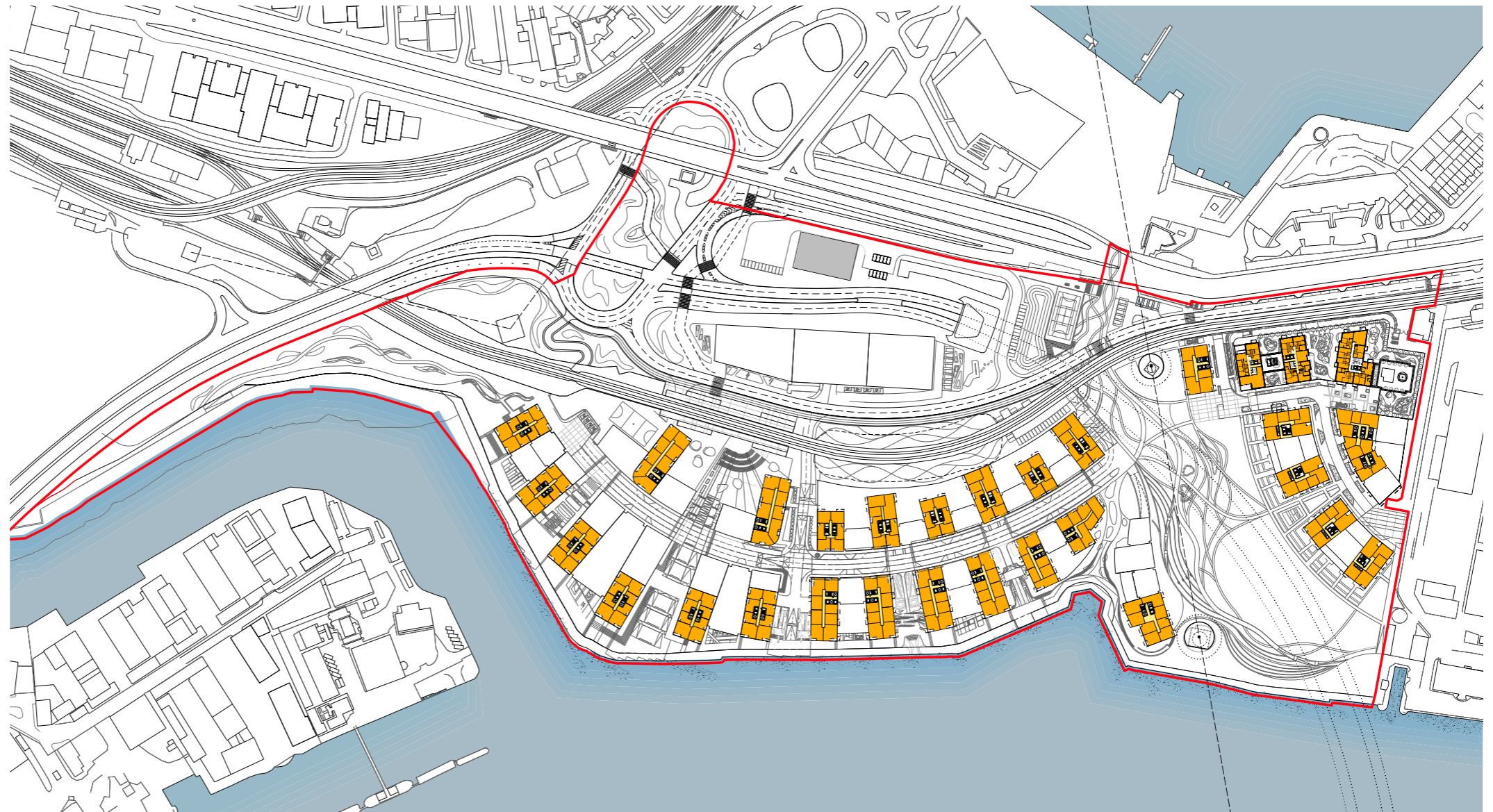
- Class D1 & D2
Educational Institution
- Class D1 & D2
Community Benefit/ Educational Institutions
- Energy Centre
- Cycle Storage

5.46 Upper Typical Level Floor Uses

Residential Design Quality

The detailed design of the housing will make sure that homes meet the needs of a changing population throughout their lives and are built to the highest environmental standards. The masterplan provides a series of different buildings offering the opportunity for a variety of unit types, from apartment and duplex's accessed directly from street level.

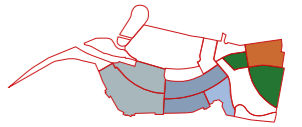
Careful consideration will be made to ensure that the proposals reflects the aspiration of the London Plan which promotes design quality in all new homes to enhance and extend London's architectural heritage and deliver higher design standards for everyone. The aim is to deliver new housing in all tenures which is fit for purpose in the long term; comfortable, safe, accessible, environmentally sustainable, and spacious enough to accommodate the changing needs of occupants throughout their lifetimes.



Key

- Class A1- A4 & C3
Residential Entrance Lobbies
- Class C3
Residential Unit
- Energy Centre

5.47 Residential Podium Gardens



Neatly interspersed across the site between residential buildings at sixth storey level are functional outdoor garden oasis spaces for the residents. These provide important semi-private amenity and play space for 0-5 year old children. They give another option for interaction with the outdoors while providing wonderful views of the River Thames and surrounding area. A variety of designed themes will be developed along with the character of each building to ensure there will be a distinct identity to each. Ample tree and soft planting will be used to create outdoor rooms with differing scales to cater to families and or individuals.



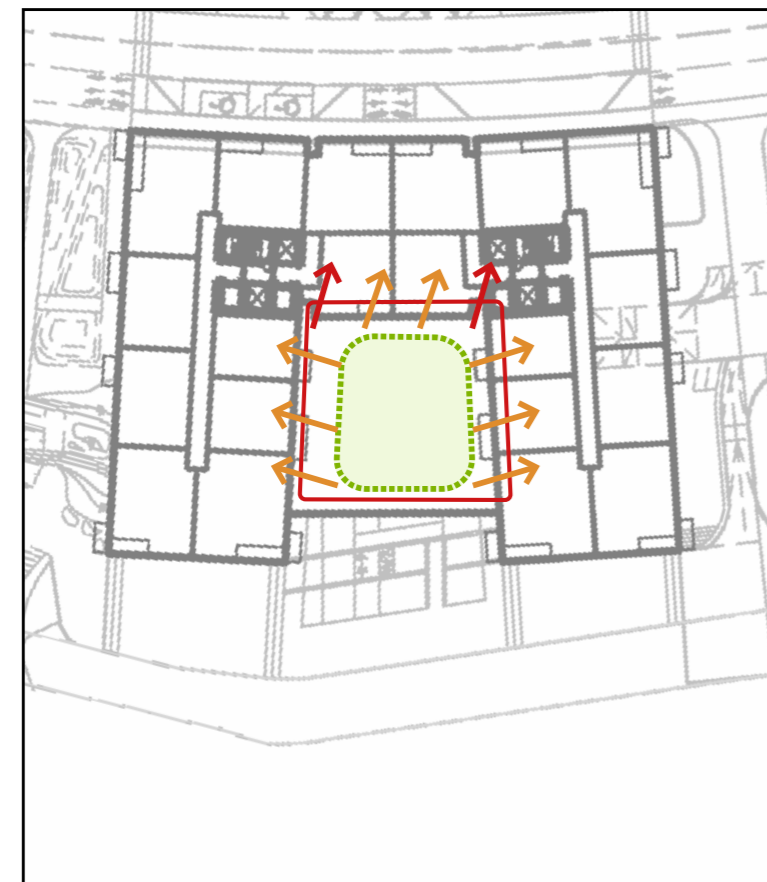
Rooftop amenity locations



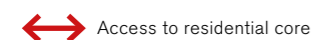
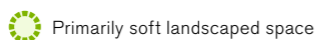
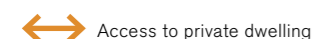
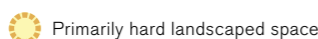
Raised planters within hardscape

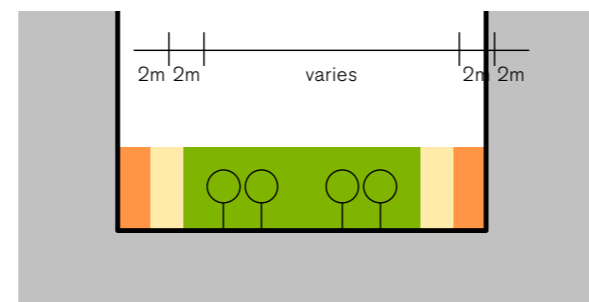
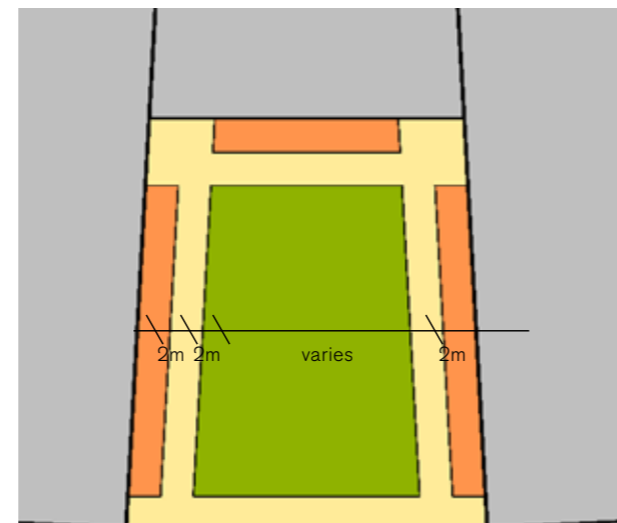


Informal pockets of seating for small groups

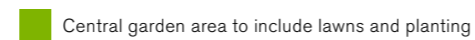
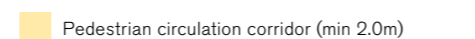
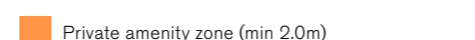


Typical Courtyard Garden guidelines

-  Access to residential core
-  Primarily soft landscaped space
-  Access to private dwelling
-  Primarily hard landscaped space



Typical Courtyard Garden spatial guidelines

-  Central garden area to include lawns and planting
-  Pedestrian circulation corridor (min 2.0m)
-  Private amenity zone (min 2.0m)



Informal seating benches



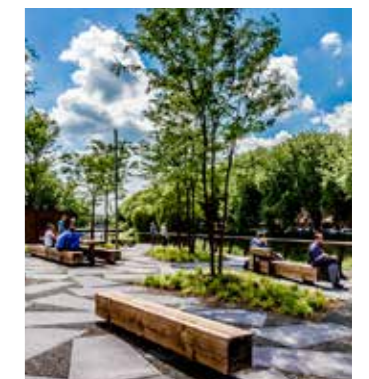
Visual screening through planting for increased privacy



Mounding and tree planting



Margin of private gardens and central shared landscape



Recycled paving



Under 5s play spaces